




TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Circle S Estates (039-MP-19)
Town of Southwest Ranches

DATE: December 20, 2019

The Future Land Use Element of the Town of Southwest Ranches Comprehensive Plan is the effective land use plan for the Town of Southwest Ranches. That plan designates the area covered by this plat for the uses permitted in the "Rural Estates 1 DU/AC" land use category. This plat is generally located on the east side of Dykes Road/Southwest 160 Avenue, between Griffin Road and Southwest 51 Manor.

The density of the proposed development of 42 dwelling units on approximately 48.8 acres of land in the platted area, including the immediately adjacent right-of-way, is 0.86 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North: Recreation and Open Space
South: Rural Estates 1 DU/AC
East: Residential 3 DU/AC (Town of Davie)
West: Rural Estates 1 DU/AC and Recreation and Open Space

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:DBM

cc: Andy Berns, Town Administrator
Town of Southwest Ranches

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The Mellgren Planning Group