




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

FROM: Barbara Blake Boy, Executive Director 

RE: Fields Ranches (026-MP-23)
Town of Southwest Ranches

DATE: September 27, 2023

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 southeast corner of Southwest 66 Street and Southwest 172 Avenue.

The existing and proposed wholesale plant nursery and agricultural uses on Lot 1 are in compliance with the permitted uses of the effective land use plan.

Regarding the proposed residential use, the density of the proposed development of 1 dwelling unit on 1.54 acres of land on Lot 2 of the platted area, including the immediately adjacent right-of-way, is 0.65 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 Lot 2 is 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:	Estate (1) Residential
East:	Rural Estates (1 DU/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.

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BBB:HHA

cc: Andy Berns, Town Administrator
Town of Southwest Ranches

Jeff Katims, AICP, Planning Consultant
Town of Southwest Ranches

