



October 3, 2022
KEITH No. 12977.00

Generation at Wilton Manors Plat Narrative

On behalf of Kaplan Residential, LLC (applicant), KEITH is pleased to submit this application for plat. The proposed plat is a 2.92-acre parcel located within the City of Wilton Manors, Broward County, Florida. The property location is at the northeast corner of FEC Railway, NE 24th Street. The site has seven (7) folio numbers: 494226520020, 494226010010, 494226000352, 494226000357, 494226000490, 494226520010, and 494226000356. The site address for the project is 1225 NE 24th Street.

The applicant proposes a mixed-use development including 190 mid-rise residential units, up to 10,000 square feet of commercial space, 324 parking spaces, residential amenities, and green space. The current zoning is Transit Oriented Corridor East and Limited Industrial, with an underlying land use designation of Transit Oriented Corridor. The project directly abuts multi-family residential to the east and south; commercial to the north; and the Florida East Coast Railroad directly to the west.

The project is permitted as a "Mixed Use" within the Transit Oriented Corridor East district. The project does not anticipate requiring any hazardous material licensing. The applicant has contacted all city and franchised utility companies and will provide service availability letters. It is anticipated that all future utilities will be placed underground.

The KEITH team looks forward to working with the City of Wilton Manors on the Generation at Wilton Manors Plat.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Tiffany Crump'.

Tiffany Crump
Planner I



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 03741022

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Generation at Wilton Manors			
Plat/Site Number		Plat Book - Page (if recorded)	
Owner/Applicant/Petitioner Name Kaplan Residential LLC			
Address 1111 Kane Concourse, Suite 302		City Bay Harbor Islands	State FL
Zip 33154			
Phone 305-901-2200	Email mkaplan@livekaplan.com		
Agent for Owner/Applicant/Petitioner KEITH		Contact Person Tiffany Crump	
Address 301 E Atlantic Boulevard		City Pompano Beach	State FL
Zip 33305			
Phone 954-788-3400	Email tcrump@keithteam.com		
Folio(s) 494226520020, 494226000352, 494226000356, 494226000490, 494226010010, 494226000357, 494226520010			
Location <div style="display: flex; justify-content: space-between;"> North side of NE 24th Street at/between/and NE 13th Avenue and/of Florida East Coast Railway </div> <div style="display: flex; justify-content: space-between; font-size: small;"> north side/corner north street name street name / side/corner street name </div>			

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 type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project
		<input checked="" type="checkbox"/> N/A	
What was the project number assigned by the Urban Planning Division?	Project Number 22-MP-00	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name Horton/Jones Plat		<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 Horton/Jones Plat	Project Number 22-MP-00
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	
If the answer is "Yes" to any of the questions above	
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) Transit Oriented Corridor	Land Use Plan Designation(s) Transit Oriented Corridor
Zoning District(s) Transit Oriented Corridor East; Limited Industrial; RM-16	Zoning District(s) Transit Oriented Corridor East

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	37,078 sq. ft.	present	YES NO	YES NO	HAS WILL NO
Single-family residential	701 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 is 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	190	Commercial	10,000 SF

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.

Owner/Agent Signature *Tiffany King* Date 08/30/22

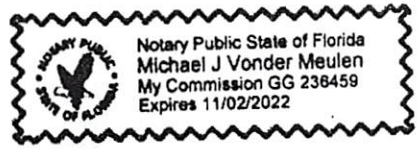
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 30th day of August, 20 22, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped Michael Vonder Meulen

Signature of Notary Public – State of Florida *Michael Vonder Meulen*



Notary Seal (or Title or Rank)

Serial Number (if applicable) GG 238459

For Office Use Only

Application Type <u>New Plat</u>		
Application Date <u>10/03/22</u>	Acceptance Date <u>10/17/22</u>	Fee <u>\$4,780</u>
Comments Due <u>11/07/22</u>	Report Due <u>11/14/22</u>	CC Meeting Date <u>TBA</u>
Adjacent City or Cities <u>N/A</u>		
<input checked="" type="checkbox"/> Plats <input checked="" type="checkbox"/> Surveys <input checked="" type="checkbox"/> Site Plans <input type="checkbox"/> Landscaping Plans <input type="checkbox"/> Lighting Plans <input type="checkbox"/> City Letter <input type="checkbox"/> Agreements		
<input checked="" type="checkbox"/> Other: <u>Narrative, BCPA receipts, titlework</u>		
Distribute To <input checked="" type="checkbox"/> Full Review <input type="checkbox"/> Planning Council <input type="checkbox"/> School Board <input type="checkbox"/> Land Use & Permitting <input type="checkbox"/> Health Department <input type="checkbox"/> Zoning Code Services (BMSD only) <input type="checkbox"/> Administrative Review		
<input checked="" type="checkbox"/> Other: <u>N/A</u>		
Received By <u>Christian Damay</u>		