



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

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", is positioned to the right of the "FROM:" line.

RE: Wilton Yards (017-MP-23)
City of Wilton Manors

DATE: July 24, 2024

This memorandum updates our previous comments regarding the referenced plat dated June 15, 2023.

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 "Low-Medium (10) Residential" land use category. This plat is generally located on the east side of Northeast 9 Avenue, between Northeast 26 Street and Northeast 28 Street.

Planning Council staff calculations indicate that the maximum number of dwelling units permitted per the effective land use plan is 11 dwelling units. In addition, Planning Council staff has received written documentation that the City of Wilton Manors allocated 7 "flexibility units" to this plat on June 11, 2024, through Resolution No. 2024-027. Therefore, the proposed development of 18 dwelling units is in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that this allocation of "flexibility units" is not subject to Policy 2.10.1 of the Broward County Land Use Plan 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 effective land use plan shows the following land uses surrounding the plat:

- North: Low-Medium (10) Residential
- South: Low-Medium (10) Residential
- East: Low (5) Residential
- West: Low-Medium (10) Residential

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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July 24, 2024
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BBB:HHA

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

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

