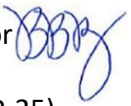




TO: Darby Delsalle, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Wilton Manors Townhomes (001-MP-25)
City of Wilton Manors

DATE: June 17, 2025

This memorandum updates our previous comments regarding the referenced plat dated February 11, 2025.

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 "Commercial" land use category. This plat is generally located between Northeast 15 Avenue and Northeast 16 Avenue, and between Northeast 24 Street and Northeast 26 Street.

Regarding the proposed residential use, it is noted that the City of Wilton Manors' certified land use plan permits residential uses on parcels of land 10 acres or less in areas designated "Commercial," subject to the allocation of "flexibility units."

Planning Council staff has received written documentation that the City of Wilton Manors allocated 50 "flexibility units" to this plat through Resolution No. 2025-042 on June 10, 2025. Therefore, the proposed residential development consisting of 50 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.

Further, regarding affordable housing, this plat is not subject to BCLUP Policy 2.16.2, as it was not the subject of Broward County Land Use Plan amendment.

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

North:	Commercial and Transit Oriented Corridor
South:	Low (5) Residential and Commercial
East:	Commercial, Low (5) Residential, and Low-Medium (10) Residential
West:	Transit Oriented Corridor and Low-Medium (10) Residential, and Commercial

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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:ACJ

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

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

