

Property Feasibility Snapshot

2400 Wilton Dr, Wilton Manors, FL 33305 · Prepared September 24, 2026 · MattBeth Construction LLC

Prepared for Your Name, Your Brokerage · (954) 000-0000 · you@yourbrokerage.com

Zone AE Special Flood Hazard Area. BFE 6 ft NAVD88.	4.9 ft Mean ground elevation, NAVD88 (USGS 3DEP)	Applies NFIP 50% substantial-improvement rule
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Property

Address	2400 Wilton Dr, Wilton Manors, FL 33305
Folio	494226050950
Parcel match	Verified against Property Appraiser situs address
Year built	2014
Building area	5,548 SF adjusted
Lot area	13,334 SF
Just building value (BCPA)	\$1,246,670
Zoning · OZ · CRA	A & E DISTRICT · Opportunity Zone no · CRA no

Flood determination

FEMA zone	AE · Coastal Floodplain · DFIRM 12011C
Base flood elevation	6 ft NAVD88
Ground elevation	min 4.2 · mean 4.9 · max 5.7 ft NAVD88 · -1.1 ft vs BFE
Coverage check	39 / 222 / 1494 flood polygons at 0.35 / 1 / 2.7 mi

50% rule

- The NFIP 50% substantial-improvement rule applies.
- Broward Property Appraiser just building value: \$1,246,670. Improvement threshold at that value: \$623,335.

Planned use: Restaurant / café. What it triggers

- **Accessible restroom.** The restroom count is recalculated for the new occupant load (FBC-P Table 403.1). Any restroom added or altered must be accessible: clear floor space, grab bars, 5-ft turning space, accessible lavatory (FBC Accessibility 213, 603-606).
 - **Change of occupancy.** Retail (M) to restaurant (A-2 or B) is a change of occupancy under FBC-EB Chapter 10. Egress, fire separation and occupant load are re-checked.
 - **Grease interceptor.** Required for food service drains (FBC-P 1003). Size and location set by the utility.
 - **Hood and fire suppression.** Required over cooking that produces grease-laden vapor (FBC-M 507).
 - **Health and parking.** DBPR plan review before the permit. The city re-counts parking for the new use.
- Also check: NFIP 50% rule, 25% roof rule, FBC-EB 706.11, FBC-EB Level 3, ADA path of travel.

Full Feasibility Memo · \$249 Elevation transect and gradient, flood map exhibit, 50%-rule sensitivity table, zoning dimensional standards, permit trigger detail, 20-minute call.	Renovation Budget · \$450 Cost range for the work you want to do, from photos, plans or the inspection report and a video call. 48 hours. partners.mattbeth.com
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This determination is derived from the FEMA National Flood Hazard Layer as published through the Esri Living Atlas mirror and from USGS 3DEP elevation data. It is a desktop determination and is not a survey. It does not constitute an Elevation Certificate, a Letter of Map Amendment, or a flood insurance rate determination. Ground elevations are derived from LiDAR-based digital elevation models and carry vertical accuracy on the order of ±0.5 ft; they do not replace a spot elevation established by a Florida-licensed surveyor. Finished floor elevation has not been measured. Flood map revisions, LOMRs, and pending map changes issued after the effective date shown have not been researched. Confirm the flood zone with the local floodplain administrator before relying on this for permitting or design decisions.