



Resilient Environment Department
URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Generation at Wilton Manors	Number:	037-MP-22
Application Type:	New Plat	Legistar Number:	24-1226
Applicant:	Kaplan Residential LLC	Commission District:	4
Agent:	Keith	Section/Twn./Range:	26/49/42
Location:	Northeast corner of Northeast 24th Street and the FEC Railway	Platted Area:	3 Acres
Municipalities:	Wilton Manors	Gross Area:	N/A
Previous Plat:	Horton/Jones Plat (Plat Book 171, Page 195)	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FS 125.022 Waiver	An extension waiver was granted until October 17, 2024		
Recommendation:	APPROVAL		
Meeting Date:	October 8, 2024		

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

The Application is attached (**Exhibit 8**). The Urban Planning Division (UPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code.

Existing and Future Land Use	
Existing Use:	37,078 square feet of commercial and 1 single family residence
Proposed Use:	190 mid-rise units and 10,000 square feet of commercial
Plan Designation:	Wilton Manors Transit Oriented Corridor
Adjacent Uses	Adjacent Plan Designations
North: Warehouse	North: Transit Oriented Corridor
South: Multi-Family Residences	South: Transit Oriented Corridor
East: Single-Family Residence	East: Transit Oriented Corridor
West: Warehouse	West: Transportation
Existing Zoning	Proposed Zoning
Transit Oriented Corridor	Transit Oriented Corridor East

In accordance with the Land Development Code, mid-rise units are defined as four (4) or more attached dwelling units in a building with four (4) to eight (8) stories (exclusive of parking levels).

1. Land Use

Planning Council staff has reviewed this application and determined that the City of Wilton Manors Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the “Wilton Manors Transit Oriented Corridor” land use category. 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.

Planning Council staff 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. This allocation of “flexibility units” is not subject to Policy 2.10.1 of the Broward County Land Use Plan (BCLUP).

Therefore, the proposed residential development consisting of 190 dwelling units and proposed commercial use are in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

2. 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.

3. Trafficways

Trafficways approval is valid for 10 months. Approval was received on January 25, 2024.

4. Access

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

5. Concurrency – Transportation

This plat is located in the Central Transportation Concurrency Management Area, which is subject to Transportation concurrency fees, as defined in Section 5- 182.1(a)(1)(a) of Land Development Code. The proposed development is a decrease of 144 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	1	74
Non-residential	326	109
Total	(183 – 327) = - 144	

6. 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:	Fort Lauderdale (Fiveashe) (08/22)	G.T. Lohmeyer (GTL) (06/24)
Design Capacity:	90.00 MGD	48.00 MGD
Annual Average Flow:	82.85 MGD	46.04 MGD
Estimated Project Flow:	0.068 MGD	0.067 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.

7. Concurrency – Regional Parks

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

	Land Dedication (Acres)
Regional	0.86
Local	0

8. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 190 mid-rise units will generate 15 (4 elementary, 4 middle and 7 high school) students. This plat will be subject to school impact fees which will be assessed in accordance with the fee schedule specified in the Land Development Code. See the attached SCAD letter (**Exhibit 5**).

9. Impact Fee Payment

All impact fees (school, park, transportation concurrency, and administrative fees) will be calculated by Urban Planning Division, Development and Environmental Review Section; 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, one (1) single family residence, and a 37,078 sq. ft. commercial structure exist 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.

The underlying plat (Plat Book 171, Page 195) Horton/Jones was approved by the Board of County Commissioners on February 5, 2002, for 8,574 square feet of office use. A Transit Impact Agreement (Instrument #102309840) was recorded on October 4, 2002, requiring a payment of \$2,835.00 at time of issuance of building permit. If balance continues unpaid for thirty (30) days or more thereafter, the entire unpaid balance of such amount, plus costs and interest accrued from the due date at the rate of 12 percent per annum, shall become immediately due.

10. Environmental Review

This plat was reviewed by the Environmental Permitting Division. See the attached environmental review report which provides recommendations to the developer regarding environmental permitting for the future development (**Exhibit 6**).

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

11. Additional Environmental Protection Actions

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

12. Historic and Archaeological Resources Review

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have any adverse effect on any previously recorded resources, however, could have an adverse effect on unrecorded cultural resources. The archeologist notes that the subject folios 494226010010, 494226000352, 494226000356, 494226520010, and 494226000490 contain structures over 50 years old and recommend they be reviewed and recorded with the FMSF prior to demolition.

Historical resources located within the City of Wilton Manors are outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner/agent is advised to contact Roberta Moore, Community Development Services, City of Wilton Manors at 2020 Wilton Drive, Wilton Manors, FL 33305 or by phone at (954) 390-2100 for additional information. See the attached historic and archaeological comments (**Exhibit 7**).

13. 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 apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>. To initiate the local municipality review, please contact the City of Fort Lauderdale directly.

14. Utilities

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

15. 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 Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff has 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 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.
2. This plat was reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code.
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 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.
2. Place note on the face of the plat, preceding municipal official's signature, reading:

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 190 mid-rise units and 10,000 square feet of commercial use.
 - b. 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.
 - c. 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, the Mayor is authorized to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[CLD]