

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	VILLAGE AT WILTON MANORS II	Number:	031-MP-17
Applicant:	Marl Frankel & Michael Camardello	Comm. Dist.:	7
Agent:	Leigh Robinson Kerr & Associates, Inc.	Sec/Twp/Rng:	26&27/49/42
Location:	North Side of Northeast 21 Court Between Northeast 22 Drive and Wilton Drive	Platted Area:	0.80 Acres
City:	Wilton Manors	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	1 Single Family Residence	Effective Plan:	Wilton Manors
Proposed Use:	14 Townhouse Units	Plan Designation:	Residential – Low Density Residential. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Arts and Entertainment	North:	Commercial
South:	Single Family Residence	South:	Residential – Low Density
East:	Single Family Residence	East:	Low (5) Residential I
West:	Community Facility, Open Space	West:	Recreation and Open Space
Existing Zoning:	R-LD	Proposed Zoning:	R-LD

RECOMMENDATION (See Attached Conditions)

APPROVAL: Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date:	11/13/18	Prepared:	HWC
Action Deadline:	01/08/19	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	G.T. Lohmeyer (03/18)	Potable Water Plant:	Fiveash Water Treatment (09/17)
Design Capacity:	48.0000 MGD	Design Capacity:	90.000 MGD
12-Mo. Avg. Flow:	38.8800 MGD	Peak Flow:	47.530 MGD
Est. Project Flow:	0.0040 MGD	Est. Project Flow:	0.006 MGD

Comments: Sufficient capacity exists at this time.    Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

Dwelling Units	Impact Fee
14	*

Local:  
  
Regional:

Land Dedication	Impact Fee	Admin. Fee
County conducts no local review within municipalities	N/A	N/A
0.16 Acres	*	*

\* See Staff Comment No. 5

See Finding No. 2

See Staff Recommendation No. 7

\* See Staff Comment No. 6

See Finding No. 4

See Staff Recommendation No. 7

TRANSPORTATION

Concurrency Zone: Central	Trips/Peak Hr.	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	9	*	N/A
Non-Res. Uses:	N/A	N/A	N/A
Total:	9	*	N/A

\* See Staff Comment No. 3 and 4

See Finding No. 1

See Staff Recommendation No. 7

VILLAGE AT WILTON MANORS II  
031-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 14 townhouse units. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as the plat contains more than two (2) dwelling units
- 2) Trafficways approval is valid for 10 months. Approval was received on March 22, 2018. A 2-month extension has been granted and approval will expire on January 22, 2019.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 4) At the time of plat application, a single-family unit existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency 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 eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.
- 5) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, the 14 townhome units proposed by this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.
- 6) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. These amounts will be applied as credit towards the assessment of future park impact and administrative for this plat.

Continued

- 7) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 8) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. Surface water management licensing requirements from the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.
- 9) The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.
- 10) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 11) The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 12) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of Broward County if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current

location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

- 13) Any development within the plat limits is subject to Chapter 27, Article XIV, Sections 27-401 through 27-418 of the Broward County Code, titled Broward County Tree Preservation and Abuse Ordinance. A Broward County Tree Removal License Application has been submitted (File #TR1711-006) and is currently under review.
- 14) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:  
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 15) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 16) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 17) A demolition notice of the existing use will be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 18) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 19) The Broward County Aviation Department has no objections to this plat. This property is located within 20,000 feet of the Fort Lauderdale Executive Airport. However, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the 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 to this development. Based on the location of the proposed project, the FAA may need to conduct a 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/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

- 20) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development will not have an adverse effect on known historical or archaeological paleontological sensitivity. The consulting archaeologist has no objections to this application. The archeologist notes that this property located in the City of Wilton Manors and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact Community Services Division of the City of Wilton Manors at 954-390-2180 or to seek project review for compliance with municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity 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. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).
- 21) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 22) This site is currently serviced by BC Transit Route 50 on Wilton Drive.
- 23) The attached comments received from the Broward Planning Council indicate that the maximum number of dwelling units permitted per the effective land use plan is four (4) dwelling units. Planning Council staff has received documentation from the City of Wilton Manors that they have allocated 10 "flexibility units" to this plat. As a result, the proposed fourteen (14) dwelling units is in compliance with the effective land use plan.

Planning Council staff further notes that this "flexibility" is not subject to Policy 2.10.1 of the Broward County Land Use Plan as the plat is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, and not adjacent to another municipality.

- 24) 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.

- 25) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

## FINDINGS

### CONCURRENCY REVIEW

- 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(a)(5)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 5-283(m)1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code

## STAFF RECOMMENDATIONS

### FLORIDA STATUTES CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

- 1) SURVEY DATA
  - A) Identify a well-established and monumented Basis of Bearings reference line. Show the geometry on the line with ties to the plat.
  - B) Two land ties to two independent land corners or one land corner and one other recorded corner must be shown. Show found monumentation at both corners.
  - C) Physically describe the PRMs. (size, shape, length, disc type, stamping, etc. (Can be addressed in Legend) Be specific. Identify and describe any monuments set or found that differ from this typical.
  - D) Identify the plats in which Block 18 southeast of N.E. 22nd Drive are in.
  - E) The surveyor must submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).
- 2) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Depict the entire right-of-way width of Northeast 22 Drive and Northeast 21 Court (CHOCTAW AVENUE) adjacent to the plat. Label the Right-of-Way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
- 1) Depict the entire parcel created as a Public Easement by the document recorded in O.R.B. 2888, PG. 848, B.C.R. Use leader arrows as necessary.
  - 2) Verify the source of the right-of-way for Northeast 21 Court. It was not created by the plat recorded in P.B. 15, PG. 1, B.C.R., based on the description on that plat.
  - 3) Show the plat name of (CHOCTAW AVENUE) in addition to Northeast 21 Court, together with the name and recording information for the plat that created the right-of-way.

Review the above comments and revise as necessary.

3) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," the "Adjacent Right-of-Way Report," and a "Guide to Search Limits of Easements and Right-of-Way" may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site: <http://bcegov2.broward.org/bcengineering/index.aspx>

4) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) Correct the name of the plat VILLAGE AT WILTON MANORS II on page one and two of the mylar.
- C) Enlarge the P.R.M. symbols on the drawing and in the notes.
- D) Identify the parcels southwest of Northeast 21 Court, on either side of Northeast 22 Drive.

5) SIGNATURE BLOCKS

- A) The County Administrator no longer signs plats in Broward County. Revise both signature blocks for the Broward County Finance and Administrative Services Department, County Records Division to remove the applicable signature blocks.



- B) If applicable, the plat must include space for approval of Drainage District, City, special improvement district, or taxing district (including space for seals). The language preceding the designated municipal official's signature on the plat drawing must include the following wording:

"No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due."

- C) The plat must include proper dates for signatures.
- D) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Wilton Manors conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

6) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City/District Final Sign-off:

NOTES:

- (a) The applicant may request a copy of the F.S. 177 check print by calling Jason Espinosa at 954-577-4593 OR David (DG) McGuire 954-577-4602.
- (b) Additional changes made to the original plat mylar (beyond this list of corrections) may cause delays in review and recordation and may result in additional review fees.

## GENERAL RECOMMENDATIONS

- 7) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 8) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 9) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

- 10) Place a note on the face of the plat reading:
  - A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **November 13, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
  - B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **November 13, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.
- 11) Place a note on the face of the plat reading:

This plat is restricted to 14 townhouse units.

Continued

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.

Any structure within this plat must comply with Section 2B.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

- 12) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



**Commission District No. 7**  
**Municipality: Wilton Manors**  
**S/T/R: 26 & 27/49/42**



**031-MP-17**  
**Village at**  
**Wilton Manors II**



0 125 250 500 Feet

Prepared by: Planning and Development Management Division  
Date Flown: January 2018

The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

**SITE PLAN**  
**SBBC-2337-2017**  
**County No: 031-MP-17**  
**Village at Wilton Manors**

**May 24, 2018**



**Growth Management**  
**Facility Planning and Real Estate Department**  
**600 SE 3rd Avenue, 8th Floor**  
**Fort Lauderdale, Florida 33301**  
**Tel: (754) 321-2177 Fax: (754) 321-2179**  
**[www.browardschools.com](http://www.browardschools.com)**

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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: May 24, 2018 2:17:54	Single-Family:		Elementary: 3
Name: Village at Wilton Manors	Townhouse: 16		Middle: 1
SBBC Project Number: SBBC-2337-2017	Garden Apartments:		High: 2
County Project Number: 031-MP-17	Mid-Rise:		Total: 6
Municipality Project Number: SP-17-06	High-Rise:		
Owner/Developer: Mark A. Frankel and Michael Camardello	Mobile Home:		
Jurisdiction: Wilton Manors	Total: 16		

**Comments**

District staff initially reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this concurrent rezoning and site plan application. According to this concurrent plat and site plan application, there was an existing (three bedroom) single family unit onsite which does not generate any students. The application proposed 16 three or more bedroom townhouse units, which were determined to generate 6 (3 elementary, 1 middle, and 2 high school) students.

The school Concurrence Service Areas (CSA) impacted by the project in the 2016/17 school year included Wilton Manors Elementary, Sunrise Middle and Fort Lauderdale High School. However on November 29, 2017, the Capacity Allocation Team allocated the needed elementary school students to Bennett Elementary School and the needed high school student stations to Stranahan High school. The project was deemed to meet public school concurrency requirements because of adequate available school capacity.

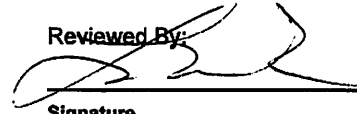
The preliminary determination (for a maximum of 16 three or more bedroom townhouse units) was due to expire on May 27, 2018. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination is valid for a one-time extension of an additional 180 days from the original expiration date (May 27, 2018) and shall expire on November 22, 2018. This preliminary school concurrency determination shall be deemed to be void unless prior to November 22, 2018, notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code


SBBC-2337-2017 Meets Public School Concurrency Requirement  Yes  No

5-24-18  
Date

Reviewed By:   
Signature  
Lisa Wight  
Name  
Planner  
Title



TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Village at Wilton Manors II  
(031-MP-17) City of Wilton Manors

DATE: August 30, 2018

This memorandum updates our previous comments regarding the referenced plat dated December 21, 2017.

The Future Land Use Element of the City of Wilton Manors Comprehensive Plan is the effective land use plan for the City of Wilton Manors. That plan designates the area covered by this plat for the uses permitted in the "Residential – Low Density" land use category. This plat is generally located on the east side of Northeast 21 Court, between Northeast 20 Drive and Wilton Drive.

Regarding the proposed residential use, Planning Council staff calculations indicate that the maximum number of dwelling units permitted per the effective land use plan is 4 dwelling units. Planning Council staff has received written documentation that the City allocated 10 "flexibility units" to this plat on July 24, 2018, through Ordinance Number 2018-005. Therefore, the proposed development of 14 dwelling units is in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that this allocation of "flexibility" is not subject to Policy 2.10.1 of the Broward County Land Use Plan as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality.

The effective land use plan shows the following land uses surrounding the plat:

- North: Commercial
- South: Residential – Low Density
- East: Residential – Low Density
- West: Recreation and Open Space

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.



**Village at Wilton Manors II**  
**August 30, 2018**  
**Page Two**

BBB:GSM

cc: Leigh Ann Henderson, City Manager  
City of Wilton Manors

Roberta Moore, Director, Community Development Department  
City of Wilton Manors

