



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Wilton Residential Corp Plat	Number:	001-MP-21
Application Type:	New Plat	Legistar Number:	21-1279
Applicant:	Wilton Residential Corp.	Commission District:	7
Agent:	Paul E. Brewer & Associated, Inc.	Section/Twn./Range:	27/49/42
Location:	East side of Northeast 3 Avenue, between Northeast 21 Court and Northeast 21 Street	Platted Area:	0.64 Acre
Municipalities:	Wilton Manors	Gross Area:	N/A
Previous Plat:	Lots 2, 3, 22, 23 & 24 of Petite (Plat Book 18, Page 18)	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FS 125.022 Waiver	Extension was granted until October 23, 2022		
Recommendation:	APPROVAL		
Meeting Date:	September 9, 2021		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached as **Exhibit 7**. The Planning and Development Management Division distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Existing and Future Land Use	
Existing Use:	3 Single Family Residences
Proposed Use:	3 Single Family Residences
Plan Designation:	Residential – Low Density (5 DU/AC)
Adjacent Uses	Adjacent Plan Designations
North: Single Family Residential	North: Residential – Low Density (5 DU/AC)
South: Single Family Residential	South: Residential – Low Density (5 DU/AC)
East: Single Family Residential	East: Residential – Low Density (5 DU/AC)
West: Single Family Residential, Multi-Family Residential	West: Residential – Low Density (5 DU/AC)
Existing Zoning	Proposed Zoning
RS-5	RS-5

1. Land Use

Broward County Planning Council has reviewed this application and determined that the City of Wilton Manor’s Comprehensive Plan is the effective Land Use Plans. The staff finds that the proposed plat is consistent with the effective Land Use plan, and is permitted in the “Residential – Low Density (5/DU/C)” land use category, see **Exhibit 3**.

2. Trafficways

Trafficways approval is valid for 10 months. Approval was received on April 22, 2021.

3. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans, see **Exhibit 4**.

4. Concurrency – Transportation

This plat is located within the Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1.(a)(1)a) of the Land Development Code. The proposed residential will not generate additional peak hour trips.

	Existing Use Trips per Peak Hour	Proposed Use Trips per Peak Hour
Residential	3	3
Non-residential	N/A	N/A
Total		3

5. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Fort Lauderdale	City of Fort Lauderdale
Plant Name:	Ft. Lauderdale (Five-Ash) (05/20)	G.T. Lohmeyer (06/21)
Design Capacity:	90.000 MGD	48.00 MGD
Annual Average Flow:	39.720 MGD	40.59 MGD
Estimated Project Flow:	0.001 MGD	0.009 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat note does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system.

6. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the BMSD/ unincorporated area for local park impacts.)

	Land Dedication (Acres)
Regional	0.03
Local	N/A

7. Concurrency - Public School

In accordance with Section 5-182.9(b) of the Land Development Code this plat is subject to public school concurrency because it will generate at least one student. School Board staff have reviewed this plat and provides a School Capacity Availability Determination (SCAD) letter as attached, **Exhibit 5**.

8. Impact Fee Payment

All impact fees (school, park and transportation concurrency) will be calculated by Planning and Development Management Division, Development and Environmental Review Section; fees will be assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance.

At the time of plat application, 3 single-family residences existed on this site, which the applicant stated will be replaced. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, this structure may be eligible for credit towards transportation concurrency, school impact and park impact fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than three (3) years prior to the review of construction plans submitted for County environmental review approval.

9. Environmental Review

This plat has been reviewed by Environmental Engineering and Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development, see **Exhibit 6**.

Environmental Planning and Community Resilience Division notes that this site is not included in the Protected Natural Lands Inventory.

10. Additional Environmental Protection Actions

Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is issued by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

11. Historic Resources

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) by the County's consulting archaeologist indicates that the proposed project will not have an adverse effect on potentially historically or archaeological resources or areas of archaeological or paleontological sensitivity.

This property is located in the City of Wilton Manor which is outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact Roberta Moore, Director, Community Development Services, City of Wilton Manor at (954) 390-2100 to seek project review for compliance with the municipal historic preservation regulations.

In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State

Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

12. Aviation

This property is within 20,000 feet of the City of Fort Lauderdale's Fort Lauderdale Executive Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Cities' Airport Zoning Ordinances. Based on the location of the proposed project, the City or FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the local municipality review, please contact the City of Fort Lauderdale directly. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>.

13. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat and provided no comments.

14. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

Staff have reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Central Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1.(a)(1)a) of the Land Development Code.
2. This plat has been reviewed by the School Board and satisfies the public school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board, see the attached SCAD letter.
3. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
4. This plat satisfies the regional park concurrency requirement of Section 5-182.7(a) of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Conditions attached in Highway Construction and Engineering Memorandum, **Exhibit 4**.

2. Place note of the face of the plat, preceding municipal official's signature, reading:

All application, concurrency, impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

3. Place a note on this face of the plat reading:

- a. This plat is restricted to 3 single family residences.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

- b. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
4. If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[HWC]