




TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for Windsor Square (Parcel A)
(004-MP-93) City of Coral Springs

DATE: June 24, 2021

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

The Future Land Use Element of the City of Coral Springs Comprehensive Plan is the effective land use plan for the City of Coral Springs. That plan designates the area covered by Parcel A of this plat for the uses permitted in the “Community Facilities” (i.e. the northern approximate 0.9 gross acres) and the “Medium (10.1 du/ac) Residential” (i.e. the southern approximate 5.1 gross acres) land use categories. This plat is generally located on the north side of Wiles Road, west of Coral Ridge Drive.

Parcel A of the referenced plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendment PC 20-6, which amended the future land use designation from “Commerce within a Dashed-Line Area” to “Irregular (4.2) Residential within a Dashed-Line Area.” Said amendment was adopted by the Broward County Commission on November 10, 2020, subject to the following voluntary restriction:

- Restrict development to a maximum of 147 townhomes.

Planning Council staff notes that Parcel A of the plat is being developed under a “unified development plan” with the adjacent “Wyndham Lakes Plaza” plat (041-MP-96). The two (2) plats together permit a maximum of 147 townhomes, due to the referenced voluntary restriction. Therefore, in order for the proposed 47 townhomes on Parcel A, “Windsor Square” plat to be considered in compliance with the permitted uses and densities of the effective land use plan, said use must be restricted to that portion of Parcel A designated “Medium (10.1 du/ac) Residential.”

Planning Council staff notes that all restrictions for Parcel A of the above referenced plat must be in coordination with “Wyndham Lakes Plaza” plat.

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Further, it is noted that the residential dwelling units from said amendment were not subject to Broward County Land Use Plan Policy 2.16.2 as the associated amendment did not propose any additional residential units to the BCLUP. The 147 dwelling units were already permitted within the Dashed-Line Area.

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:CME

cc: Frank Babinec, City Manager
City of Coral Springs

Julie Krolak, Director, Development Services
City of Coral Springs

