



TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", located next to the name Barbara Blake Boy.

RE: Fernandez Villas (003-MP-24)
Town of Southwest Ranches

DATE: March 21, 2024

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 Ranch (1 DU/2.5 AC)" land use category. It is noted that the "Rural Ranch" land use category permits a maximum density of one (1) unit per two and one-half (2.5) gross acres or one (1) unit per two (2) net acres with no clustering permitted. This plat is generally located on the northwest corner of Mather Boulevard/Southwest 178 Avenue and Stirling Road.

The density of the proposed development of five (5) dwelling units on 11.9 acres of land in the platted area, including the immediately adjacent rights-of-way, is 0.42 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan. It is noted that each of the five (5) depicted lots on the plat are at least two (2) net acres in size.

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

North:	Rural Ranch (1 DU/2.5 AC)
South:	Rural Ranch (1 DU/2.5 AC)
East:	Rural Ranch (1 DU/2.5 AC)
West:	Rural Ranch (1 DU/2.5 AC)

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:HHA

cc: Russell Muniz, Town Administrator
Town of Southwest Ranches

Jeff Katims, AICP, Planning Consultant
Town of Southwest Ranches