



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

FROM: Barbara Blake Boy, Executive Director 

RE: Saddle Ridge at Davie (003-MP-26)
Town of Davie

DATE: February 25, 2026

The Future Land Use Element of the Town of Davie Comprehensive Plan is the effective land use plan for the Town of Davie. That plan designates the area covered by this plat for the uses permitted in the "Residential/Office," which permits 5 DU/AC (i.e., Parcel A), and "Residential 2 DU/AC" (i.e. Parcel B) land use categories. This plat is generally located on the east side of Davie Road, between Griffin Road and Stirling Road.

Planning Council staff calculations indicate that the maximum number of dwelling units per the effective land use plan is 17 dwelling units. Therefore, the proposed 15 dwelling units are 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:	Residential/Office and Special Classification Residential 2 DU/AC
South:	Residential/Office and Special Classification Residential 2 DU/AC
East:	Special Classification Residential 2 DU/AC
West:	Residential/Office

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:DBT

cc: Rick Lemack, Town Administrator
Town of Davie

David Quigley, Manager, Planning & Zoning Division
Town of Davie