




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

FROM: Barbara Blake Boy, Executive Director 

RE: Wilton Residential Corp Plat (001-MP
City of Wilton Manors

DATE: February 17, 2021

The Future Land Use Element of the City of Wilton Manors Comprehensive Plan is the effective land use plan for the City of Wilton Manors. That plan designates the area covered by this plat for the uses permitted in the "Residential – Low Density (5 du/ac)" land use category. This plat is generally located on the east side of Northeast 3 Avenue, between Northeast 21 Court and Northeast 21 Street.

The density of the proposed development of three (3) dwelling units on 0.83 acres of land in the platted area, including the adjacent rights-of-way, is 3.6 dwelling units per gross acre, which is 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 – Low Density (5 du/ac)
South:	Residential – Low Density (5 du/ac)
East:	Residential – Low Density (5 du/ac)
West:	Residential – Low Density (5 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:CME

cc: Leigh Ann Henderson, City Manager
City of Wilton Manors

Roberta Moore, Director, Community Development Services
City of Wilton Manors