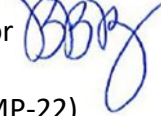




TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Generation at Wilton Manors (037-MP-22)
City of Wilton Manors

DATE: August 23, 2024

This memorandum updates our previous comments regarding the referenced plat dated November 3, 2022.

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 "Wilton Manors Transit Oriented Corridor" (TOC) land use category. This plat is generally located on the northeast corner of Northeast 24 Street and the FEC Railway.

Regarding the proposed residential and commercial uses, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Transit Oriented Corridor," as recorded in Official Record Book 50665, Pages 790-795.

The proposed commercial use is in compliance with the permitted uses of the effective land use plan.

Regarding the proposed residential use, Planning Council staff has received written documentation that the City of Wilton Manors allocated 87 "flexibility units" and 103 units from its TOC to this plat through Resolution No. 2024-009 on January 23, 2024. Therefore, the proposed residential development consisting of 190 dwelling units is in compliance with the permitted uses 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 (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.

Regarding affordable housing, the amendment establishing the City's TOC did not propose any additional residential units to the BCLUP. As such, said dwelling units were not subject to BCLUP Policy 2.16.2.

Generation at Wilton Manors
August 23, 2024
Page Two

The effective land use plan shows the following land uses surrounding the plat:

North:	Transit Oriented Corridor
South:	Transit Oriented Corridor
East:	Transit Oriented Corridor
West:	Transportation

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:DBT

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

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

