



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number 032-11A-22

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name SHOPPES OF WILTON			
Plat/Site Number		Plat Book - Page (if recorded)	
Owner/Applicant/Petitioner Name 2202 Wilton Drive Owner, LLC.			
Address 2977 McFarlane Road, Suite 300		City Miami	State FL
		Zip 33133	
Phone (305) 904-0374	Email bthurn@grassriver.com		
Agent for Owner/Applicant/Petitioner PULICE LAND SURVEYORS, INC.		Contact Person Elizabeth Tsouroukdissian	
Address 5381 Nob Hill Road		City Sunrise	State FL
		Zip 33351	
Phone (954) 572-1777	Email elizabeth@pulicelandsurveyors.com		
Folio(s) 494226050120			
Location Southeast side of Wilton Drive at/between/and NE 7th Avenue and/of _____ <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)

Please check all that apply (use attached instructions for this form).

- Plat (fill out/PRINT *Questionnaire Form, Plat Checklist*)
- Site Plan (fill out/PRINT *Questionnaire Form, Site Plan Checklist*)
- Note Amendment (fill out/PRINT *Questionnaire Form, Note Amendment Checklist*)
- Vacation (fill out/PRINT *Vacation Continuation Form, Vacation Checklist, use Vacation Instructions*)
 - Vacating Plats, or any Portion Thereof (BCCO 5-205)
 - Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)
 - Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)
- Vacation (*Notary Continuation Form Affidavit* required, fill out *Business Notary* if needed)

Application Status			
Has this project been previously submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input checked="" type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number 014-MP-18	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name WILTON MANOR RETAIL		<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat WILTON MANOR RETAIL	Project Number 014-MP-18
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat	
Number and type of units proposed to be deleted by this replat	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<u>If the answer is "Yes" to any of the questions above</u>	
RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) C - Commercial	Land Use Plan Designation(s) SAME
Zoning District(s) WDAE (Wilton Dr. Art & Entertainment District)	Zoning District(s) SAME

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site? Yes No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Commercial	35,078 sq.ft.	present	YES NO	YES NO	HAS WILL NO
Commercial	49,724 sq.ft.	present	YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Mid-rise units	252	Commercial	55,000 sq.ft.

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

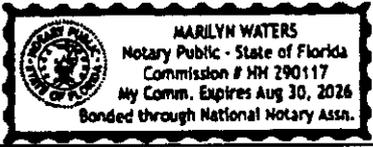
[Signature] _____ Date 9-02-22

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 2 day of September, 2022, who is personally known to me | has produced _____ as identification.

Marilyn Waters _____ *[Signature]* _____
Name of Notary Typed, Printed or Stamped Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank) _____ Serial Number (if applicable) _____

For Office Use Only

Application Type: Muni Plat

Application Date <u>9/02/2022</u>	Acceptance Date <u>9/09/2022</u>	Fee <u>\$4,780</u>
Comments Due <u>9/29/2022</u>	Report Due <u>10/10/2022</u>	CC Meeting Date <u>TBA</u>

Adjacent City or Cities: N/A

Plats Surveys Site Plans Landscaping Plans Lighting Plans
 City Letter Agreements

Other: BCPA receipt, title work, narrative, FDOT letter

Distribute To:
 Full Review Planning Council School Board Land Use & Permitting
 Health Department Zoning Code Services (BMSD only) Administrative Review

Other: N/A

Received By: *[Signature]*

Board of County Commissioners, Broward County, Florida
Resilient Environment Department
Urban Planning Division
Project Update Sheet

Plat/Site Plan Number 032-MP-22

INSTRUCTIONS

Use this update form in lieu of filling out a new plat/site plan application form whenever a project goes from one review to another or whenever new information is submitted. Complete the applicable sections of this form *only if the information has changed from the previous submittal*. If you do not have a copy of your previous application forms, obtain a copy from this office. Any section left blank indicates that the information on the original (previous) application has not changed. Supplemental documentation requirements are listed on the reverse side of the "Project Questionnaire" form, page 3, available from this office. Please type this application or print legibly in **black ink**.

PROJECT REVISIONS

Plat/Site Plan Name _____

Owner's Name _____ Phone _____

Address _____ City _____ State _____ Zip Code _____

Owner's E-mail Address _____ Fax # _____

Agent _____ Phone _____

Contact Person _____

Address _____ City _____ State _____ Zip Code _____

Agent's E-mail Address _____ Fax # _____

EXISTING	PROPOSED
Land use plan designation(s) _____	Land use plan designation(s) _____
Zoning District(s) _____	Zoning District(s) _____

A credit against impact fees may be given for the site's present or previous use if there are existing buildings on the property and/or if buildings were demolished within eighteen (18) months of this application. To receive a credit, complete the following table (attach an additional sheet if necessary). (Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within 18 months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

LAND USE	Gross Building sq. ft. or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

Please specify the proposed use in accordance with the land use categories listed on the reverse side of the "Project Characteristics" form, page 2, available from this office. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES listed on the reverse side of page 2. COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet and describe fully.

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
 Yes No Don't Know

If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

RESIDENTIAL UNITS		NON-RESIDENTIAL UNITS	
Type of Unit	Number of Units	Land Use	Net Acreage or Gross Floor Area
		Commercial	56,000 sq. ft.

SCHOOL CONCURRENCY (Residential Submissions Only)

Does the change to the application generate less than one (1) student? Yes No

Is this application exempt or vested pursuant to criteria in the Land Development Code? Yes No

If the answers to both questions are "No," please see reverse side of Page 3, Required Documentation section of the Plat/Site Plan application for submittal requirements.

Is this application subject to an approved Declaration of Restrictive Covenant or tri-party agreement? Yes No

If "Yes," please see reverse side of Page 3, Required Documentation section of the Plat/Site Plan application for submittal requirements.

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Application Type PU 3 Time _____ Application Date 1/30/23

Acceptance Date 2/1/23 Fee \$790 Comments Due 2/21/23

Report Due 3/3/23 Adjacent City N/A

Plats Surveys Site Plans Landscaping Plans Lighting Plans

Other (Describe) _____ Received By [Signature]

Comments REVISION PLAT NO

