




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

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for Great Florida Bank Center
(066-MP-06) Town of Davie

DATE: February 12, 2026

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

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 10 DU/AC" land use category. This plat is generally located on east side of University Drive, south of Griffin Road.

Regarding the existing and proposed commercial, office, and bank uses, Planning Council staff has received documentation that the Town applied the "5% Residential-to-Commercial" flexibility provision of its land use plan to this plat through Resolution No. R-2007-190 on July 18, 2007. Therefore, the proposed uses are considered in compliance with the permitted uses of the Broward County Land Use Plan (BCLUP).

Planning Council staff notes that this allocation of "flexibility units" was not subject to Policy 2.10.1 of the BCLUP as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality.

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: Rick Lemack, Town Administrator
Town of Davie

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