



Resilient Environment Department  
**URBAN PLANNING DIVISION**

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**DEVELOPMENT REVIEW REPORT FOR A NEW PLAT**

Project Description			
Plat Name:	Wilton Yards	Number:	017-MP-23
Application Type:	New Plat	Legistar Number:	24-1524
Applicant:	Wilton Yards TH LLC	Commission District:	4
Agent:	McLaughlin Engineering Company	Section/Twn./Range:	26/49/42
Location:	East side of Northeast 9th Avenue, between Northeast 26th Street and northeast 28th Street	Platted Area:	1 Acre
Municipalities:	City of Wilton Manors	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FS 125.022 Waiver	An extension waiver was granted until June 5, 2025		
Recommendation:	<b>APPROVAL</b>		
Meeting Date:	December 10, 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:	Four (4) Single-Family Residences
Proposed Use:	18 Townhouse Dwelling Units
Plan Designation:	Low-Medium (10) Residential
<b>Adjacent Uses</b>	<b>Adjacent Plan Designations</b>
North: Multi-Family Residences	North: Low-Medium (10) Residential
South: Single-Family Residences	South: Low-Medium (10) Residential
East: Single-Family Residences	East: Low (5) Residential
West: Single-Family Residences	West: Low-Medium (10) Residential
<b>Existing Zoning</b>	<b>Proposed Zoning</b>
RM-16	RM-16

**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 for uses permitted in the “Low-Medium (10) Residential” land use category. The City Wilton Manors allocated 7 “flexibility units” to this plat on June 11, 2024, through Ordinance 2024-027. Therefore, the proposed development of 18 townhouse units is in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

**2. Affordable Housing**

The applicant proposes fewer than 100 additional units. Therefore, the development shown on this plat is not subject to Policy 2.16.2 of the Broward County Land Use Plan.

**3. Trafficways**

Trafficways approval was received on June 27, 2024, and is valid for 10 months.

**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. The proposed use is an increase of 7 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	4	11
Non-residential	0	0
Difference	(11 – 4) = 7	

**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:	Fiveash (03/23)	G.T. Lohmeyer (GTL) (06/24)
Design Capacity:	90.00 MGD	55.50 MGD
Annual Average Flow:	83.00 MGD	46.04 MGD
Estimated Project Flow:	0.006 MGD	0.006 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	0.342
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 18 townhouse units will generate 6 (3 elementary, 1 middle and 2 high school) students. This plat will be subject to school impact fees. See the attached School Capacity Availability Determination (SCAD) letter (**Exhibit 5**).

**9. Impact Fee Payment**

All impact fees (school, park, transportation concurrency, and administrative) will be calculated by Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review and must be paid prior to the issuance of the building permit.

At the time of plat application, four (4) single-family residences exist on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, these structures may be eligible for credit towards 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 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. Historical and Archaeological Resources Review**

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 archaeological resources or areas of archaeological or paleontological sensitivity.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact Roberta Moore, Director, 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.

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 historical and archaeological comments (**Exhibit 7**).

**13. Aviation**

Broward County Aviation Department has no objection to this plat. This property is within 20,000 feet of the City of Fort Lauderdale Executive Airport and the City of Pompano Beach's Pompano Beach Airpark. 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 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 and City of Pompano Beach directly.

**14. Utilities**

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

**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](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf).

**FINDINGS**

Staff 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 18 townhouse dwelling units.
  - 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]