



COMMUNITY DEVELOPMENT SERVICES

(954) 390-2180 FAX: (954) 567-6069

Life's Just Better Here

**AGENDA
DEVELOPMENT REVIEW COMMITTEE (DRC)
City Commission Chambers
City Hall
2020 Wilton Drive
Tuesday, January 31, 2023 at 1:30pm**

ITEMS SCHEDULED

1. Roll Call

2. Approval of Minutes:

a. January 18, 2023

3. Public Comment:

Any member of the Public may speak on any issue for three (3) minutes.

4. Plat Application:

PL 22-01

Request for plat approval for 252 midrise units and 56,000 square feet of commercial use for the property located at 2200-2292 Wilton Drive for the project known as "Wilma on the Drive".

Owner/Agent – 2262 Wilton Drive Owner LLC

Land Use – Commercial (C)

Zoning – Wilton Drive Arts and Entertainment District (WDAE)

Reviewers: Community Development Services Department, Emergency Management / Utilities Department, Police Department, and Engineering Consultant.

5. Variance Application:

V 22-04

Request for the following variances:

(1) Variance from Article 135-020(A) of the City's Unified Land Development Regulations (ULDRs) from "off-street parking space shall have a width of not less than nine (9) feet and a length of not less than twenty (20) feet" to "off-street parking space shall have a width of a minimum of eight point five (8.5) feet and a length of a minimum of eighteen (18) feet for new and existing parking spaces".

(2) Variance from Article 135-020 (D)(1), (2) and (3) of the City's ULDRs from a "minimum twenty-four (24) feet" to "a minimum of twenty-two (22) feet" related to minimum drive aisle widths for existing drive aisles.

(3) Variance from Article 030-091(A) of the City's ULDRs from "all streetscape frontage areas shall be landscaped with low shrubs, groundcovers and shade trees" to "all streetscape frontage areas shall be landscaped with low shrubs, groundcovers and shade trees, except for shade trees along existing frontage."

4) Variance from Article 030-091(I)(2) of the City's ULDRs from "a ten (10) foot wide landscape buffer shall be required along all side and rear lot lines when abutting a non-single-family zoned property. The buffer shall include the following: a six (6) foot tall fence or wall; b. a continuous hedge planted at a minimum height of four (4) feet and spaced to completely cover the wall within a one-year time period; c. canopy shade trees, such as Live Oaks or equal, spaced a maximum of twenty-five (25) feet apart, d. the buffer shall be placed on the outside of any intervening alley. e. no side buffer is required for the WDAE district." to "a ten (10) foot wide landscape buffer shall NOT be required along all side and rear lot lines when abutting a non-single-family zoned property. The buffer shall NOT include the following: a six (6) foot tall fence or wall; b. a continuous hedge planted at a minimum height of four (4) feet and spaced to completely cover the wall within a one-year time period; c. canopy shade trees, such as Live Oaks or equal, spaced a maximum of twenty-five (25) feet apart, d. the buffer shall be placed on the outside of any intervening alley. e. no side buffer is required for WDAE district" for the property located at 2200-2292 Wilton Drive known as "Wilma on the Drive".

Owner/Agent –2262 Wilton Drive Owner LLC

Land Use – Commercial (C)

Zoning – Wilton Drive Arts and Entertainment District (WDAE)

Reviewers: Community Development Services Department, Emergency Management / Utilities Department, Police Department, and Engineering Consultant.

6. Site Plan Application:

SP 22-06

Request for site plan approval and the allocation of flexibility units and or reserve units for 252 multi-family residential units, 24,430 square feet of new commercial use, 30,907 square feet of existing commercial use, and a parking garage located at 2200-2292 Wilton Drive for the project known as "Wilma on the Drive".

Owner/Agent- 2262 Wilton Drive Owner LLC

Land Use – Commercial (C)

Zoning – Wilton Drive Arts and Entertainment District (WDAE)

Reviewers: Community Development Services Department, Emergency Management / Utilities Department, Police Department, and Engineering Consultant.

7. Vacation of Rights of Way: VAC 22-01

Request for the vacation of rights of way for NE 25 Street between NE 13 Avenue and NE 15 Avenue adjacent to the property located at 1402-1444 NE 26 Street and 1456 NE 26

Street for the project known as “RD Wilton Manors Residential – East”.

Owner/Agent- Wilton 26 Street Property LLC

Land Use -Transit Oriented Corridor (TOC)

Zoning - Transit Oriented Corridor East (TOC-E)

Reviewers: Community Development Services Department, Emergency Management / Utilities Department, Police Department, and Engineering Consultant.

8. Site Plan Application: SP 22-11

Request for site plan approval including the allocation of flexibility and or reserve units for 266 multi-family units and 7,800 square feet of commercial use on the property located at 1402-1444 NE 26 Street and 1456 NE 26 Street for the project known as “RD Wilton Manors Residential – East”.

Owner/Agent – Wilton 26 Street Property LLC

Land Use – Transit Oriented Corridor (TOC)

Zoning – Transit Oriented Corridor East (TOC-E)

Reviewers: Community Development Services Department, Emergency Management / Utilities Department, Police Department, and Engineering Consultant.

The application and any backup materials may be reviewed at the City of Wilton Manors, Community Development Services Department at 2020 Wilton Drive, Wilton Manors, Florida 33305, between the hours of 7:00 a.m. and 6:00 p.m., Monday through Thursday, excluding legal holidays.

All interested persons are invited to appear and be heard, subject to proper rules of conduct. Persons who cannot appear and be heard are encouraged to submit their written comments. Written comments filed with the Community Development Services Director will be entered into the record. All affected persons will be allowed to present evidence at the hearing and bring forth witnesses provided they notify the City Clerk and file the required forms provided by the City Clerk’s office. Pursuant to FS. 286.0105, if a person decides to appeal any decision made by the Board, Agency or Commission with respect to any matter considered at such meeting, or hearing, they will need a record of the proceedings and that for such purposes they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The hearing may be continued from time to time as necessary.

Any person requiring auxiliary aids and services for the meeting may call the ADA Coordinator at (954) 390-2120 at least two working days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Services by using the following phone numbers: 1 (800) 955-8770 (Voice) or 1 (800) 955-8771 (tdd).

If any member of the public requires additional information about the Development Review Committee Meeting, or has any questions about how to submit public comment for the meeting, please contact Community Development Services Director, Roberta Moore, at 2020 Wilton Drive, Wilton Manors, FL 33305, (954) 390-2180, or moore@wiltonmanors.com.