


BROWARD COUNTY
Planning Council



TO: Darby Delsalle, AICP, Director
Broward County Housing and Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Isla Estates (030-MP-25)
Town of Southwest Ranches

DATE: October 28, 2025

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. It is noted that the “Rural Estates” land use category permits a maximum of one (1) dwelling unit per net acre with no clustering permitted. This plat is generally located on the east side of Dykes Road/Southwest 160 Avenue, between Southwest 53 Court and Southwest 54 Place.

The density of the proposed development of three (3) dwelling units on approximately 4.15 acres of land in the platted area, including the immediately adjacent rights-of-way, is 0.72 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 three (3) depicted lots on the plat are greater than one (1) net acre in size.

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

| | |
|--------|-------------------------|
| North: | Rural Estates (1 DU/AC) |
| South: | Rural Estates (1 DU/AC) |
| East: | Rural Estates (1 DU/AC) |
| West: | Rural Estates (1 DU/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