BROWARD COUNTY Planning Council

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

FROM: Barbara Blake Boy, Executive Director

RE: Shoppes of Wilton (032-MP-22)
City of Wilton Manors

DATE: February 14, 2024

This memorandum updates our previous comments regarding the referenced plat dated September 27, 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 "Commercial" land use category. This plat is generally located on the southwest corner of Wilton Drive and Northeast 7 Avenue.

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

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 252 "flexibility units" to this plat through Resolution No. 2024-010 on January 23, 2024. Therefore, the proposed residential development consisting of 252 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
South:	Commercial and Residential - Low Density
East:	Commercial and Residential - Medium Density
West:	Commercial

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