



Resilient Environment Department

URBAN PLANNING DIVISION

1 N. University Drive, Box 102A, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Shoppes of Wilton	Number:	032-MP-22
Application Type:	New Plat	Legistar Number:	24-309
Applicant:	2202 Wilton Drive Owner, LLC	Commission District:	4
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	26/49/42
Location:	Southeast corner of Wilton Drive and Northeast 7 Avenue	Platted Area:	5.3 Acres
Municipalities:	Wilton Manors	Gross Area:	N/A
Previous Plat:	Wilton Manors Unit 1 AMD Plat (Plat book 15, Page 1)	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FS 125.022 Waiver	A Waiver of extension was granted until June 5, 2024		
Recommendation:	APPROVAL		
Meeting Date:	April 16, 2024		

A location map is attached (**Exhibit 2**).

The Application is attached (**Exhibit 9**). 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:	84,802 Sq. Ft. of Commercial
Proposed Use:	252 Mid-Rise units, 56,000 sq. ft. of Commercial use
Plan Designation:	Commercial
Adjacent Uses	
North: Multi-family and Restaurant	North: Commercial
South: Multi-family residences and Commercial	South: Commercial and Residential – Low Density
East: Multi-family residences	East: Commercial and Residential – Medium Density
West: Commercial	West: Commercial
Existing Zoning	
WDAE (Wilton Dr. Art & Entertainment District)	WDAE (Wilton Dr. Art & Entertainment District)

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 Manor Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the “Commercial” land use category. The existing and proposed commercial use is in compliance with the permitted uses of the effective land use plan.

Planning Council notes 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 (**Exhibit 3**).

2. 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 due to the allocation of “flexibility units.”

3. Trafficways

Trafficways approval is valid for 10 months. Approval was received on November 30, 2023.

4. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and determined that 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. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans (**Exhibit 4**).

This project is located on Wilton Drive (SR_811). Florida Department of Transportation (FDOT) has issued a pre-application letter. Openings or improvements on functionally classified State Roads are subject to the “Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards” (**Exhibit 5**).

5. Concurrency – Transportation

This plat is located in the Central 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 is a decrease of 305 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	98
Non-residential	947	544
Total	$(642-947) = -305$	

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 (08/22)	G.T. Lohmeyer (GTL) (12/23)
Design Capacity:	90.00 MGD	48.00 MGD
Annual Average Flow:	81.539 MGD	46.35 MGD
Estimated Project Flow:	0.094 MGD	0.092 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, or that sufficient capacity will exist at time of building permit approval.

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	1.134
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 252 mid-rise units will generate 21 (6 elementary, 5 middle, 10 high school) students. This plat will be subject to school impact fees (**Exhibit 6**). **This determination will expire on August 3, 2024, and an updated school capacity availability determination (SCAD) letter may be required prior to plat approval.**

9. Impact Fee Payment

All impact fees (school impact, park impact, admin, and transportation concurrency) 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, 49,724 sq. ft. of commercial structures 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 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.**

10. Environmental Review

This was reviewed by Environmental Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development (**Exhibit 7**).

Natural Resource 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

This 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 an adverse effect on any known historical or archaeological resources or areas of archaeological sensitivity (**Exhibit 8**).

The applicant is advised to contact Roberta Moore, Director, Community Development Services, Wilton Manors, 2020 Wilton Drive, Florida, 33305 or by phone at (954) 390-2100 for additional information.

In the event any unmarked human burial remains are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities 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. See the attached historic and archaeological comments.

13. Aviation

This property may be 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 Broward County Airport Zoning Ordinance 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 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 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 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 (**Exhibit 6**).
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 (**Exhibit 4**).

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 252 mid-rise units and 56,000 square feet of commercial use.

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.

[CLD]