

EXHIBIT 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
 GENERALIZED LOCATION MAP
 AMENDMENT PC 20-1



★ SUBJECT AREA LOCATION



NOT TO SCALE

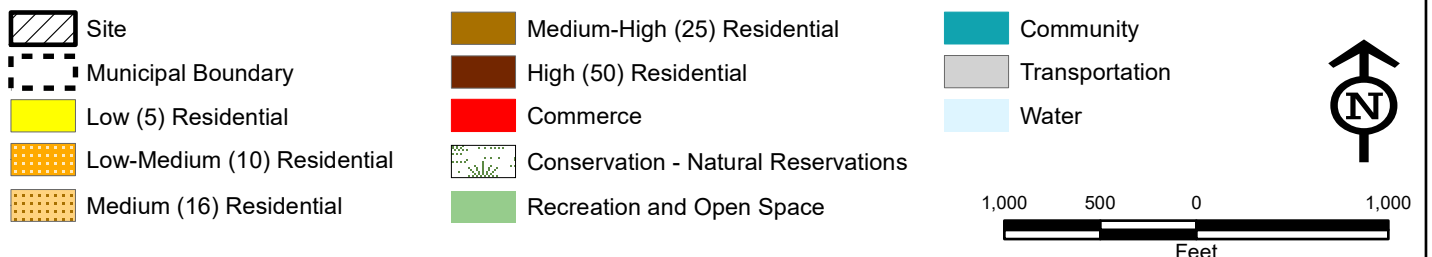
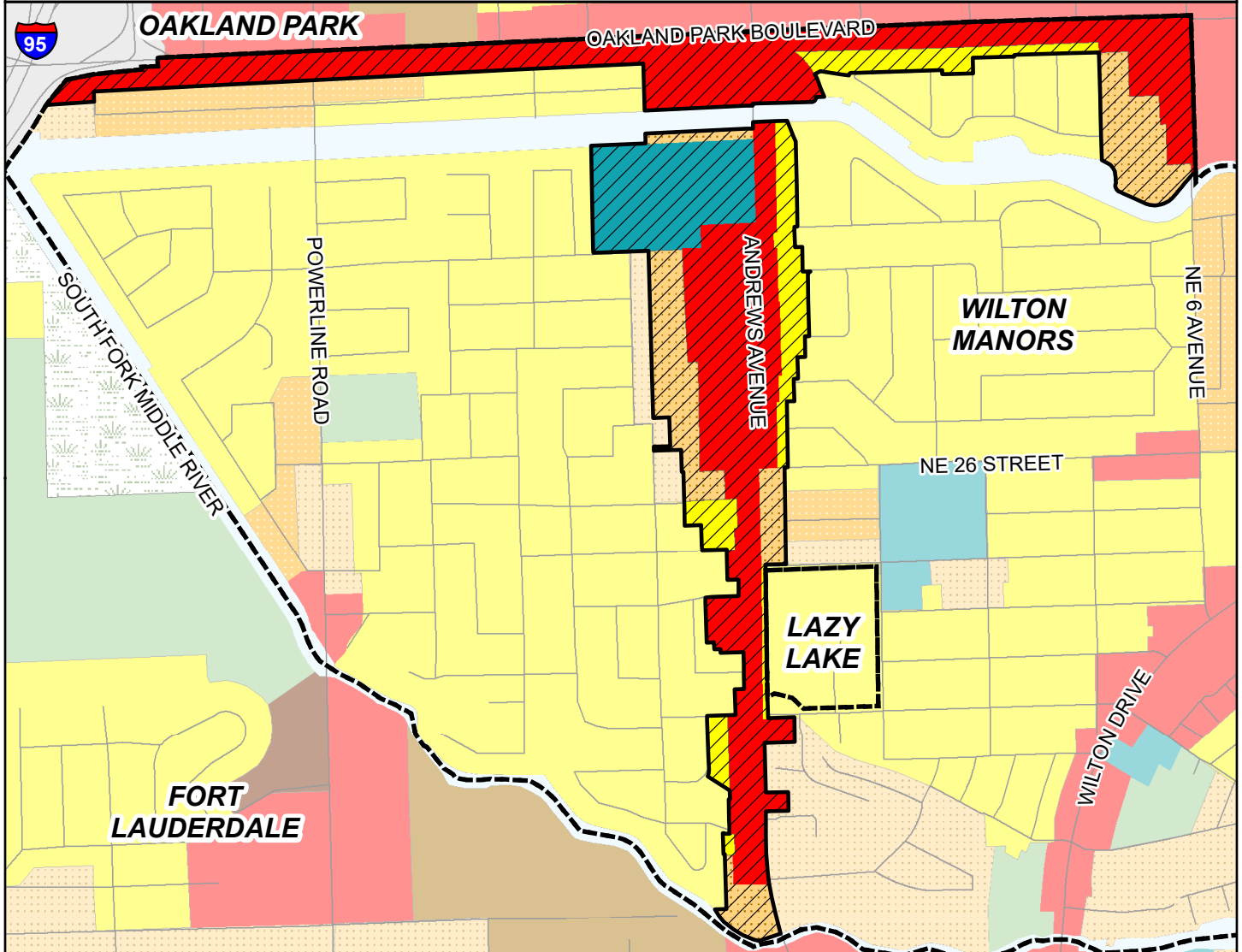
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 20-1



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 20-1

Current Land Uses: 69.7 acres of Commerce, 20.0 acres of Medium (16) Residential, 14.4 acres of Low (5) Residential and 13.7 acres of Community

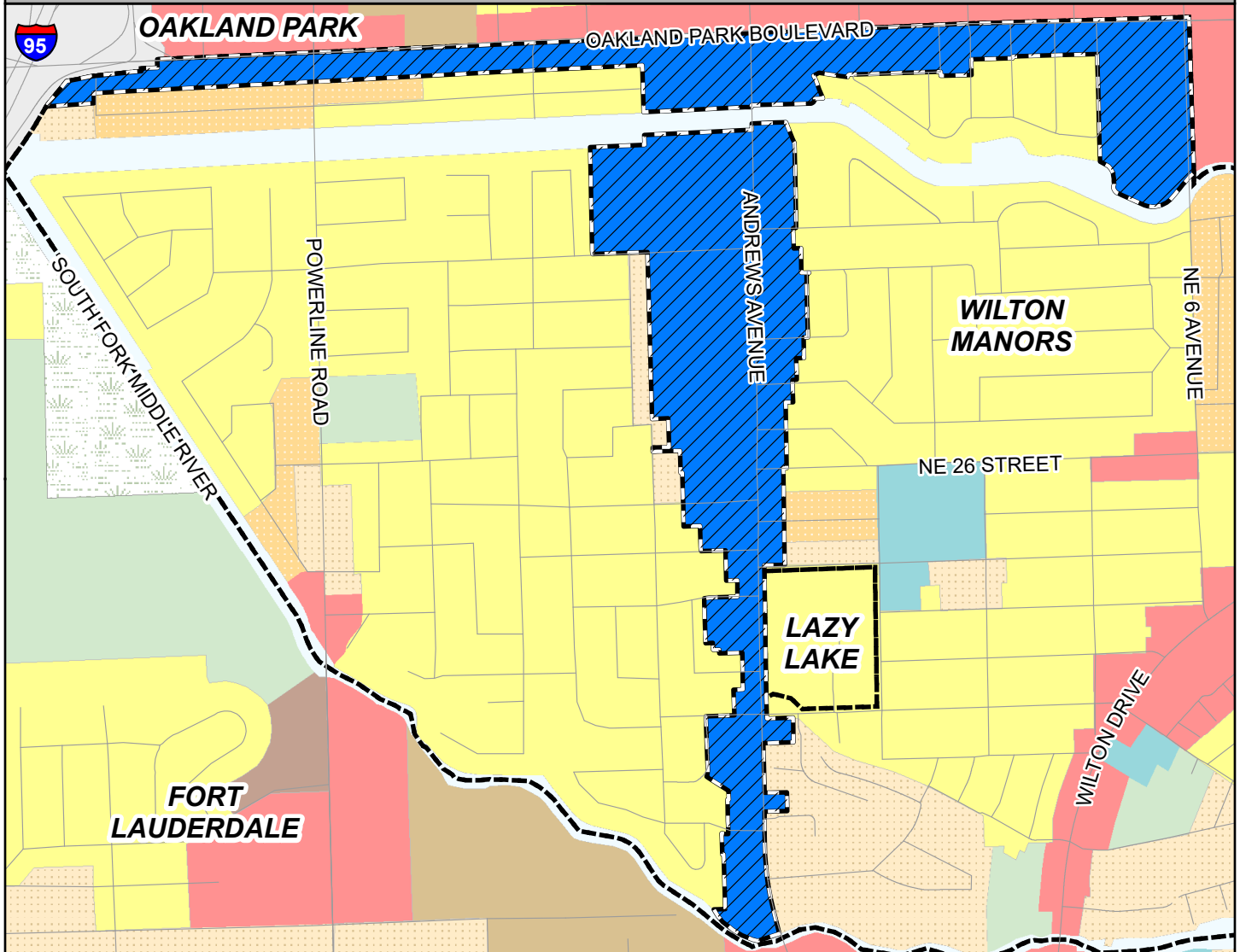
Gross Acres: Approximately 117.8 acres



MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 20-1

Proposed Land Use: Activity Center

Gross Acres: Approximately 117.8 acres



| | | |
|-----------------------------|-------------------------------------|---------------------------|
| Site | Medium-High (25) Residential | Recreation and Open Space |
| Municipal Boundary | High (50) Residential | Community |
| Low (5) Residential | Activity Center | Transportation |
| Low-Medium (10) Residential | Commerce | Water |
| Medium (16) Residential | Conservation - Natural Reservations | |

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 20-1
(WILTON MANORS)

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Recommendation December 3, 2019

As the proposed amendment has not yet demonstrated compliance with BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.14.9, Planning Council staff would generally recommend denial. However, due to the unanticipated delay regarding the review of the applicant's proposed transportation methodology, Planning Council staff recommends approval subject to compliance with BCLUP Policy 2.14.9, prior to a second Planning Council public hearing.

- II. Planning Council Transmittal Recommendation December 12, 2019

Planning Council recommended approval of the proposed amendment subject to compliance with BCLUP Policy 2.14.9 prior to a second Planning Council public hearing. (Vote of the board; Unanimous; 12-0: Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Graham, Hardin, Maxey, Parness, Rosenof and Stermer)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-1

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Wilton Manors
- II. County Commission District: District 7
- III. Site Characteristics
- A. Size: Approximately 117.8 acres
- B. Location: In Sections 27 and 34, Township 49 South, Range 42 East; generally located along the south side of Oakland Park Boulevard, between Interstate 95 and Northeast 6 Avenue, and along both sides of Andrews Avenue, between Oakland Park Boulevard and the Middle River.
- C. Existing Uses: Single- and multi-family residential, non-residential uses, such as retail, office, religious institution, educational facilities, warehouses and auto-oriented/repair
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 69.7 acres of Commerce
20.0 acres of Medium (16) Residential
14.4 acres of Low (5) Residential
13.7 acres of Community
- B. Proposed Designation: Activity Center consisting of:
1,429 dwelling units consisting of:
1,357 multi-family dwelling units
72 single-family dwelling units
697,000 square feet of Commerce
185,000 square feet of Community
- C. Estimated Net Effect: **Addition** of 1,037 dwelling units [392 dwelling units currently permitted by the BCLUP]
Addition of 48,000 square feet of community use
Maintaining 697,000 square feet of commerce use

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

- A. *Existing Uses:*
- North:* Interstate 95, non-residential uses, such as retail, office, warehouses, auto-oriented/repair, multi-family residential and single-family residential
- East:* Single-family residential and multi-family residential
- South:* Single-family residential and multi-family residential
- West:* Single-family residential, multi-family residential and Interstate 95
- B. *Planned Uses:*
- North:* Transportation, Commerce and Medium-High (25) Residential
- East:* Commerce, Low (5) Residential, Low-Medium (10) Residential and Medium (16) Residential
- South:* Low (5) Residential, Commerce, Medium-High (25) Residential, Medium (16) Residential and Low-Medium (10) Residential
- West:* Low (5) Residential, Medium (16) Residential and Transportation

VI. Applicant/Petitioner

- A. *Applicant:* City of Wilton Manors
- B. *Agent:* Jeff Katims, The Mellgren Planning Group, Inc.
- C. *Property Owners:* There are multiple property owners within the subject area.

VII. Recommendation of Local Governing Body:

The City of Wilton Manors recommends approval of the proposed amendment.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VIII. Applicant's Rationale

The applicant states: "Andrews Avenue and East Oakland Park Boulevard are transit corridors with physical conditions and land uses that are not optimized to support public transit. Many of the nonresidential land uses are located on small parcels with stand-alone auto-oriented uses, located in single-story buildings with parking in front, frequent curb cuts, inadequate sidewalks that are often obstructed by utility infrastructure, and no shade.

The City of Wilton Manors commissioned a comprehensive study of the two corridors. The study recommended physical improvements to implement a complete streets program and a land use plan amendment to facilitate mixing of uses and transit-supportive residential densities.

The City is implementing the recommendations. It is working with its neighbors to pursue funding for complete streets and has initiated this amendment application after holding numerous workshops with area residents and businesses.

The amendment and infrastructure improvements will attract redevelopment along the corridors and adjacent parcels. The amendment is necessary to allow planning for the corridors as a cohesive unit to allow mixing of land uses with suitable intensities to support transit service. The City wants to plan for the redevelopment of these corridors instead of reacting to development on a case-by-case basis with individual land use plan amendments and rezonings, and the limitations on use of flexibility. The Activity Center designation itself is needed to demonstrate the City's intent and attract private investment in the first place.

The South Florida Comprehensive Economic Development Strategy of the South Florida Regional Planning Council recommends the provision of more housing choices along major arterial roadways to support future population trends with opportunities for efficient public transportation, completed pedestrian networks and access for other quality of life amenities for the region. By removing barriers to redevelopment along these major corridors, the City is directing redevelopment to these multimodal corridors. It is also noted that the City previously approved a Transit Oriented Corridor land use designation along Wilton Drive, which was intended to address multi-modal connectivity, encourage redevelopment, and promote a mix of uses along the corridor. Therefore, this proposed land use plan amendment is consistent with existing policies within the City. Activity Centers are supported within the Broward County Land Use Plan Strategy TR-1, as a means to accommodate population growth and economic growth along major corridors and transit hubs; and in Strategy MM-2, which recognizes the transportation and housing connection."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-1

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Fort Lauderdale, which supplies potable water to the City of Wilton Manors, adopted its most recent Water Supply Facilities Work Plan on April 7, 2015.

II. Transportation and Mobility

The proposed amendment from various land use designations to establish the Wilton Manors Activity Center West is projected to increase the net number of p.m. peak hour vehicle trips on the regional transportation network at the long term-planning horizon by approximately 533 p.m. peak hour trips. See Attachment 2. Planning Council staff notes that the Activity Center land use designation reflects a mixed-use development pattern more supportive of transit and internalized traffic patterns. Therefore, a standard 7% credit for such transit/internalized traffic patterns within these designations is applied to the transportation analysis.

The Broward Metropolitan Planning Organization (MPO) Year 2040 Transportation Plan model analysis distribution of the additional p.m. peak hour trips indicates that the proposed amendment is projected to **adversely** impact two (2) roadway segments:

- An additional **386** projected p.m. peak hour trips on **Oakland Park Boulevard**, between Interstate 95 and Andrews Avenue, which is projected to operate at an unacceptable level of service (LOS) “F,” with or without the proposed amendment; and
- An additional **272** projected p.m. peak hour trips on **Andrews Avenue**, between Sunrise Boulevard and Oakland Park Boulevard, which is projected to operate at an unacceptable level of service (LOS) “F,” with or without the proposed amendment.

Planning Council staff utilizes a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon. Planning Council staff utilizes this significance threshold for several reasons, including a) per Policy 2.14.9 of the BrowardNext – Broward County Land Use Plan, a “significance” threshold corresponding to additional p.m. peak

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation and Mobility (continued)

hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon, b) the threshold is also considered a margin of error to recognize that there is a range of potential permitted uses and development scenarios for any given land use plan designation, and c) recognition that all new development, independent of any land use plan amendment traffic analysis, is required to comply with Broward County traffic concurrency mitigation provisions, which is assessed at the plat/site planning stage.

The applicant submitted information stating that credits of 10% for internal capture and 22% for pass-by capture should be applied to the traffic analysis performed by the Planning Council staff to determine the number of trips generated by the proposed amendment. See Attachment 3. The Broward County Traffic Engineering Division staff has reviewed the applicant's updated trip reduction methodology and finds the proposed credits of 10% for internal capture and 22% for pass-by capture professionally acceptable. See Attachment 4.

Planning Council staff has prepared an alternative traffic analysis based on the above referenced internal and pass-by capture rates, which indicates that the proposed amendment is projected to increase the number of p.m. peak hour trips on the regional transportation network at the long-term planning horizon by approximately 184 p.m. peak hour trips. See Attachment 5. The Broward Metropolitan Planning Organization (MPO) Year 2040 Transportation Plan revised model analysis distribution indicates that the proposed amendment is projected to **adversely** impact one (1) roadway segment:

- An additional **92** projected p.m. peak hour trips on **Andrews Avenue**, between Sunrise Boulevard and Oakland Park Boulevard, which is projected to operate at an unacceptable level of service (LOS) "F," with or without the proposed amendment.

Planning Council staff notes that the City of Wilton Manors will be required to comply with Policy 2.14.9 to alleviate or neutralize the anticipated adverse impact to Andrews Avenue prior to a second Planning Council public hearing.

The Broward County Transit Division (BCT) report states current and planned transit fixed-route county service is provided within one-quarter mile of the proposed amendment area. The BCT Mobility Advancement Program (MAP) identifies planned transit improvements to the county routes serving the amendment area, as well as the implementation of a new rapid bus service along Oakland Park Boulevard in Fiscal Year 2024. The BCT staff also notes that any proposed redevelopment in the amendment area should be designed to provide safe movement for pedestrians and bicycles, including transit connectivity between existing sidewalk/bicycle network and bus stops. See Attachment 6.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation and Mobility (continued)

The Broward County Planning and Development Management Division (PDMD) report notes that Andrews Avenue and Oakland Park Boulevard are the two (2) primary corridors that provide connectivity to the proposed amendment area. Further, the PDMD report identifies that the existing bicycle infrastructure within the amendment area needs improvements and recommends that the City collaborate with developers to construct dedicated bicycle facilities and wider sidewalks concurrent with new development. The PDMD report also recommends that future development in the Activity Center be designed to include safe and convenient connections to the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks, lockers and bicycle repair stations within and around the development. To reduce the development's carbon footprint, the provision of electric vehicle charging stations should be considered. See Attachment 7.

The City of Wilton Manors has indicated that the City approved Resolution 2015-0071, which endorses the City's commitment to improve streets for all modes of transportation and users. This Resolution also designates Andrews Avenue as a Complete Street, which means Complete Street guidelines will be applied for roadway and private development projects and that applicable land development regulations and review of design elements will be incorporated into the development review process, including the preservation and enhancement of bicycle and pedestrian infrastructure, as well as amenities. See Attachment 8.

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment would generate 445 additional students into Broward County Public Schools, consisting of 200 elementary school students, 117 middle school students and 128 high school students. The report further states that Wilton Manors Elementary, Sunrise Middle and Fort Lauderdale High schools are under-enrolled in the 2018-2019 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2020-2021 school year. In addition, the School Board report indicates that there are six (6) charter schools located within a two-mile radius of the proposed amendment area. See Attachment 9.

The School Board report indicates that there are no planned improvements for the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 9.

Based on the School District's Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Area "E," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 9.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-1

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment area does not contain Natural Resource Areas, Local Areas of Particular Concern, Urban Wilderness Inventory sites, or Protected Natural Lands within its boundaries. See Attachment 10.

II. Wetlands

The EPGMD report indicates that any work in, on, over or under waters or wetlands of Broward County and any mangrove impacts (trimming, alteration or removal) will require licenses. See Attachment 10. The City of Wilton Manors acknowledged this comment and noted that Chapter 2, Article XIV (Tree Preservation and Abuse) of the Broward County Code of Ordinances has been adopted and incorporated into the City's Unified Land Development Regulations (Section 155-020, Protection of Environmentally Sensitive Lands), and enforced accordingly. See Attachment 8. The EPGMD staff has found the City of Wilton Manors' response addresses its concerns. See Attachment 12.

III. Sea Level Rise

The EPGMD report states that the proposed amendment area contains areas designated on the Priority Planning Areas for Sea Level Rise Map, and thus, is subject to BCLUP Policies 2.21.1 and 2.21.5. See Attachment 10. The City has indicated that if redevelopment occurs in this portion of the amendment area (0.10 acres), the City has a policy and regulatory standard in place to ensure that development will be served by adequate stormwater management and drainage facilities and not adversely affect groundwater quality or environmentally sensitive lands. The City's standards also ensure area-wide flooding and saltwater intrusion are not increased. The City has provided additional information of its Unified Land Development Regulations, Chapter 9, Article III regarding Flood Resistant Development which requires the provision of adequate drainage to reduce exposure to flood hazards. See Attachment 8. The EPGMD staff notes the policies from the City of Wilton Manors' Unified Land Development Regulations regarding level of service compliance and flood resistant development and has requested additional information and clarification. See Attachment 12. The City of Wilton Manors submitted an addendum to address the EPGMD staff request regarding clarification of its plan and Unified Land Development Regulations. See Attachment 17. The EPGMD staff accepts the response and finds the information sufficient. See Attachment 18.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources

The EPGMD report states that the subject area contains mature tree canopy. Development of any site in the area must comply with the Broward County Tree Preservation and Abuse Ordinance if trees are to be removed or relocated. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. It is further noted that development of the proposed amendment area should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 10.

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that, based on a preliminary review, the amendment area may include structures that meet the minimum age threshold for historic review and includes several sites of potential historic, cultural and architectural significance. The PDMD staff recommends a historic sites survey of the subject area. See Attachment 7.

The City of Wilton Manors has indicated that the City will require proposed developments on the subject lands to provide a historic survey under the guidance of the City's historic preservation regulations. Further, the City has provided additional information regarding current policy and regulatory practices to protect historic sites. See Attachment 8.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-1

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 1,037 dwelling units to be permitted by the BCLUP. Since the proposed amendment is to establish a new activity center, Policies 2.4.6 and 2.4.7 are also applicable. The Planning and Development Management Division (PDMD) report indicated that the applicant submitted limited affordable housing data, which PDMD staff has found to be not in compliance with the applicable BCLUP Policies 2.16.2, 2.4.6 and 2.4.7. The PDMD requests that the City submit an affordable housing analysis, utilizing the County's accepted methodology, that identifies housing affordability gaps and solutions on a citywide basis and demonstrates how affordable housing will be addressed in the new activity center. The PDMD report also identifies that the City of Wilton Manors has a deficit of 278 affordable owner units (215 very low and 63 moderate income) and 314 very-low income renter units. See Attachment 7.

The City of Wilton Manors submitted supplemental information regarding its strategies and updated Housing Element. The City utilizes an affordable housing fee which requires a payment of \$0.25 per square foot for both residential and non-residential uses at the time of issuance of a building permit. Said funds are deposited into the City's Affordable Housing Trust Fund to be utilized for a variety of programs, including land acquisition, permitting fees and site development. See Attachment 13.

The PDMD staff has reviewed the supplemental information and has determined it is consistent with the requirements of BCLUP Policies 2.16.2, 2.4.6 and 2.4.7. See Attachment 14.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan (BCLUP), with the exception of BCLUP Policy 2.14.9, which states that "the impact analysis for proposed amendments to the Broward County Land Use Plan shall continue to consider as significant those regional roadway segments that are projected to experience, as a result of the net effect from the proposed amendment, an impact of three percent (3%) or greater than the p.m. peak hour level of service capacity for those regional roadway segments." However, due to the unanticipated delay regarding the review of the City of Wilton Manors' proposed transportation methodology and mitigation strategy, Planning Council staff is recommending a second Planning Council public hearing to allow the City to comply with Policy 2.14.9 to alleviate or neutralize the anticipated adverse impacts to the regional transportation network.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

II. BrowardNext - Broward County Land Use Plan Policies (continued)

In addition, the proposed amendment has been evaluated for consistency and compliance with the policies of the BCLUP regarding activity centers. See Attachment 11.

III. Other Pertinent Information

The proposed amendment is located adjacent to the municipalities of Oakland Park, Fort Lauderdale and Lazy Lake. Planning Council staff solicited comments from each of the adjacent local governments. No comments have been received from said municipalities as of this writing.

In addition, the City has held significant public outreach efforts with public workshops in January 2017, October 2018, January 2019 and June 2019.

Regarding public notification, Broward County Planning Council staff sent approximately 1,900 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-1

PLANNING ANALYSIS

The City of Wilton Manors is proposing to establish the Wilton Manors Activity Center West. The proposed amendment area along the south side of Oakland Park Boulevard and along both sides of Andrews Avenue consists of 117.8 acres. The proposed Activity Center is primarily surrounded by non-residential uses to the north, multi-family residential to the south and multi-family residential and single-family residential to the east and west. The City of Wilton Manors commissioned a comprehensive study of the two (2) corridors and is implementing the resulting recommendations. The City has stated that establishing this proposed Activity Center is key in facilitating redevelopment and will allow a cohesive mix of land uses with suitable intensities to support transit service.

Our review indicates that the amendment is generally consistent with the Broward County Land Use Plan policies concerning the Activity Center land use designation, noting that the amendment area proposes a mix of residential, commerce, and community uses along two (2) important transportation corridors with several multi-modal transportation opportunities.

Planning Council staff's analysis also finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, and solid waste capacity and park acreage** will be available to serve the proposed land use.

Regarding the projected impacts to the **regional transportation network**, Planning Council staff's alternative traffic analysis, which includes trip reduction credits of 10% for internal capture and 22% for pass-by capture, the proposed amendment is projected to increase the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 184 p.m. peak hour trips. See Attachment 5. As such, the proposed amendment would adversely impact the operating conditions of Andrews Avenue between Sunrise Boulevard and Oakland Park Boulevard. Planning Council staff notes that the City of Wilton Manors will be required to comply with Policy 2.14.9 to alleviate or neutralize the anticipated adverse impact to Andrews Avenue.

Regarding impacts to **natural resources**, the EPGMD report indicates that any work in, on, over or under waters or wetlands of Broward County and any mangrove impacts (trimming, alteration or removal) will require licenses. See Attachment 10. The City of Wilton Manors acknowledged this comment and noted that Broward County's Tree Preservation and Abuse Ordinance has been adopted and incorporated into the City's Unified Land Development Regulations and is enforced accordingly. See Attachment 8. The EPGMD staff has found the City of Wilton Manors' response addresses its concerns. See Attachment 12.

PLANNING ANALYSIS (continued)

The EPGMD report states that the proposed amendment area contains areas designated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 10. In this regard, the City has provided information regarding sea level rise policies. See Attachment 8. The EPGMD staff notes the policies from the City of Wilton Manors' Unified Land Development Regulations regarding level of service compliance and flood resistant development and has requested additional information and clarification. See Attachment 12. The City of Wilton Manors submitted an addendum to address the EPGMD staff request regarding clarification of its plan and Unified Land Development Regulations. See Attachment 17. The EPGMD staff accepts the response and finds the information sufficient. See Attachment 18.

Regarding impacts to **cultural resources**, the Broward County Planning and Development Management Division (PDMD) staff recommends a historic sites survey of the subject area. See Attachment 7. The City has indicated that it will require proposed developments on the subject lands to provide a historic survey under the guidance of the City's historic preservation regulations and has provided additional information regarding current policy and regulatory practices to protect historic sites. See Attachment 8.

Concerning impacts to **public schools**, the Broward County School Board staff report states that the proposed amendment would generate 445 additional students into Broward County Public Schools, consisting of 200 elementary school students, 117 middle school students and 128 high school students. Based on the School District's Seven Long Range Planning Areas, the amendment is located within School District Planning Area "E," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. See Attachment 9.

Regarding **affordable housing**, the proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 1,037 dwelling units to be permitted by the BCLUP. Since the proposed amendment is to establish a new activity center, Policies 2.4.6 and 2.4.7 are also applicable. Per the request of PDMD, the City of Wilton Manors submitted supplemental information regarding its strategies and updated Housing Element. The City utilizes an affordable housing fee which requires a payment of \$0.25 per square foot for both residential and non-residential uses at the time of issuance of a building permit. Said funds are deposited into the City's Affordable Housing Trust Fund to be utilized for a variety of programs, including land acquisition, permitting fees and site development. See Attachment 13. Based on this supplemental information, the PDMD staff has determined the proposed amendment is consistent with the requirements of BCLUP Policies 2.16.2, 2.4.6 and 2.4.7. See Attachment 14.

In conclusion, as the proposed amendment has not yet demonstrated compliance with Broward County Land Use Plan Policy 2.14.9, Planning Council staff would generally recommend denial. However, due to the unanticipated delay regarding the review of the applicant's proposed transportation methodology, Planning Council **staff recommends approval subject to compliance with BCLUP Policy 2.14.9, prior to a second Planning Council public hearing.**

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-1

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of September 2019
2. Broward County Planning Council Traffic Analysis of September 23, 2019
3. Correspondence from Althea P. Jefferson, AICP, Senior Associate, The Mellgren Planning Group to Leny Huaman, Planner, Broward County Planning Council, dated October 28, 2019
4. Email correspondence from Andrew G. Sebo, P.E., PTOE, Interim Director, Broward County Traffic Engineering Division to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated November 19, 2019
5. Broward County Planning Council Alternative Traffic Analysis of November 20, 2019
6. Broward County Transit Division Report of September 6, 2019
7. Broward County Planning and Development Management Division Report of August 15, 2019 (See Attachment 14 for Updated Comments)
8. Correspondence from Roberta Moore, Director, Community Development Services, City of Wilton Manors to Barbara Blake Boy, Executive Director, Broward County Planning Council, regarding Wetlands, Priority Planning Areas for Sea Level Rise, Natural and Historic Resources, Complete Streets and Parks and Recreation, dated November 7, 2019
9. School Board of Broward County Consistency Review Report of August 29, 2019
10. Broward County Environmental Protection and Growth Management Department Report dated September 5, 2019
11.
 - A. BrowardNext - Broward County Land Use Plan Policies, "Activity Center," Planning Council Staff Review Comments
 - B. Map – Amendment area within ¼ mile of transit routes
 - C. City of Wilton Manors Adopted Future Land Use Element Excerpt
12. Broward County Environmental Protection and Growth Management Division response to November 7, 2019 comments by the City of Wilton Manors, dated November 18, 2019

ATTACHMENTS (continued)

13. Correspondence from Roberta Moore, Director, Community Development Services, City of Wilton Manors, to Barbara Blake Boy, Executive Director, Broward County Planning Council, regarding Affordable Housing, dated November 12, 2019
14. Updated Broward County Planning and Development Management Division Report of November 21, 2019
15. Broward County Parks and Recreation Division Report of September 11, 2019
16. Broward County Water Management Division Report of September 19, 2019
17. Correspondence from Roberta Moore, Director, Community Development Services, City of Wilton Manors, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated November 25, 2019
18. Email correspondence from Jill Horwitz, Climate Resilience Specialist, Broward County Environmental Planning and Community Resilience Division, dated November 26, 2019

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 20-1

Prepared: September 2019

POTABLE WATER

The proposed amendment area will be served by the Fort Lauderdale Five Ash and the Peele-Dixie Water Treatment Plants, which have a current combined capacity of 82 million gallons per day (mgd). The current and committed demand on the treatment plants is 43.8 mgd, with 38.2 mgd available. The wellfield serving the amendment area has a permitted withdrawal of 52.6 mgd, with 8.8 mgd available for water withdrawal, which expires on September 11, 2028. The amendment will result in a net increase in demand of 0.26 mgd. Planning Council staff utilized a level of service of 0.1 gallons per day (gpd) per square foot for commerce uses, 0.2 gpd per square foot for community uses and 130 gpd per capita (1.82 persons per household (pph)) for residential uses. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment area.

SANITARY SEWER

The proposed amendment area will be served by the Fort Lauderdale G.T. Lohmeyer Wastewater Treatment Plant, which has a current capacity of 48 mgd. The current and committed demand on the treatment plant is 45.6 mgd, with 2.4 mgd available. Planning Council staff utilized a level of service of 0.1 gpd per square foot for commerce uses, 0.2 gpd per square foot for community uses and 160 gpd per capita (1.82 pph) for residential uses. The amendment will result in a net increase in demand of 0.31 mgd. Sufficient sanitary sewer capacity will be available to serve the proposed amendment area.

SOLID WASTE

The proposed amendment area will be served by Waste Management for solid waste disposal service. Waste Management collects and transports the City's solid waste to the Broward County Wheelabrator waste-to-energy facility for processing. The Wheelabrator facility has a capacity of 831,000 tons per year (TPY). The current demand placed on this facility is 725,000 TPY. Planning Council staff utilized a level of service of 4 pounds per 100 square feet per day for commerce and community uses and 8.9 pounds per dwelling unit per day for residential uses. The amendment will result in a net increase in demand of 11,149 pounds per day, or 5.57 tons per day. Sufficient solid waste capacity will be available to serve the proposed amendment area.

DRAINAGE

The proposed amendment area is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Division (EPGMD). A surface water management permit from EPGMD may be required prior to any construction.

PARKS AND OPEN SPACE

The City of Wilton Manors has 66.52 acres in its parks and open space inventory. The projected 2045 population (16,127) requires approximately 48.38 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed amendment will result in an increase of 5.66 acres on the projected demand for local parks. The City of Wilton Manors continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS PC 20-1

Prepared: September 23, 2019

INTRODUCTORY INFORMATION

Jurisdiction: Wilton Manors
Size: Approximately 117.8 acres

TRIPS ANALYSIS

Potential Trips – Current Land Use Designations

Current Designation: 69.7 acres of Commerce
20.0 acres of Medium (16) Residential
14.4 acres of Low (5) Residential
13.7 acres of Community

Potential Development: 697,000 square feet of commerce use
320 multi-family dwelling units
72 single-family dwelling units
137,000 square feet of community use

Trip Generation Rate: “ITE Equation (820) Shopping Center”*
“ITE Equation (220) Multifamily Housing (Low Rise)”
“ITE Equation (210) Single-Family Detached Housing”
“ITE Equation (730) Government Office Building”

Total P.M. Peak Hour Trips: $2,934 + 214 + 78 + 437 = 3,663$ peak hour trips

Potential Trips – Proposed Land Use Designations

Proposed Designation: Wilton Manors Activity Center West

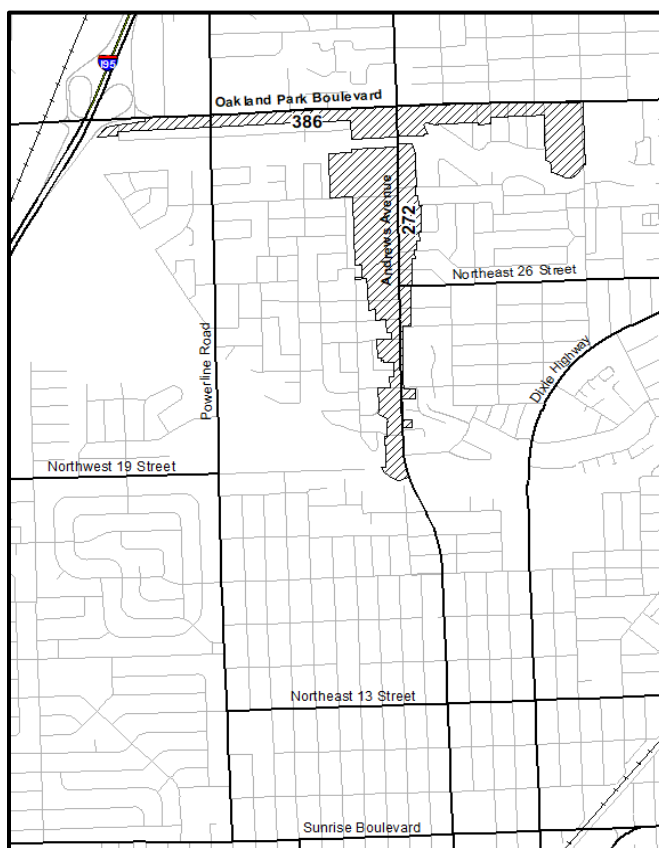
Potential Development: 1,429 dwelling units consisting of:
1,357 garden apartments
72 single-family dwelling units
697,000 square feet of commerce use
185,000 square feet of community use

Potential Trips – Proposed Land Use Designations

Trip Generation Rate: “ITE Equation (820) Shopping Center”
 “ITE Equation (220) Multifamily Housing (Low Rise)”
 “ITE Equation (210) Single-Family Detached Housing”
 “ITE Equation (730) Government Office Building”

Total P.M. Peak Hour Trips: $2,729 + 845 + 73 + 549 = 4,196$ peak hour trips**

Net P.M. Peak Hour Trips + 533 peak hour trips



Affected Regional Transportation Network Without the Proposed Amendment: Traffic 2040:

| <u>Trafficway</u> | <u>Section</u> | <u>VOL</u> | <u>CAP</u> | <u>LOS</u> |
|---------------------------|---|------------|------------|------------|
| 1. Andrews Avenue | Sunrise Boulevard to Oakland Park Boulevard | 3,658 | 2,628 | F |
| 2. Oakland Park Boulevard | I-95 to Andrews Avenue | 5,054 | 4,500 | F |

Affected Regional Transportation Network With the Proposed Amendment: Traffic 2040:

| <u>Trafficway</u> | <u>Section</u> | <u>VOL</u> | <u>CAP</u> | <u>LOS</u> |
|---------------------------|---|------------|------------|------------|
| 1. Andrews Avenue | Sunrise Boulevard to Oakland Park Boulevard | 3,930 | 2,628 | F |
| 2. Oakland Park Boulevard | I-95 to Andrews Avenue | 5,440 | 4,500 | F |

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional roadway network by approximately 533 p.m. peak hour trips at the long-range planning horizon. Distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment would impact the roadway segments of Andrews Avenue between Sunrise Boulevard to Oakland Park Boulevard and Oakland Park Boulevard between I-95 to Andrews Avenue, which are both projected to operate at a level of service (LOS) "F," with or without the proposed amendment.

*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation - Tenth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

** Proposed development of 150,000 square feet of convention center use captured in Hotel calculations per ITE equation (310) Hotel description and formula.

***Reflects an internal capture rate of 7% consistent with the ITE guidelines.

ATTACHMENT 3



October 28, 2019



Ms. Leny Huaman
Broward County Planning Council
115 South Andrews Avenue, Room 307
Ft. Lauderdale, Florida 33301

Re: City of Wilton Manors Land Use Plan Amendment Application
Response to Traffic Analysis - Application PC 20-1

Dear Ms. Huaman:

TMPG performed an analysis for pass-by traffic capture, which was not included in the initial analysis performed by the Broward County Planning Council.

This communication (response) proposes a revised internal capture rate credit; and, a pass-by trip capture analysis.

TMPG respectfully requests Broward County Planning Council to consider this supplemental analysis.

Revised Internal Capture – Staff analysis accounted for Broward County Planning Council’s standard methodology, which provides for seven percent (7%) internal capture. TMPG has determined the actual internal capture rate for the proposed TOC at a minimum of 10% (see tables below) based upon the capture of residential trips by retail uses that should account for the majority of internal capture.

| Unconstrained Internal Person Trip Capture Rates for Trip Origins within a Mixed-Use Development | | | |
|---|----------------|--------------|--------------|
| | | AM Peak Hour | PM Peak Hour |
| From RETAIL | To Residential | 14% | 26% |
| | To Restaurant | 13% | 29% |
| From Office | To Retail | 28% | 20% |
| From RESIDENTIAL | To Retail | 1% | 42% |
| | To Restaurant | 20% | 21% |

| Unconstrained Internal Person Trip Capture Rates for Trip Destinations within a Mixed-Use Development | | | |
|--|------------------|--------------|--------------|
| | | AM Peak Hour | PM Peak Hour |
| To RESIDENTIAL | From Office | 0% | 4% |
| | From Retail | 2% | 46% |
| To RETAIL | From Office | 32% | 8% |
| | From Residential | 17% | 10% |
| To OFFICE | From Retail | 4% | 31% |
| | From Residential | 3% | 57% |
| Source: ITE Trip Generation Handbook, 3 rd Edition (Table 6.1 and Table 6.2) | | | |

In addition, internal trip capture is also supported by the non-auto mode share of internal trips. Since the proposed TOC supports walking, biking and transit use, the non-automotive share of internal trips should also be recognized. “There are as many external trips by non-auto modes as there are internal trips by all modes. Both types of trips take pressure off the external street network, and hence should be discounted in traffic impact studies” (Palm Beach County Internal Trip Capture Study for Mixed Use Developments, 2017).

Pass-by Trip Capture – Given the predominantly small-parcel commercial character of both corridors, pass-by trip capture should be recognized in the analysis. The ITE Trip Generation Handbook makes a distinction between Internal Capture Trips and Pass-By Trips; and states “Before applying the pass-by reduction, the internal trips should be removed from the total number of trips generated by the multi-use site.” A proportion of the site trips may be diverted from vehicle trips already passing by on nearby roads. Therefore, TMPG requests that the BCPC consider including our assessment for pass-by trip reduction for PC 20-1 traffic impact analysis.

The ITE Trip Generation Handbook determines that “Pass-By Trips are made as intermediate stops *on the way* from an origin to a primary trip destination without a route diversion. Pass-By Trips are attracted from traffic passing the site *on an adjacent street* or roadway that offers direct access to the generator. Pass-By Trips are not diverted from another roadway.”

A pass-by estimate has been derived using the ITE Trip Generation Handbook, 2nd Edition. ITE received and compiled pass-by and diverted link trip data for all land uses. In the case of shopping centers, data was plotted for gross leasable area (GLA) and peak hour traffic on adjacent streets for the weekday evening peak period. The pass-by trip reduction is sensitive to the peak hour selected as well as the development size. Larger shopping centers generate fewer pass-by trip assignments.

The ITE data and regression curve for (820) shopping centers are attached as Exhibit 1. The fitted curve equations for Weekday, p.m. Peak Period and Saturday, Midday Peak Period were used as a starting point for estimating average pass-by trip percentage for the proposed shopping center use. The results are provided below:

GLA vs. Weekday, p.m. Peak Period, Fitted Curve Equation: $\ln(T) = (-0.29 \ln(X) + 5.0)$

(Logarithm) Average Pass-by Trip Percentage = **22.71%**

GLA vs. Saturday, Midday Peak Period, Fitted Curve Equation: $T = -.02(x) + 38.59$

Average Pass-by Trip Percentage = **25.69%**

Since R^2 was less than .25 for Weekday, P.M. Peak Hour Traffic on Adjacent Street, no fitted curve equation was provided. Therefore, ITE recommends using the average rate derived from the pass-by data presented in the tables included as Exhibit 1 of this document.

Weekday, P.M. Peak Hour Traffic on Adjacent Street

Average Pass-by Trip Percentage = the average percentage of pass-by trips for shopping centers ranging in size from 560,000 square feet GLA to 667,000 square feet GLA = **19.83%**

Next, consideration was given to the scatter at the size of the shopping centers evaluated, which revealed that the average pass-by trip percentage for a shopping center with 645,000 square feet GLA is **20.55%**.

TMPG estimated that the average pass-by trip percentage ranged from 19.83% - 25.69%. As such, we recommend the average of all estimates resulting from our analysis, which would be **22.05%**.

Distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment would impact the roadway segments of Andrews Avenue from Sunrise Boulevard to Oakland Park Boulevard; and, Oakland Park Boulevard from I-95 to Andrews Avenue. Both Andrews Avenue and Oakland Park Boulevard are currently operating at and projected to operate at an unacceptable level of service (LOS) "F," with or without the proposed activity center amendment.

As a result, only the trips generated by the proposed amendment that exceed the 3% threshold must be mitigated.

The public hearing for the subject amendment is scheduled for the December 2019; therefore, we respectfully request your comments and a meeting prior to November 1, 2019. This will allow us time to prepare the final mitigation proposal for all review agency responses and submit them to Broward County Planning Council by November 8, 2019.

I may be contacted at 954-475-3070 or via email at althea@floridaplanning.org.

Sincerely,

Althea P. Jefferson, AICP
Senior Associate
The Mellgren Planning Group

ATTACHMENT 4

From: [Sebo, Andrew](#)
To: [Blake Boy, Barbara](#)
Cc: [Huaman, Leny](#); [Von Stetina, Deanne](#); [Teetsel, Dawn](#)
Subject: RE: Transportation Analysis Assistance - PC 20-1/PCT 20-1
Date: Tuesday, November 19, 2019 7:53:30 PM
Attachments: [image004.png](#)

Good Evening Barbara,

To confirm the details of our conversation today regarding the subject LUPA, the Traffic Engineering Division finds a 10-percent internal capture rate to be reasonable. Although the details of the proposed/potential development associated with this LUPA are not specifically available, the Traffic Engineering Division finds a 22-percent pass-by capture rate to be generally reasonable for any retail component of this application. Please feel free to contact me should you have any questions regarding the above.

Sincerely,
Andrew



Andrew G. Sebo, P.E., PTOE, Interim Director
Broward County Traffic Engineering Division
2300 West Commercial Boulevard, Fort Lauderdale, FL 33309
Office Tel. No.: 954.847.2600, Facsimile Transmittal No.: 954.847.2700
asebo@broward.org www.broward.org



From: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Sent: Tuesday, November 19, 2019 2:06 PM
To: Sebo, Andrew <ASEBO@broward.org>
Cc: Huaman, Leny <LHUAMAN@broward.org>; Von Stetina, Deanne <DVONSTETINA@broward.org>; Teetsel, Dawn <DTEETSEL@broward.org>
Subject: Transportation Analysis Assistance - PC 20-1/PCT 20-1

Hi Andrew—

Thank you for your ongoing assistance related to Broward County Land Use Plan amendments and associated applicant proposed reductions for pass-by rates, internal capture and improvements to potentially mitigate the impacts of proposed land use changes. As a follow up to our earlier discussions, it would be appreciated if you could weigh in on the following reductions rates regarding proposed amendments PC 20-1/PCT 20-1, Wilton Manors Activity Center:

- The applicant's proposal for increased internal capture rate from 7% to 10%
- The applicant's proposal to reduce the proposed trips by a pass-by rate of 22%

If the referenced rates are generally and professionally acceptable, Planning Council staff will recalculate the net trips and impacts to the regional transportation network for the applicant to consider alternate mitigation methods, as the original mitigation proposal is already implemented/funded.

Please feel free to call me if you have any questions. Thanks.

Barbara

Barbara Blake Boy, Executive Director

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.6982 (direct) www.Broward.org/PlanningCouncil

ATTACHMENT 5

ALTERNATIVE TRAFFIC ANALYSIS PC 20-1

Prepared: November 20, 2019
MPO Model Run Received: October 29, 2019

INTRODUCTORY INFORMATION

Jurisdiction: Wilton Manors
Size: Approximately 117.8 acres

TRIPS ANALYSIS

Potential Trips – Current Land Use Designations

Current Designation: 69.7 acres of Commerce
20.0 acres of Medium (16) Residential
14.4 acres of Low (5) Residential
13.7 acres of Community

Potential Development: 697,000 square feet of commerce use
320 multi-family dwelling units
72 single-family dwelling units
137,000 square feet of community use

Trip Generation Rate: "ITE Equation (820) Shopping Center"*
"ITE Equation (220) Multifamily Housing (Low Rise)"
"ITE Equation (210) Single-Family Detached Housing"
"ITE Equation (730) Government Office Building"

Total P.M. Peak Hour Trips: $2,934 + 214 + 78 + 437 = 3,663$ peak hour trips

Potential Trips – Proposed Land Use Designations

Proposed Designation: Wilton Manors Activity Center West

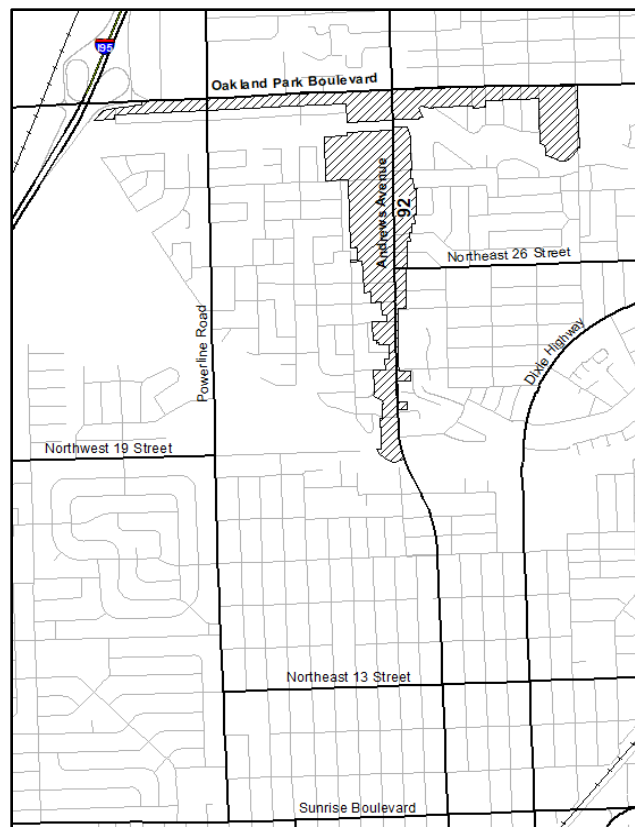
Potential Development: 1,429 dwelling units consisting of:
1,357 garden apartments
72 single-family dwelling units
697,000 square feet of commerce use**
185,000 square feet of community use

Potential Trips – Proposed Land Use Designations

Trip Generation Rate: “ITE Equation (820) Shopping Center”
 “ITE Equation (220) Multifamily Housing (Low Rise)”
 “ITE Equation (210) Single-Family Detached Housing”
 “ITE Equation (730) Government Office Building”

Total P.M. Peak Hour Trips: $2,060 + 818 + 70 + 531 = 3,479$ peak hour trips***

Net P.M. Peak Hour Trips + 184 peak hour trips



Affected Regional Transportation Network Without the Proposed Amendment: Traffic 2040:

| <u>Trafficway</u> | <u>Section</u> | <u>VOL</u> | <u>CAP</u> | <u>LOS</u> |
|--------------------------|--|--------------|--------------|------------|
| 1. Andrews Avenue | Sunrise Boulevard to Oakland Park Boulevard | 3,658 | 2,628 | F |

Affected Regional Transportation Network With the Proposed Amendment: Traffic 2040:

| <u>Trafficway</u> | <u>Section</u> | <u>VOL</u> | <u>CAP</u> | <u>LOS</u> |
|--------------------------|--|--------------|--------------|------------|
| 1. Andrews Avenue | Sunrise Boulevard to Oakland Park Boulevard | 3,750 | 2,628 | F |

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional roadway network by approximately 184 p.m. peak hour trips at the long-range planning horizon. Distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment would impact the roadway segment of Andrews Avenue between Sunrise Boulevard and Oakland Park Boulevard, which is projected to operate at a level of service (LOS) "F," with or without the proposed amendment.

*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation - Tenth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

** Reflects an internal capture rate of 10% consistent with the ITE guidelines.

***Reflects a pass-by rate of 22% consistent with the ITE guidelines.



Transportation Department
TRANSIT DIVISION-Service and Capital Planning
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

VIA EMAIL

September 6, 2019



Leny R. Huaman
Planner
Broward County Planning Council
115 South Andrews Ave, Room 307
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment PC 20-1

Dear Mr. Huaman:

Broward County Transit (BCT) has reviewed your correspondence dated August 1, 2019, regarding the proposed Land Use Amendment (LUPA) PC 20-1 located in the City of Wilton Manors for current and planned transit service. The current transit service provided within a quarter mile of the amendment site is limited to BCT fixed route 14, 60 and 72. Please refer to the following table for detailed information:

| BUS ROUTE | DAYS OF SERVICE | SERVICE SPAN A.M. – P.M | SERVICE FREQUENCY |
|-----------|-----------------|----------------------------|-------------------|
| BCT 14 | Weekday | 5:00a – 11:57p | 20 Minutes |
| | Saturday | 5:36a – 11:05p | 45 Minutes |
| | Sunday | 7:40a – 8:09p | 45 Minutes |
| BCT 60 | Weekday | 5:10a – 11:34p | 20 Minutes |
| | Saturday | 5:20a – 11:23p | 33 Minutes |
| | Sunday | 9:05a – 8:28p | 50 Minutes |
| BCT 72 | Weekday | 5:00a – 12:42a | 17 Minutes |
| | Saturday | 5:21a – 12:42a | 16 Minutes |
| | Sunday | 7:50a – 10:05p | 20 Minutes |

The BCT Mobility Advancement Program specifies fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, for BCT Route 14, 60, and 72, and the implementation of a new rapid bus service along Oakland Park Boulevard on FY 2024.



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed-route bus service to the amendment site.

Please be advised that the future needs of the bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

BCT has no objections to this LUPA but recommends that any proposed development on the amendment site be designed to provide safe movement for pedestrians and bicycles including transit connectivity between the existing sidewalk / bicycle network and bus stops.

Please feel free to call me at 954-357-6543 or email me at luortiz@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Luis R. Ortiz Sánchez".

Luis R. Ortiz Sánchez
Service Planner
Service and Capital Planning

ATTACHMENT 7



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: August 15, 2019

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Wilton Manors PC 20-1



A handwritten signature in black ink that reads "Josie P. Sesodia".

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 20-1. The subject site is located in Wilton Manors involving approximately 117.8 acres. The amendment proposes:

Current Designations: 69.7 acres of Commerce
20.0 acres of Medium (16) Residential
14.4 acres of Low (5) Residential
13.7 acres of Community

Proposed Designation: Activity Center consisting of:
1,429 dwelling units consisting of:
1,357 garden apartments
72 single-family dwelling units
697,000 square feet of Commerce Use
185,000 square feet of Community Use

Estimated Net Effect: Addition of 1,037 dwelling units [392 dwelling units currently permitted by the BCLUP]
Addition of 48,000 square feet of Community use
Maintenance of 697,000 square feet of Commerce use

Item 7 – Analysis of Natural and Historic Resources

Broward County's archaeological consultant conducted the following reviews:

- A. A review of available information including archival documents, maps, the Broward County Land Use Plan's Local Areas of Particular Concern (LAPC) Historic and Archaeological Site maps, and the Florida Master Site File (FMSF) has identified no previously recorded historic or archaeological sites within the subject area.
- B. A preliminary review of structures by consulting county property appraiser records and field visits indicates the subject area includes structures that meet the minimum age threshold for historic review and includes several sites of potential historic, cultural, and architectural significance.

Broward County's archaeological consultant offers the following recommendations:

A. The subject area has not been previously evaluated for potential historic resources. A cursory review has identified several sites eligible for recording and inclusion in the State's FMSF inventory. Therefore, a historic sites survey of the subject area is recommended.

1. The subject property is located within the City of Wilton Manors outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). Compliance with municipal historic preservation regulations apply. A historic sites survey should be conducted under the guidance of the municipality's historic preservation regulations and its support agencies.

Contact: Attn: Director

Community Services Division

City of Wilton Manors

2020 Wilton Drive

Wilton Manors, Florida 33305

Tel.: (954) 390-2180

2. In the event that unmarked burials are discovered, pursuant to Florida State Statutes, 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."

Contact: Broward County Medical Examiner

5301 S.W. 31st Avenue

Fort Lauderdale, Florida 33312

Telephone: (954) 357-5200

Email: Med_Exam_Trauma@broward.org

Website: <http://www.broward.org/MedicalExaminer>

Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the BrowardNEXT Administrative Rules Document. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. A total of 392 residential units are currently permitted under the existing Land Use Plan and *this request represents an increase of 1,037 dwelling units; therefore, Policy 2.16.2 applies to this project. The amendment proposes a new Activity Center, consequently, BCLUP Policies 2.4.6 and 2.4.7 also apply.*

The application states that the City's comprehensive plan includes Housing Element policies that provide streamlined permitting, reduced costs, and rapid processing for housing applications, particularly affordable housing projects. However, the comprehensive plan and the land development regulations do not include density bonus provisions.

An affordable housing supply/demand table was provided from the BCLUP that uses 2016 American Community Survey (ACS) data. However, the BCPC released updated numbers based upon 2017 ACS and the County's adopted methodology, which show deficits in Wilton Manors of 278 affordable owner units (215 very low and 63 moderate income) and 314 very low income renter units.

Although the City has a shortage of affordable owner units, the application does not propose any affordable dwelling units within the Wilton Manors Activity Center. Therefore, staff finds that it does not comply with the following BrowardNEXT policies regarding new or amended Activity Centers:

- **POLICY 2.4.6** - For **proposed new** or revised Activity Centers, Broward County shall, to address new proposed dwelling units and impacts, coordinate and cooperate in assisting municipalities to identify existing and proposed policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing to serve such areas.
- **POLICY 2.4.7** - Local governments shall consider community needs for affordable housing when **proposing an Activity Center** and include within their local land use element policies which encourage affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with nonresidential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Centers which propose to include “low income” housing as a viable component, Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment

Staff further finds the application is not consistent with BrowardNEXT Policy 2.16.2, Article 5.4, which states:

- A. The local government shall provide an estimate of the existing supply of affordable housing within the local government’s boundaries in comparison to the estimated affordable housing supply that is needed to achieve and/or maintain a sufficient supply.
- B. The local government must demonstrate how its chosen affordable housing strategy will satisfactorily achieve and/or maintain a sufficient supply consistent with the local government’s planning horizon.
- C. The study, report, or information submitted by the local governing body addressing Article 5.3 must utilize the methodology described in the report entitled “Recommended Methodology for Supply and Demand Analysis for Broward County’s Affordable Housing Market,” prepared by Meridian Appraisal Group, dated June 9, 2015.

Staff requests that the applicant provide an affordable housing study or report, *prior to review by the Planning Council*, which shall:

1. identify housing affordability gaps and solutions on a citywide basis, utilizing the County’s accepted methodology;
2. specifically demonstrate how affordable housing is being addressed for this new Activity Center.

Item 11 – Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Item 12 – Intergovernmental Coordination

The proposed amendment site is not adjacent to or in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property. The applicant states that notice of public hearings on the proposed amendment was provided by letter to the adjacent cities of Fort Lauderdale and Oakland Park. Staff notes the proposed amendment site is adjacent to the Village of Lazy Lake

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The amendment site is served by Broward County Transit (BCT) routes 60, 72, 14 and 50. The BCT Transit Development Plan’s 2019-2028 Vision Plan includes rapid bus, service span, and headway improvements.

Andrews Avenue and Oakland Park Boulevard are the primary corridors providing connectivity to the proposed Activity Center. Existing bicycle infrastructure within the amendment site needs improvement. Andrews Avenue and Oakland Park Boulevard include 5-foot wide sidewalks and no dedicated bicycle lanes. PDMD staff recommends that the City collaborate with developers and Broward County to construct dedicated bicycle facilities and wider sidewalks, particularly within the proposed Activity Center, concurrent with new development.

Staff recommends that development within the site be designed to include safe and convenient connections to the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the development. For the convenience of residents, visitors, and employees who wish to reduce their carbon footprint, consider providing electric vehicle charging stations.

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Ralph Stone, Director, Housing Finance and Community Redevelopment Division
Darby Delsalle, AICP, Assistant Director, Planning and Development Management Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Susanne Carrano, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division
Nicholas Sofoul, AICP, Senior Planner, Planning and Development Management Division

JS/hec/slf



COMMUNITY DEVELOPMENT SERVICES

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

Life's Just Better Here

November 7, 2019

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301



Re: City of Wilton Manors Land Use Plan Amendment Application
PC 20-1 WM Activity Center West: Response to Agency Comments
(Wetlands, Sea Level Rise, Natural & Historic Resources, Recreation Fees, and Complete Streets)

Dear Ms. Blake Boy:

The City of Wilton Manors offers the following responses to review agency comments pertaining to Case # PC 20-1. Please include this response letter as an addendum to our Activity Center LUPA application.

- 1. Wetlands (EP&GMD Comments – Pages 1 and 2): Staff notes that the Department will require licenses for any impacts to waters, wetlands and mangroves.

RESPONSE - The City of Wilton Manors acknowledges this comment and offers the following:

The City will require the development site to obtain a Broward County license for any work in, on, over, or under waters or wetlands. The same license will also be required for any mangrove impacts (trimming, alteration or removal). Chapter 2, Article XIV (Tree Preservation and Abuse) of the Broward County Code of Ordinances has been adopted and incorporated into the City of Wilton Manors Unified Land Development Regulations (Section 155-020, Protection of Environmentally Sensitive Lands), and enforced accordingly.

- 2. Priority Planning Areas for Sea Level Rise (EP&GMD Document – Page 4): A portion of the proposed Activity Center is located in the Priority Planning Areas (PPA) for Sea Level Rise; which identifies areas that are at risk of flooding. The applicant must demonstrate that the project will not increase saltwater intrusion or areawide flooding. The PPA map (EP&GMD Document - See Page 10) shows that this is located in a single-family residential area; therefore, you can confirm that no redevelopment will be proposed in this area in the future.

RESPONSE - The City of Wilton Manors acknowledges this comment and offers the following:

As indicated in the original LUPA application, the subject site borders are adjacent to - or may contain a portion of a small isolated area (roughly 0.10 acre) identified on the Priority Planning

Areas Map regarding sea level rise. Should redevelopment occur in the isolated 0.10 acre area, the City of Wilton Manors has policy and regulatory standards in place to ensure that development in the PPA for sea level rise will be served by adequate stormwater management and drainage facilities; and, not adversely affect groundwater quality or environmentally sensitive lands. The City standards also ensure area-wide flooding and saltwater intrusion are not increased.

Pursuant to Section 060-010 of the City of Wilton Manors' Unified Land Development Regulations, requires certain permits and approvals for the use or development of land, including level of service compliance: "Required for all development or any change in use that is subject to the public facility concurrency requirements of F.S. Chapter 163, pertaining to impact on water, sewer, drainage, and recreation and open space infrastructure. In all cases where a concurrency determination is required, a determination of level of service compliance shall be obtained prior to issuance of a building permit or certificate of occupancy. Proposed developments must demonstrate that the project site will be served by adequate stormwater management and drainage facilities."

Wilton Manors' Unified Land Development Regulations (ULDR) establishes requirements to enhance flood protection improvements and strategies for sea level rise adaptation:

Wilton Manors ULDR, Chapter 9, Article III, "Flood Resistant Development" requires the provision of adequate drainage to reduce exposure to flood hazards; and, in zones AH and AO, adequate drainage paths must be provided to guide floodwaters around and away from proposed structures. Chapter 9, Article III of the ULDR also requires all new development proposals to undergo reviews that determine consistency with the need to minimize flood damage, and ensures all public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage.

Wilton Manors ULDR, Sec. 090-020 requires consistency with the minimum Broward County standards for platting; thus, plat applications in Wilton Manors must contain all information required for final plats pursuant to Chapter 5, Division 3, of the Broward County Code of Ordinances; thus, ensuring consistency with Broward County's strategies and requirements for flood protection. In addition, the City of Wilton Manors' FLUE Policy 13.5 states "An integral part of the City planning processes shall be considerations for adapting the built environment to the impacts of climate change including resource management, flood control and stormwater management, community development and capital planning. Adaptation strategy options may include but are not limited to: protection; accommodation; managed retreat; avoidance, and/or; other options."

3. Analysis of Natural and Historic Resources: PDMD staff notes that a historic sites survey of the area is recommended (See attached PDMD comments – Page 2); and adherence to Chapter 872.05 of the Florida Statutes, which requires all development activity to cease if an unmarked burial is discovered.

RESPONSE - The City of Wilton Manors acknowledges this comment and offers the following:

Should any unmarked burials be discovered on the subject site, the City shall act in accordance with F.S. Chapter 872.05, as follows:

- All development activities to stop immediately; and,
- Notify the district medical examiner; and,
- Ensure no development activities resume unless they are specifically authorized by the district medical examiner or State Archaeologist.

The City of Wilton Manors will require proposed developments on the subject lands to provide a historic site survey under the guidance of the City’s historic preservation regulations. The historic site survey shall be required as part of any development application within the TOC. This requirement will be added to the City of Wilton Manors’ Unified Land Development Regulations that will be prepared specifically for implementation of the TOC.

Currently, the City of Wilton Manors has policy and regulatory practices in place to protect historic sites (as noted below), which will also be implemented in the proposed TOC:

- Future Land Use Element, Objective 9 provides that the City will “protect historic resources within the City from deterioration and/or loss.”
- Housing Element, Policy 5.3 states “The City shall request a cultural resources assessment survey to locate and evaluate its historic structures prior to redevelopment and revitalization projects.”
- Sec. 155-010 of the City’s Unified Land Development Regulations establishes the standards and procedures for designation of archaeological and historical landmarks; and, clearly prohibits development on these designated sites.

4. Complete Streets: PDMD staff has reviewed the proposed amendment (see attached PDMD comments – Page 3) and we are requesting your city to submit additional information or comments regarding Complete Streets.

RESPONSE: The City of Wilton Manors acknowledges this comment and offers the following.

In 2015, the City of Wilton Manors approved Resolution 2015-0071 and endorsed its commitment to the principles and practices of improving streets for all modes of transportation and users. The City’s Complete Streets Strategy is specifically for “Collector Roads” as functionally classified by the United States Federal Highway Administration. As such, Andrews Avenue is designated as a Complete Street by the City of Wilton Manors. This designation means that the City will take measures to apply Complete Streets Guidelines when roadway and private development projects commence on Andrews Avenue within the City limits.

Roadways designated as Complete Streets help facilitate planning, funding, design, construction, operations, and maintenance of new and modified streets while also ensuring a context sensitive approach to the unique circumstances of different streets and neighborhoods. The Complete Streets designation for Andrews Avenue also means that applicable land development regulations and review of complete streets elements are incorporated into the development review process. Development within the TOC shall be designed to include safe and convenient connections to the surrounding transportation network. This provides assurance that the existing bicycle infrastructure within the TOC will be improved, along with lighting, shade trees, and other pedestrian supportive elements.

5. Parks and Recreation: Parks and Recreation Division staff has determined that regional park impact fees will be required at the time of platting for the 1,429 residential dwelling units proposed.

RESPONSE: The City of Wilton Manors acknowledges this comment and offers the following.

The City of Wilton Manors will ensure that the regional park impact fees are paid at the time of platting for any proposed development with residential dwelling units.

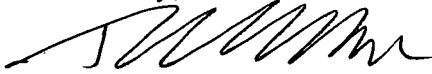
The City of Wilton Manors appreciates the continued assistance and cooperation of the Broward County Planning Council. Should you have any questions or require additional information, please feel free to contact Jeff Katims, AICP, at any of the following:

Telephone: 954-475-3070

Email: jeff@floridaplanning.net

Mail: 3350 NW 53rd Street, Suite 101; Fort Lauderdale, Florida 33309

Sincerely,

A handwritten signature in black ink, appearing to read 'Roberta Moore', written in a cursive style.

Roberta Moore

Director of Community Development Services

City of Wilton Manors

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE
SBBC-2736-2019
County No: PC 20-1
Andrews Avenue/Oakland Park TOC

August 29, 2019



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

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

| PROJECT INFORMATION | IMPACT OF PROPOSED CHANGE | PROPERTY INFORMATION |
|---|---|---|
| Date: August 29, 2019 | Units Permitted: 392 Units Proposed: 1,429 | Existing Land Use: Commerce, Comm. |
| Name: Andrews Avenue/Oakland Park TOC | NET CHANGE (UNITS): 1,037 | Proposed Land Use: Transit Oriented |
| SBBC Project Number: SBBC-2736-2019 | Students Permitted Proposed NET CHANGE | Current Zoning: Multiple Residential and |
| County Project Number: PC 20-1 | Elem 79 279 200 | Proposed Zoning: New Mixed Use Zoning |
| Municipality Project Number: | Mid 44 161 117 | Section: 42 |
| Owner/Developer: City of Wilton Manors | High 48 176 128 | Township: 49 |
| Jurisdiction: Wilton Manors | Total 171 616 445 | Range: 27,28,34 |

SHORT RANGE - 5-YEAR IMPACT

| Currently Assigned Schools | Gross Capacity | LOS* Capacity | Benchmark** Enrollment | Over/Under LOS | Classroom Equivalent Needed to Meet LOS | % of LOS*** Capacity |
|----------------------------|----------------|---------------|------------------------|----------------|---|----------------------|
| Wilton Manors Elementary | 615 | 677 | 616 | -61 | -3 | 91.0% |
| Sunrise Middle | 1,403 | 1,403 | 1,358 | -45 | -2 | 96.8% |
| Fort Lauderdale High | 2,016 | 2,218 | 2,132 | -86 | -3 | 96.1% |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

| Currently Assigned Schools | Adjusted Benchmark | Over/Under LOS-Adj. Benchmark Enrollment | % LOS Capacity Adjusted Benchmark | Projected Enrollment | | | | |
|----------------------------|--------------------|--|-----------------------------------|----------------------|-------|-------|-------|-------|
| | | | | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 |
| Wilton Manors Elementary | 624 | -53 | 92.2% | 615 | 615 | 615 | 615 | 615 |
| Sunrise Middle | 1,376 | -27 | 98.1% | 1,372 | 1,375 | 1,366 | 1,384 | 1,375 |
| Fort Lauderdale High | 2,161 | -57 | 97.4% | 2,116 | 2,136 | 2,126 | 2,133 | 2,096 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes. * This number already represents the higher of 100% gross capacity or 110% permanent capacity. ** The first Monday following Labor Day. *** Greater than 100% represents above the adopted Level Of Service (LOS)
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

LONG RANGE - TEN-YEAR IMPACT

| Impacted Planning Area | School District's Planning Area Data | | | Aggregate Projected Enrollment | | | | |
|------------------------|--------------------------------------|----------------------|-----------------------------------|--------------------------------|--------|--------|--------|--------|
| | Aggregate School Capacity | Aggregate Enrollment | Aggregate Over/(Under) Enrollment | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 |
| Area E - Elementary | 13,024 | 10,689 | -2,335 | 10,788 | 10,903 | 11,018 | 11,133 | 11,248 |
| Area E - Middle | 5,088 | 4,434 | -654 | 4,558 | 4,619 | 4,679 | 4,740 | 4,801 |
| Area E - High | 7,666 | 6,867 | -799 | 5,162 | 5,222 | 5,282 | 5,343 | 5,403 |

CHARTER SCHOOL INFORMATION

| Charter Schools within 2-mile radius | 2018-19 Contract Permanent Capacity | 2018-19 Benchmark** Enrollment | Over/(Under) | Projected Enrollment | | |
|--------------------------------------|-------------------------------------|--------------------------------|--------------|----------------------|-------|-------|
| | | | | 19/20 | 20/21 | 21/22 |
| Academic Solutions Academy - A | 250 | 196 | -54 | 196 | 196 | 196 |
| Excelsior Charter Of Broward | 466 | 184 | -282 | 184 | 184 | 184 |
| Somerset Village Academy | 750 | 236 | -514 | 236 | 236 | 236 |
| Somerset Village Academy Middle | 750 | 149 | -601 | 149 | 149 | 149 |
| Suned High | 550 | 336 | -214 | 336 | 336 | 336 |
| Sunrise High | 550 | 389 | -161 | 389 | 389 | 389 |
| | | | | | | |
| | | | | | | |

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

| School(s) | Description of Capacity Additions |
|--------------------------|--|
| Wilton Manors Elementary | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
| Sunrise Middle | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
| Fort Lauderdale High | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
| | |
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**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

| Capacity Additions for Planning Area E | |
|--|----------|
| School Level | Comments |
| Elementary | None |
| Middle | None |
| High | None |

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 117.8-acre site is located on the south side of Oakland Park Boulevard between NE 6th Avenue and Powerline Road in the City of Wilton Manors. The current land use designations for the site are Commerce, Medium (16) Residential, Low (5) Residential, and Community, which allows 72 single family (all four or more bedroom) and 320 garden apartments (all 3 or more bedroom). The applicant proposes to change the land use designation to Activity Center to allow 72 single family (all four or more bedroom) and 1,357 garden apartment (all 3 or more bedroom), which are anticipated to generate 445 additional students (200 elementary, 117 middle, and 128 high) into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2018-19 school year data because the current school year (2019-20) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Five-Year Adopted District Educational Facilities Plan (DEFP) FY 2018-19 - 2022-23. However, the statistical data regarding the level of service standard (LOS) status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2018-19 school year were Wilton Manors Elementary, Sunrise Middle, and Fort Lauderdale High. The same schools are serving the site in the 2019-20 school year. Based on the District's Public School Concurrency Planning Document, all of the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2018-19 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2018-19 – 2020-21), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2020-21 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2018-19 - 2022-23. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2018-19 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Five-Year Adopted DEFP FY 2018-19 - 2022-23 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "E", the elementary, middle, high schools currently serving Planning Area "E", and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "E" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. Please be advised that if approved, the residential units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-2736-2019

August 29, 2019

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

ATTACHMENT 10

EP&GMD COMMENTS
PC 20-1
Page 1

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

For: Broward County Planning Council

Applicant: City of Wilton Manors



Amendment No.: PC 20-1

Jurisdiction: Wilton Manors **Size:** Approximately 117.8 acres

Existing Use: Single- and multi-family residential, commercial, office, religious institutions and educational facilities

Current Land Use Designation: 69.7 acres of Commerce
20.0 acres of Medium (16) Residential
14.4 acres of Low (5) Residential
13.7 acres of Community

Proposed Land Use Designation: Activity Center consisting of:
1,429 dwelling units consisting of:
 1,357 multi-family dwelling units
 72 single-family dwelling units
697,000 square feet of commerce
185,00 square feet of community

Location: In Sections 27 and 34, Township 49 South, Range 42 East; generally located along the south side of Oakland Park Boulevard, between Interstate 95 and Northeast 6 Avenue, and along both sides of Andrews Avenue, between Oakland Park Boulevard and the Middle River

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS:

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Wetlands - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6,

EP&GMD COMMENTS

PC 20-1

Page 2

13.10.1, 13.10.3, 13.10.4; BCLUP Policies 2.22.1, 2.22.2] Any work in, on, over or under waters or wetlands of Broward County will require a license. Any mangrove impacts (trimming, alteration or removal) requires a license from this Department.

Upland Resources (including Tree Preservation and Greenways) - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the Broward County Tree Preservation and Abuse Ordinance (Chapter 27, Article XIV, Broward County Code of Ordinances). A Broward County Tree Removal License will be required for any proposed tree removal or relocation. As part of the licensing process the applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Air Quality - [CP Policy 13.1.15, BCLUP Policy 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in an increase by **533** PM peak hour trips per day compared to trips associated with the current designation. Based upon the trips generated and the projected level of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **moderate impact** on air quality. Based on the Broward County Roadway Capacity and Level of Service Analysis 2017 and 2040, the current level of service rating on all roadways is currently degraded and the long-term traffic impact on the level of service rating will continue to decline in 20 years. There are **two** Air State Permitted facilities within half a mile of the amendment site, however none of which have any odor or noise complaints, notices, or citations. Therefore, there are no existing or potential odor or noise concerns.

The proposed site is situated along heavily trafficked intersections; therefore, the Air Quality Program recommends pro-active long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, and the use of pedestrian friendly designs which will include native tree shaded areas. (MO 8/26/2019)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies]

The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. There are **twenty-two** listed contaminated sites were found within one-quarter mile of the proposed amendment location. If there are any proposed dewatering locations, the applicant must submit a pre-approval from Broward County's Environmental

EP&GMD COMMENTS

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Page 3

Engineering and Permitting Division.

See attached map and database for further information as it relates to the land use amendment site.
(MO 08/19/2019)

Solid Waste - [CP Policies 6.1.2, 6.1.3, 6.2.6, 6.2.7, 13.2.7; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5, 3.4.2, 3.4.3, 2.11.8]

There are no active or inactive solid waste facilities located near the proposed amendment site.
(MO 08/16/2019)

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

Wellfield Protection - [CP Policies 4.2.10, 4.4.13, 6.2.6, 6.2.7, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3, WM3.6, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (CB 08/30/2019)

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7, WM3.18;]; BCLUP Policies 6.2.6]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are no known SARA Title III Facilities on or adjacent to the proposed amendment site. (CB 08/30/2019)

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7, WM3.18; BCLUP Policies 6.2.6]

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are thirty-nine (39) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the 39 facilities, eight (8) are storage tank facilities, twenty-eight (28) are hazardous material facilities, and three (3) are facilities that have both hazardous materials and storage tanks. (CB 08/30/2019)

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:

Specially Designated Areas - [CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

Protected Natural Lands – The project site is not included in the Protected Natural Lands Inventory and 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

EP&GMD COMMENTS

PC 20-1

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protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:

<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

Priority Planning Areas for Sea Level Rise – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

The proposed amendment site does contain, fall within, and/or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policy 2.21.1 and portions of policy 2.21.5 apply to the review of this project. Information to demonstrate compliance with these policies should be submitted by the applicant to the Planning Council. County staff will evaluate information provided and issue an update to comments, as needed.

Please see the attached PPA maps zoomed to the proposed amendment site for more information.

NatureScape Program – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP 2.20.14] – NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding NatureScape can be accessed at:

<http://www.broward.org/NatureScape/Pages/Default.aspx>

EP&GMD COMMENTS

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Surface Water Management - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 2.24.1, 2.24.2, 2.21.5]

The proposed amendment site is located within the jurisdiction of the City of Wilton Manors, with coordination from the South Florida Water Management District, and Broward County. Development within the site will be required to meet the drainage standards of Broward County and the South Florida Water Management District. Successful coordination and compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters.

Tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance zones AH with a NAVD 88 elevation of 7, 6 and 5 feet , and zone X .

Water Recharge - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 2.26.1]

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

See attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING COUNCIL

**WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

I. Introductory Information

- A. *Amendment No.:*** PC 20-1
- B. *Municipality:*** Wilton Manors
- C. *Project Name:*** Wilton Manors TOC West

II. Site Characteristics

- A. *Size:*** Approximately 117.8 acres
- B. *Location:*** Wilton Manors
- C. *Existing Use:*** Single- and multi-family residential, commercial, office, religious institutions and educational facilities

III. Broward County Land Use Plan Designation

- A. *Current Designation:***
 - 69.7 acres of Commerce
 - 20.0 acres of Medium (16) Residential
 - 14.4 acres of Low (5) Residential
 - 13.7 acres of Community
- B. *Proposed Designation:*** Activity Center consisting of:
 - 1,429 dwelling units consisting of:
 - 1,357 multi-family dwelling units
 - 72 single-family dwelling units
 - 697,000 square feet of commerce
 - 185,00 square feet of community

IV. Wetland Review

- A. *Are wetlands present on subject property?* No
- B. *Describe extent (i.e. percent) of wetlands present on subject property.*
- C. *Describe the characteristics and quality of wetlands present on subject property.*
- D. *Is the property under review for an Environmental Resource License?* No
- E. *Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?* Unknown at this time. Any work in, on, over or under waters or wetlands of Broward County will require a license. Any mangrove impacts (trimming, alteration or removal) requires a license from this Department.

V. Comments:

Completed by: Linda Sunderland, NRS
Natural Resources Manager

BROWARD COUNTY PLANNING COUNCIL
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. Amendment No.:*** PC 20-1
- B. Municipality:*** Wilton Manors
- C. Applicant:*** City of Wilton Manors

II. Site Characteristics

- A. Size:*** Approximately 117.8 acres
- B. Location:*** Wilton Manors
- C. Existing Use:*** Single- and multi-family residential, commercial, office, religious institutions and educational facilities

III. Broward County Land Use Plan Designation

Current Land Use Designation: 69.7 acres of Commerce
20.0 acres of Medium (16) Residential
14.4 acres of Low (5) Residential
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Proposed Land Use Designation: Activity Center consisting of:
1,429 dwelling units consisting of:
 1,357 multi-family dwelling units
 72 single-family dwelling units
697,000 square feet of commerce
185,00 square feet of community

IV. Water Recharge Review

A. Describe the general impacts of the current land use designation on water recharge:

The current land use designation is : 69.7 acres of Commerce
20.0 acres of Medium (16) Residential
14.4 acres of Low (5) Residential
13.7 acres of Community

A typical value for an impervious area produced by this type of development is approximately 73 percent.

B. Describe the general impacts of the proposed land use designation on water recharge:

The proposed land use designation is Activity Center.

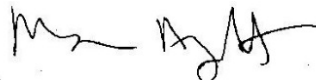
A typical value for an impervious area produced by this type of development is approximately 77 percent.

V. Impact of Change in Land Use Designation

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

VI. Comments



By: _____

Date 9/4/2019

Maena Angelotti
Environmental Planning and Community Resilience Division

Broward County Land Use Plan Proposed Amendment PC 20-1 Map 1 of 2



0 15 30 60
Feet



Proposed Land Use Plan Amendment



Priority Planning Areas for Sea Level Rise: Areas near tidal water bodies at an increased risk of inundation under a 2 foot sea level rise scenario, projected to occur by 2060.

Contaminated Sites

| Site Number | Facility Name | Street Address | City | Zip Code | Pollutant | Facility Type | DEP Facility Number | Active |
|-------------|--|--------------------------|-----------------|----------|---------------|---------------|---------------------|--------|
| NF-0036A | SHELL STATION | 3095 N ANDREWS AVE | Fort Lauderdale | 33311 | Used Oil | Gas Station | 68502410 | N |
| NF-2904 | Former Malco Enterprises / Future Walgreens site | 3110 N ANDREWS AVE | Oakland Park | 33334 | Used Oil | Auto Repair | 69807676 | Y |
| OT-0512 | OAKLAND MALL | 1037 W OAKLAND PARK BLVD | Oakland Park | 33309 | Chlorinated | Dry Cleaner | 69502776 | Y |
| SF-1515 | HESS STATION #09301 | 3300 N ANDREWS AVE | Oakland Park | 33309 | Petroleum | Gas Station | 68502102 | Y |
| SF-1114 | MOBIL #03-A48 | 901 W OAKLAND PARK BLVD | Oakland Park | 33311 | Petroleum | Gas Station | 68502710 | Y |
| SF-1185 | EXXON/CHEVRON | 900 W OAKLAND PARK BLVD | Wilton Manors | 33311 | Petroleum | Gas Station | 68501926 | Y |
| SF-1538 | HESS SERVICE STATION #09295 | 516 E OAKLAND PARK BLVD | Wilton Manors | 33334 | Petroleum | Gas Station | 68501519 | N |
| SF-1887 | 7-Eleven Store #23656 | 600 E OAKLAND PARK BLVD | Fort Lauderdale | 33334 | Petroleum | Gas Station | 68501413 | Y |
| SF-1967 | TEXACO | 3100 N ANDREWS AVE | Oakland Park | 33334 | Petroleum | Gas Station | 68502772 | N |
| SF-2531 | POWERLINE SERVICE | 3100 NW 9TH AVE | Oakland Park | 33309 | Mixed Product | Gas Station | 68837836 | Y |
| NF-1405B | SHELL STATION | 1205 S ANDREWS AVE | Fort Lauderdale | 33315 | Mixed Product | Gas Station | 68502656 | N |
| NF-0036B | SHELL STATION | 3095 N ANDREWS AVE | Fort Lauderdale | 33311 | Petroleum | Gas Station | 68502410 | N |
| SF-1464A | CHEVRON #47273 | 1024 W OAKLAND PARK BLVD | Wilton Manors | 33311 | Petroleum | Gas Station | 68501710 | Y |
| NF-1464B | CHEVRON #47273 | 1024 W OAKLAND PARK BLVD | Wilton Manors | 33311 | | | 68501710 | N |
| NF-0036A | SHELL STATION | 3095 N ANDREWS AVE | Fort Lauderdale | 33311 | Used Oil | Gas Station | 68502410 | N |
| NF-2904 | Former Malco Enterprises / Future Walgreens site | 3110 N ANDREWS AVE | Oakland Park | 33334 | Used Oil | Auto Repair | 69807676 | Y |
| SF-1463 | CHEVRON #47272 | 2132 N ANDREWS AVE | Wilton Manors | 33311 | Gasoline | Gas Station | 68501705 | Y |
| SF-1834 | PETE'S AUTO SERVICE INC | 2733 N ANDREWS AVE | Wilton Manors | 33311 | Petroleum | Auto Repair | 68737227 | Y |
| SF-1967 | TEXACO | 3100 N ANDREWS AVE | Oakland Park | 33334 | Petroleum | Gas Station | 68502772 | N |
| NF-1405B | SHELL STATION | 1205 S ANDREWS AVE | Fort Lauderdale | 33315 | Mixed Product | Gas Station | 68502656 | N |
| NF-0036B | SHELL STATION | 3095 N ANDREWS AVE | Fort Lauderdale | 33311 | Petroleum | Gas Station | 68502410 | N |
| NF-2051 | Uptown Village (South Shopping Plaza) | 1701 N ANDREWS SQ | Fort Lauderdale | 33311 | Diesel | Retail | 69814549 | Y |

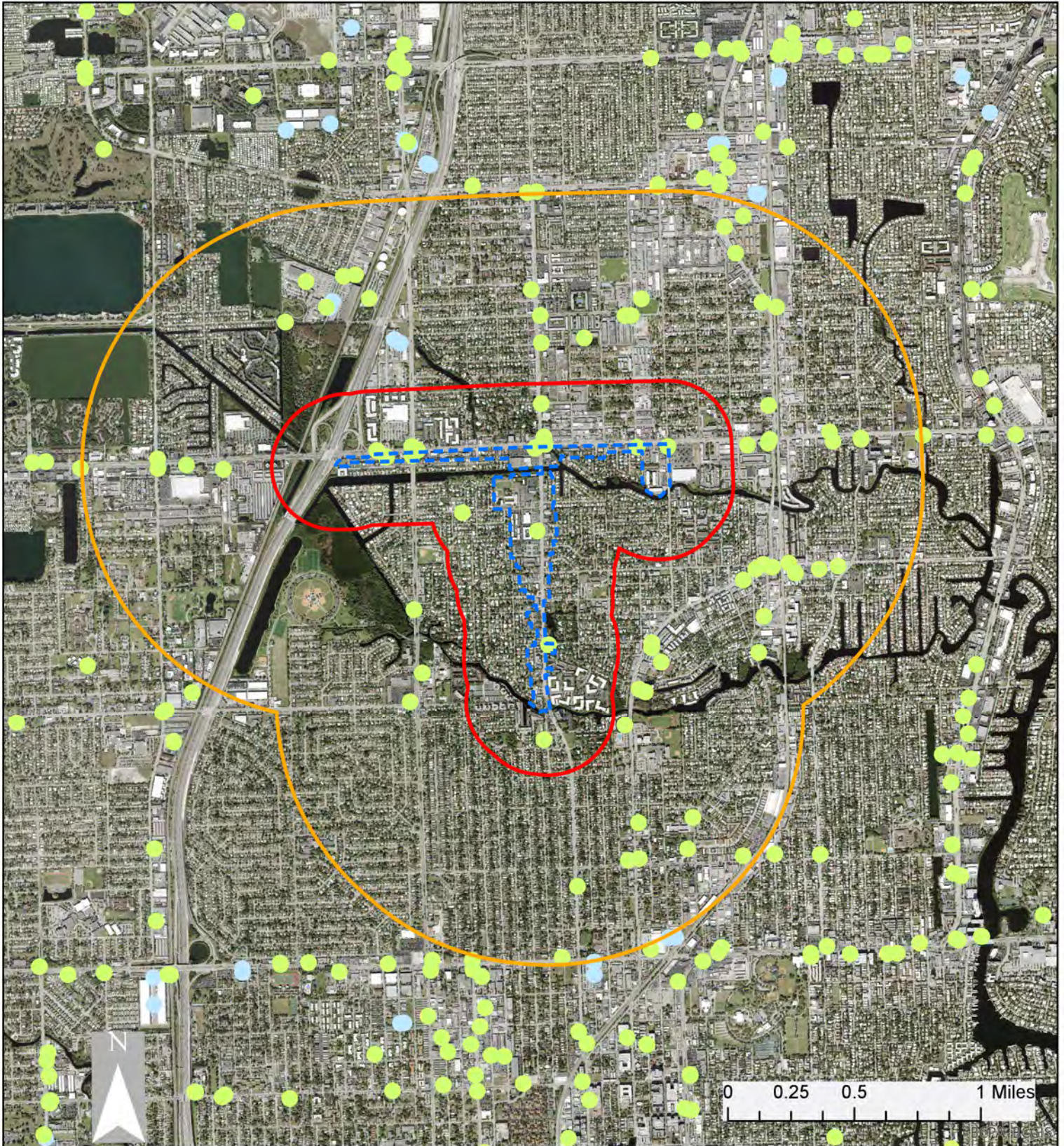
| Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment | | | |
|--|---|--|------------------------|
| Name of Facility | Address | Type of Facility based on SIC | Type of License |
| 7-Eleven Store #34951 | 901 W OAKLAND PARK BLVD Oakland Park 33311 | 5541 - Gasoline Service Stations | Storage Tank |
| 7-Eleven Store #37549 | 3100 NW 9TH AVE Oakland Park 33309 | 5541 - Gasoline Service Stations | Storage Tank |
| Advance Auto Parts #9424 | 599 E OAKLAND PARK BLVD Oakland Park 33334 | 5531 - Auto and Home Supply Stores | Hazardous Materials |
| Aerko International | 516 NE 34TH ST Oakland Park 33334 | 2869 - Industrial Organic Chemicals, Not Elsewhere Classified | Hazardous Materials |
| Andrews Service Station - U-Gas | 3095 N ANDREWS AVE Fort Lauderdale 33311 | 5541 - Gasoline Service Stations | Storage Tank |
| Atlantic Coast Precast, Inc. | 520 NE 34TH ST Oakland Park 33334 | 3272 - Concrete Products, Except Block and Brick | Hazardous Materials |
| Automobile Solutions, Inc. | 217 NE 32ND CT Fort Lauderdale 33334 | 7538 - General Automotive Repair Shops | Hazardous Materials |
| B & L Services, Inc. | 221 W OAKLAND PARK BLVD Wilton Manors 33311 | 6512 - Operators of Nonresidential Buildings | Hazardous Materials |
| B S T-Cmvr E-4404 AT&T | 3501 NW 10TH TER Fort Lauderdale 33309 | 7538 - General Automotive Repair Shops | Hazardous Materials |
| Broney Automotive Repair | 204 E OAKLAND PARK BLVD Oakland Park 33334 | 7538 - General Automotive Repair Shops | Hazardous Materials |
| Caliber Collision Center | 501 E OAKLAND PARK BLVD Oakland Park 33334 | 7532 - Top, Body, and Upholstery Repair Shops and Paint Shops | Hazardous Materials |
| Care Resource | 871 W OAKLAND PARK BLVD Oakland Park 33309 | 6512 - Operators of Nonresidential Buildings | Hazardous Materials |
| Chevron Station | 900 W OAKLAND PARK BLVD Wilton Manors 33311 | 5541 - Gasoline Service Stations | Storage Tank |
| City of Wilton Manors - Island City Park Preserve | 823 NE 28TH ST Wilton Manors 33334 | 6512 - Operators of Nonresidential Buildings | Hazardous Materials |
| C-Systems & Services, Inc | 170 NE 32ND CT Oakland Park 33334 | 7699 - Repair Shops and Related Services, Not Elsewhere Classified | Hazardous Materials |
| Discover Automotive | 299 E OAKLAND PARK BLVD Oakland Park 33334 | 7538 - General Automotive Repair Shops | Hazardous Materials |






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| | | | |
|------------------------------------|--|--|--------------------------------------|
| Drake Tower Condominium | 1800 N ANDREWS AVE Fort Lauderdale 33311 | 6513 - Operators of Apartment Buildings | Hazardous Materials |
| E-Bond Epoxies, Inc. | 501 NE 33RD ST Oakland Park 33334 | 2821 - Plastic Materials, Synthetic Resins, and Nonvulcanizable Elastomers | Hazardous Materials and Storage Tank |
| GasVenture 1, LLC | 423 E OAKLAND PARK BLVD Oakland Park 33334 | 7549 - Automotive Services, Except Repair and Carwashes | Hazardous Materials |
| Hamill's Firestone Store | 2425 N ANDREWS AVE Fort Lauderdale 33311 | 7538 - General Automotive Repair Shops | Hazardous Materials |
| Innovative Powder Coating | 550 NE 33RD ST Oakland Park 33334 | 3499 - Fabricated Metal Products, Not Elsewhere Classified | Hazardous Materials |
| J&B Auto Truck Repair, Inc | 570 E OAKLAND PARK BLVD Wilton Manors 33334 | 7538 - General Automotive Repair Shops | Hazardous Materials |
| Lightning Auto Sales Repair, Inc. | 3017 NE 6TH AVE Wilton Manors 33334 | 7538 - General Automotive Repair Shops | Hazardous Materials |
| Lowe's of Oakland Park #754 | 1001 W OAKLAND PARK BLVD Fort Lauderdale 33311 | 5251 - Hardware Stores | Hazardous Materials and Storage Tank |
| Mercedes Service Centers | 1100 W OAKLAND PARK BLVD, #1 Wilton Manors 33311 | 7538 - General Automotive Repair Shops | Hazardous Materials |
| Mobil | 2132 N ANDREWS AVE Wilton Manors 33311 | 5541 - Gasoline Service Stations | Storage Tank |
| Moss & Associates Office Building | 2101 N ANDREWS AVE Wilton Manors 33311 | 6512 - Operators of Nonresidential Buildings | Hazardous Materials |
| Oakland Park Elementary, #0031 | 936 NE 33RD ST Oakland Park 33334 | 8211 - Elementary and Secondary Schools | Hazardous Materials |
| Professional Tank Cleaning | 3160 NE 3RD AVE Oakland Park 33334 | 7699 - Repair Shops and Related Services, Not Elsewhere Classified | Hazardous Materials and Storage Tank |
| Publix Super Markets, Inc. #0114 | 100 W OAKLAND PARK BLVD Wilton Manors 33311 | 6512 - Operators of Nonresidential Buildings | Storage Tank |
| Service Choice Lawn & Pest Control | 141 NE 32ND CT Fort Lauderdale 33334 | 7342 - Disinfecting and Pest Control Services | Hazardous Materials |
| Sherwin Williams Store #2734 | 3212 NW 9TH AVE Oakland Park 33309 | 5198 - Paints, Varnishes, and Supplies | Hazardous Materials |
| Speedway #06453 | 3300 N ANDREWS AVE Oakland Park 33309 | 5541 - Gasoline Service Stations | Storage Tank |

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| | | | |
|---|---|--|---------------------|
| The Jap Shop | 1100 W OAKLAND PARK BLVD, #5 Wilton Manors 33311 | 7538 - General Automotive Repair Shops | Hazardous Materials |
| T-Mobile USA, Inc - Drake Towers | 1800 N ANDREWS AVE Fort Lauderdale 33311 | 4812 - Radiotelephone Communications | Hazardous Materials |
| Verizon Wireless - Drake Towers | 1800 N ANDREWS AVE Fort Lauderdale 33311 | 4812 - Radiotelephone Communications | Hazardous Materials |
| Walgreens #9915 | 3100 N ANDREWS AVE Oakland Park 33334 | 5912 - Drug Stores and Proprietary Stores | Hazardous Materials |
| Wilton Manors Elementary | 2401 NE 3RD AVE Wilton Manors 33305 | 8211 - Elementary and Secondary Schools | Hazardous Materials |
| Wilton Manors Health & Rehabilitation Center | 2675 N ANDREWS AVE Fort Lauderdale 33311 | 6513 - Operators of Apartment Buildings | Storage Tank |



-  Quarter Mile Buffer
-  One Mile Buffer
-  Proposed Site
-  Contaminated Sites
-  Air State Permitted Facilities

Generated for location purposes only. Marker size is a visual aid and neither represents exact location nor area of designated facility.

Prepared by: MOSPINA- August 2019
Environmental Engineering and Permitting Division

ATTACHMENT 11.A.

BROWARDNEXT-BROWARD COUNTY LAND USE PLAN POLICIES “ACTIVITY CENTER”

Planning Council Staff Review Comments Regarding Proposed Amendment PC 20-1/PCT 20-1 City of Wilton Manors

STRATEGY TR-1: Prioritize new development and redevelopment to existing and planned downtowns and major transit corridors and transit hubs.

Broward County must efficiently accommodate population and economic growth, while also recognizing and protecting areas which currently display characteristics, such as rural and estate communities and established single-family neighborhoods, which may not be appropriate to support additional growth and development. Broward County supports new development and redevelopment activities within established and planned “Activity Centers,” such as municipal downtowns, and established and planned “transit oriented” corridors and hubs, as long as such areas have sufficient public facilities and services to serve the area, and a mixed-use character which supports a high quality live, work and play community for residents and businesses, including viable multi-modal transportation choices, a range of housing choices (including affordable housing), green spaces and recreational amenities, community gathering spots, and a variety of services and establishments to support life and business activities.

Planning Council Staff Comment

The adopted City of Wilton Manors Future Land Use Element Objective 12 regarding the Transit Oriented Corridor land use category and the related policies include language to satisfy the above requirement. See Attachment 10.C. It is felt that the information submitted with the application, as described in the following Planning Council staff comments regarding the City’s consistency with the Broward County Land Use Plan’s “Activity Center” policies, demonstrates that the proposed “Activity Center” would generally further Strategy TR-1.

POLICY 2.4.2 Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center. The municipality shall include within their land use element policies that ensure that the proposed Activity Center will support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in an Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

Planning Council Staff Comment

The proposed Activity Center consists of a specific, contiguous land area containing approximately 117.8 gross acres. Planning Council staff notes that all of the proposed Activity Center is located within one-quarter mile of transit routes, including Broward County Transit (BCT) Routes 14, 60 and 72 along Andrews Avenue, Oakland Park Boulevard and Powerline Road, respectively. Further, the adopted City of Wilton Manors Future Land Use Element Objective 12 includes language to satisfy the above requirement. See Attachments 10.B. and 10.C.

POLICY 2.4.3 Residential use is required as a principal component within an Activity Center. Maximum residential density must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center).

Planning Council Staff Comment

The proposed Activity Center consists of a maximum total of 1,429 dwelling units within the approximately 117.8 gross acres.

POLICY 2.4.4 At least two non-residential uses must be permitted in the Activity Center as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional.

Planning Council Staff Comment

The proposed Activity Center non-residential uses consist of commerce and community uses.

POLICY 2.4.5 Minimum and Maximum Floor Area Ratio (FAR) for non-residential uses within an Activity Center must be specified by the local government and described in the permitted uses section of the Broward County Land Use Plan. Minimum non-residential FARs (Gross) of 2 are encouraged. Non-residential intensities may vary along transit corridors and may be specified at the option of the local government, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)].

Planning Council Staff Comment

The proposed Activity Center non-residential uses consist of 697,000 square feet of commerce and 185,000 square feet of community. The adopted City of Wilton Manors Future Land Use Element Objective 12 includes language to satisfy the above requirement. See Attachment 10.C.

POLICY 2.4.7 Local governments shall consider community needs for affordable housing when proposing an Activity Center and include within their local land use element policies which encourage affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Centers which propose to include “low income” housing as a viable component, Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.

Planning Council Staff Comment

The adopted City of Wilton Manors Affordable Housing Program includes language to satisfy the above requirement. See Attachment 12.

POLICY 2.4.8 Local governments shall include within their local land use element policies that promote the preservation, rehabilitation and use of historic buildings within a proposed Activity Center.

Planning Council Staff Comment

The adopted City of Wilton Manors Housing Element – Objective 5 and Policies 5.1 through 5.3 include language to generally satisfy the above requirement. See Attachment 12. Additionally, the City will require proposed developments on the subject lands to provide a historic site survey under the guidance of any development application within the amendment area. See Attachment 7.

POLICY 2.4.9 Local land use elements shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully-connected routes to all destinations within the Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high speed traffic.

Planning Council Staff Comment

The adopted City of Wilton Manors Future Land Use Element Policy 12.9 includes language to generally satisfy the above requirement, as well as the Transit Oriented Corridor Section. See Attachment 10.C.

POLICY 2.4.10 To reduce reliance on automobile travel, local governments shall ensure convenient access to high use mass transit stops or multi-modal facilities within a proposed Activity Center.

Planning Council Staff Comment

The adopted City of Wilton Manors Future Land Use Element Policies 12.9, 12.16 and 12.17 include language to generally satisfy the above requirement, as well as the Transit Oriented Corridor Section. See Attachment 10.C.

POLICY 2.4.11 Local governments shall include within their local land use element policies that encourage internal transit systems to serve the residents and employees within the proposed Activity Center (e.g. trolley, community transit services). Transit shelters should be incorporated in the local design guidelines to provide safe and comfortable service and to encourage transit usage.

Planning Council Staff Comment

The adopted City of Wilton Manors Future Land Use Element Policies 12.9, 12.10 and 12.16 include language to generally satisfy the above requirement, as well as the Transit Oriented Corridor Section. See Attachment 10.C.

POLICY 2.4.14 Park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a proposed Activity Center.

Planning Council Staff Comment

The adopted City of Wilton Manors Future Land Use Element Policy 12.8 includes language to generally satisfy the above requirement, as well as the Transit Oriented Corridor Section. See Attachment 10.C.

POLICY 2.4.15 The municipality shall include within their land use element policies that ensure that areas designated as Activity Centers include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics:

- Integrated transit stop with shelter, or station (within the area).
- Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

Planning Council Staff Comment

The adopted City of Wilton Manors Future Land Use Element Policy 12.9 includes language to generally satisfy the above requirement. See Attachment 10.C.

POLICY 2.4.16 Local plan policies must include requirements for internal pedestrian and transit amenities to serve the residents and employees within the area designated as an Activity Center (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)

Planning Council Staff Comment

The adopted City of Wilton Manors Future Land Use Element Policy 12.10 includes language to generally satisfy the above requirement, as well as the Transit Oriented Corridor Section, Policy 12.6 and 12.7. See Attachment 10.C.

POLICY 2.4.18 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Policies should integrate the public realm, through open space, urban public plazas and/or recreational areas.

Planning Council Staff Comment

The adopted City of Wilton Manors Future Land Use Element Policies 12.7-12.10 and 12.18 include language to generally satisfy the above requirement. See Attachment 10.C.

POLICY 2.4.19 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish appropriate design standards, within their land development codes, to ensure a mixed-use development is compatible with adjacent land uses and adjacent adopted Future Land Use designations.

Planning Council Staff Comment

The adopted City of Wilton Manors Future Land Use Element Policies 12.7, 12.14 and 12.18 include language to generally satisfy the above requirement. See Attachment 10.C.

POLICY 2.4.20 An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality.

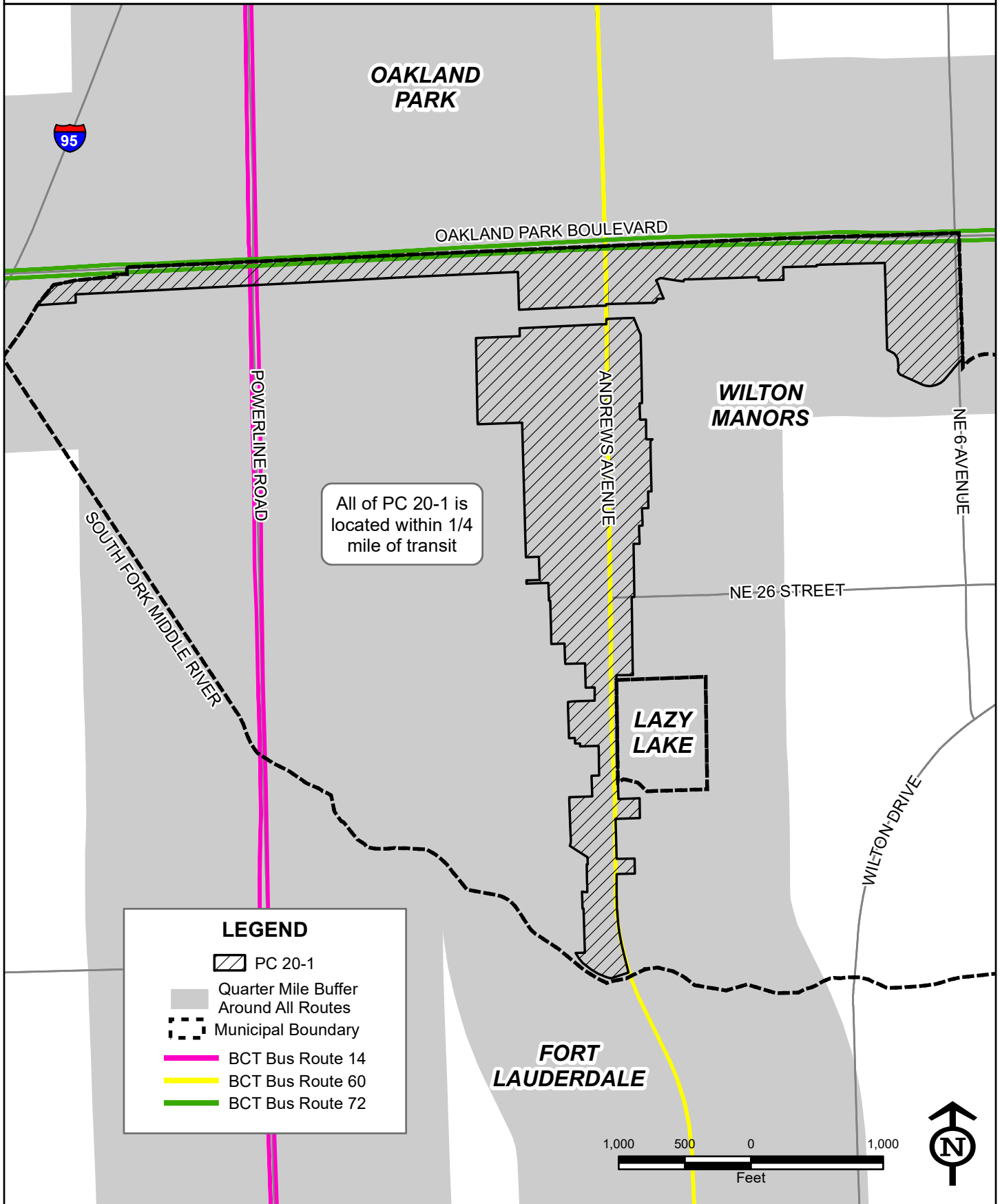
Planning Council Staff Comment

As required by BrowardNext-Broward County Land Use Plan Policy 2.4.20, the City of Wilton Manors and Broward County will enter into an interlocal agreement to monitor development activity.

ATTACHMENT 11.B.

PC 20-1

Transit Routes



ATTACHMENT 11.C.

EXCERPTS FROM CITY OF WILTON MANORS COMPREHENSIVE PLAN

Future Land Use Element

Objective 12 - Transit Oriented Corridor

The Transit Oriented Corridor land use category shall facilitate mixed use development with access to transit stations or stops along existing and planned high performance transit service corridors designated in the Broward Comprehensive Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or locally adopted financially feasible transportation or transit plan.

Policy 12.4

The designation of land to transit oriented corridor and the increase in residential density is part of a planned growth management strategy to stimulate pedestrian oriented live and work places in connection with planned public transit investment.

Policy 12.5

Additional or expanded stand alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; "big box"/warehouse; and drive-through facilities are discouraged unless designed in a manner to encourage pedestrian and transit usage or strategically located interiorly to the TOC preserving the streetscape and consistent with the design guidelines.

Policy 12.6

Development within the TOC shall ensure that all parcels of land have sidewalk connections leading to transit stops. Such connections shall be required as part of the Unified and Development Regulations adopted to implement the TOC land use category. Street connections and sidewalk locations shall, at a minimum, be consistent with the design guidelines.

Policy 12.7

Residential development shall be designed to be integrated into the existing neighborhoods created through the implementation of the TOC. Compatibility and appropriate transitional design elements will be reviewed at time of site plan review, consistent with the Unified Land Development Regulations adopted to implement the TOC land use category. Such regulations and review shall ensure that existing industrial uses will not become incompatible with new development and that new development shall provide buffers and site design in light of the existing land uses and continue to protect areas that may be located within a wellfield protection zone. Single-family detached dwellings units may be permitted as part of an overall residential mixed-use project consistent with the adopted Unified Land Development Regulations.

Policy 12.8

Public plazas, urban open space or green space/pocket parks uses that are accessible to the public shall be provided as an integrated component within the TOC. The location of such green areas shall be consistent with the required amount of Park and Recreation space identified in the permitted uses section of the land use plan. The design of such areas shall be reviewed through the site plan review process and consistent with the Unified Land Development Regulations adopted to implement the TOC land use category and with the design established through the adopted design guidelines.

Policy 12.9

Consistent with the intent of a TOC land use category, design features shall be required that promotes and enhance pedestrian mobility, including connectivity to transit stops and stations. Such design elements shall include, but not be limited to the following:

- Integrated transit stops with shelter or station (within the TOC area);
- Pedestrian and bicycle paths ranging in width from 6 to 30 feet (or minimum width consistent with Federal ADA requirements) shall be required that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements;
- Buildings shall front the street with zero or minimal setbacks as required per the land development regulations adopted to implement the TOC land use category;
- Vehicle parking strategies shall be adopted that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, maximum allowable parking and/or reduced parking ratios). The City shall provide, as part of the street master plan for on-street parking, and investigate opportunities for public/private partnerships for structured and other mechanisms for reducing vehicle parking requirements; and,
- Streets, both internal to and adjacent to the TOC shall be designed to discourage isolation and provide connectivity.

Policy 12.10

The City shall require, as part of the development review process internal pedestrian and transit amenities to promote alternative modes of transportation. These amenities shall include, but not be limited to: seating benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, and bicycle parking. Additional amenities incorporated into the street pattern shall include, but not be limited to: clocks, fountains, sculptures, drinking fountains, banners, flags and food and refreshment vendor areas. All such required amenities shall be reviewed as part of the land development review process and shall be consistent with the Unified Land Development Regulation adopted to implement the TOC land use category.

Policy 12.11

The City shall continue planning for build-out of the TOC and integration of potential rail transit. Such planning shall include coordinating with Broward County to take advantage of the trafficway road sections provided for in the County’s adopted alternative roadway design criteria.

Policy 12.12

Recognizing the goal of the TOC land use category is to promote transit usage and other methods of reducing single-occupancy vehicles upon overcapacity roadways, also required transportation impact analysis shall consider the modal shift provided through the provision of transit and transit oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed use projects.

Policy 12.14

The City shall provide monitoring of development activity and enforcement of permitted land use densities and intensities per the interlocal agreement between the City and Broward County required BCPC.

Policy 12.16

The City shall develop strategies for the TOC area which encourage the use of safe and convenient access to public transit terminals, sidewalks, and public parking areas.

Policy 12.17

Unified Land Development Regulations shall address transit accessibility in terms of relating bus stop locations to adjacent land uses, and to mitigate parking and other uses from negatively impacting transit and access to non-automotive modes. Criteria for a hierarchy of potential transit stops shall be developed and include the vehicle type intended to serve the facility.

Policy 12.18

Unified Land Development Regulations shall address internal access, including urban design, building placement and massing, block size, mix of uses, pedestrian circulation, and the provision of short- and long-term bicycle parking so as to promote transit.

Policy 12.19

Transit plans shall be coordinated with ongoing Florida East Coast Corridor (FECC) studies to ensure efficient planning and use of resources and provide for revisions to design standards after the studies are completed and locations for transit stops and infrastructure have been identified.

ATTACHMENT 12



EPG&MD Environmental Divisions responses to 11/7/19 comments by City of Wilton Manors on EPG&MD comments on Land Use Plan Amendment Application PC 20-1

1. Wetlands- Wetlands staff has reviewed the response provided by the City of Wilton Manors and finds the response adequate.
2. Priority Planning Areas for Sea Level Rise - Broward County Environmental Planning and Community Resilience Division provides the following review of the applicant's response to issues raised concerning expected sea-level rise in the Land Use Plan amendment area:

EPCRD notes policies cited from the City of Wilton Manors' Unified Land Development Regulations regarding LOS compliance and Flood Resistant Development. As mentioned, Section 060-010 refers to public facility concurrence requirements of F.S. Ch 163 pertaining to impacts on water, sewer, drainage, and recreation and open space.

The following will also be required:

1. A letter from the municipality stating that the surrounding infrastructure including roads and drainage systems will be maintained in future conditions to ensure accessibility and functionality of the site. Please note complying with the Future Conditions Map Series Ordinance No. 2017-16, the finished floor elevations included in the FEMA Flood Insurance Rate Maps or 100-year Community Flood Map, and any other local, state or federal flood reduction policies is required for future or existing permits.
2. Investments being made to harden or adapt infrastructure or increase community-wide resilience should also be submitted. For example, low elevation of NE 30th Ct and the bridge nearby were highlighted on the [Vulnerability Assessment](#) (page 10 and 15) provided to the city in 2011. Plans to address these vulnerabilities would be applicable.
3. Additionally, the response letter does not explicitly confirm that the area marked as a PPA area will remain single family through this designation. While the proposed land use designation shows preservation of 72 single-family dwelling units, written confirmation will be required that the block highlighted on the PPA map as potential inundated by 2060 will not be redeveloped in a manner that would increase density in an identified vulnerable area.

Below is a screenshot of the city's sea level rise and 100-year flood risk using the Sea Level Scenario Sketch Planning Tool developed by University of Florida GeoPlan Center.

<https://sls.geoplan.ufl.edu/beta/viewer/>



The applicant's thoughtful response and active participation in this review is appreciated. If there are additional questions or concerns regarding the information required, the Environmental Planning and Community Resilience Division is available for follow-up.

WILTON MANORS, *Island City*

2020 WILTON DRIVE, WILTON MANORS, FLORIDA 33305



COMMUNITY DEVELOPMENT SERVICES

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

Life's Just Better Here

November 12, 2019

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301



Re: City of Wilton Manors Land Use Plan Amendment Application
Affordable Housing Supplement to Application PC 20-1

Dear Ms. Blake Boy:

The City of Wilton Manors offers the following response to the Affordable Housing Comments received from review agencies regarding BCLUP Policies 2.16.2, 2.4.6, and 2.4.7:

Policy 2.16.2 & 2.4.6

In 2005, the City of Wilton Manors enacted an affordable housing program creating an affordable housing fee. That fee is paid at the time of issuance of the building permit and for both residential and non-residential developments within the City. The funds are deposited into the Affordable Housing Trust Fund which is used to fund affordable housing projects within the City. Based on Section 020-0900 of the City's Unified Land Development Code (attached as Exhibit A - **City of Wilton Manors Unified Development Regulations**), funds are used solely for the following purposes:

- a. Land Acquisition
- b. Professional services
- c. Design and construction documents
- d. Site development
- e. Permitting or application fees
- f. Design construction of implementation of affordable housing programs
- g. Repayment of City funds used for affordable housing
- h. Payment of principal and interest
- i. Administration, collection and implementation of the program.

An example of the implementation of this policy is currently underway. On September 11, 2018, the City Commission of Wilton Manors allocated 48 flexibility units in connection with applications for site plan and plat approval for 2040 N. Dixie Highway. With the assistance of funding from the City's Affordable Housing Trust Fund, these 48 affordable rental units are currently under construction.

Based on the City's established program, the City's Affordable Housing Program is consistent with Policy 2.16.12, specifically with subsections a, b, c, g and j as well as Policy 2.4.6.

Policy 2.4.7

In reviewing this policy, the City completed a review of the Affordable Housing Needs Assessment. Utilizing the County's accepted methodology (Table 1), the housing affordability gaps within the City of Wilton Manors were identified, including a calculated deficit of 278 affordable owner units (215 very low income units and 63 moderate income units) and 314 very low-income rental units. These figures do not include the 48 rental units currently under construction which will help to reduce the deficits identified above.

In addition, this policy requires an encouragement to include policies in the local land use amendment to encourage affordable housing through a number of ways. Proposed TOC Policies that encourage affordable housing opportunities include:

- a. Policy 12.1 - encourages mixed uses and discourages buildings used exclusively for residential use; mixed uses provide increased opportunities for the provision of affordable housing
- b. Policy 12.17 – proposes strategies to encourage opportunities for affordable housing, such as zero lot line developments

Exhibit B, **Affordable Housing Strategies: A Supplement to Application PC 20-1** provides additional detail about the specific strategies that address Policy 2.4.7.

Exhibit C, **City of Wilton Manors Housing Element**, provides supportive policies that will be implemented to increase the affordable housing stock within the City limits.

The City of Wilton Manors appreciates the continued assistance and cooperation of the Broward County Planning Council. Should you have any questions or require additional information, please feel free to contact Jeff Katims, AICP, at any of the following:

Telephone: 954-475-3070

Email: jeff@floridaplanning.net

Mail: 3350 NW 53rd Street, Suite 101; Fort Lauderdale, Florida 33309

Sincerely,




Roberta Moore 
Director of Community Development Services
City of Wilton Manors

Table 1 – Housing Affordability Gaps, Wilton Manors, Florida

| 2017 Median Income | | | | | | | | | |
|--|----------------------|--------------|--------------|------------|--------------------|--------------|--------------|---------------------|--------------|
| \$64,100 | | | Demand (D) | Supply (S) | No Gap/(Gap) | | Demand (D) | Supply (S) | No Gap/(Gap) |
| Choose Bands | Inc. Band | Owner | Owner | S-D | Rent Band | Renter | Renter | S-D | |
| 0.0% 50.0% | \$0 \$32,050 | 838 20.9% | 624 15.6% | (215) | \$0 \$801 | 834 30.9% | 520 20.1% | (314) | |
| 50.1% 80.0% | \$32,114 \$51,280 | 587 14.6% | 632 15.8% | 45 | \$803 \$1,282 | 720 26.7% | 843 32.7% | 123 | |
| 80.1% 120.0% | \$51,344 \$76,920 | 708 17.7% | 645 16.1% | (63) | \$1,284 \$1,923 | 601 22.3% | 798 30.9% | 197 | |
| Methodology Courtesy of Robert Von, Meridian Appraisal Group, Inc. | | | | | | | | (407) 637-8705 | |
| Source: American Community Survey, U.S. Census Bureau | | | | | | | | rvon@meridianag.com | |

Exhibit A

City of Wilton Manors Unified Development Regulations

Sec. 080-090. - Affordable housing program.

(A) **Purpose.** The City Commission of the City of Wilton Manors has determined that the public health, safety and general welfare requires the implementation of an affordable housing program for the following purposes:

- (1) To implement the goals, policies and objectives of the Wilton Manors Comprehensive Plan,
- (2) To provide housing opportunities for lower income families in order to meet the existing and anticipated housing needs of such persons and to maintain a socio-economic mix in the community,
- (3) To satisfy the community's obligation to provide that a fair share of the community's housing production is affordable to lower income families,
- (4) To provide for a range of housing opportunities for those who work in Wilton Manors and who provide a community with essential services but cannot afford to live in the community,
- (5) To provide that developments which create additional affordable housing demand within Wilton Manors share in the responsibility to provide affordable housing.

(B) **Affordable Housing Fee Established.**

- (1) In order to implement an affordable housing program, an affordable housing fee is hereby established, to be paid at the time of the issuance of building permits, based on the following schedule:
 - a. For residential construction the fee shall be twenty-five cents (\$0.25) per square foot of construction.
 - b. For non-residential construction, except non-profit institutions, the fee shall be twenty-five cents (\$0.25) per square foot of construction.
- (2) The affordable housing fee shall be assessed for all new construction, building additions and on the renovation of existing buildings and building space when the building permit value of the renovation or improvement exceeds fifty (50) per cent of the replacement cost of the building or building space at the time of construction.

(C) **Definitions.** [The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:]

Affordable housing. Housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed thirty (30) per cent of an amount representing the percentage (very low = 50 percent; low = 80 percent; moderate = 120 percent) of the median income limits adjusted for family size for the households.

Residential construction. Enclosed building and floor areas used for living and habitation including screened porches, recreation rooms, guest houses, but excluding garages, carports, open balconies, screen pool enclosures, cabanas, attics and storage sheds.

Square footage. Square footage shall be calculated in the same method as defined as utilized within the zoning code as calculated for floor area or floor area ratio.

Non-residential construction. Enclosed building and floor areas used for non-residential purposes, but excluding parking decks or garages, carports or covered parking, attics, external mechanical or storage buildings.

(D) Exemptions.

- (1) The following shall be exempt from the affordable housing fee:
 - a. Residential buildings constructed as part of the City's affordable housing program.
 - b. Residential building projects which contain a set-aside of housing unit(s) which qualify under the definition of affordable housing or residential units which are constructed such that they qualify as affordable housing, as defined herein.
 - c. Non-residential building construction that constitutes the exempt use of property for educational, literary, scientific, religious, charitable or governmental use, as defined by Ch. 196, Florida Statutes, or that is used for such purposes by organizations, which qualify for exemption from taxation under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.
 - d. That portion of a building utilized as a nursing home or assisted living facility, but not including retirement homes.
- (2) Whenever questions arise as to the applicability of these exemptions, such interpretations may be requested from the City Commission by the City Manager or by the affected party.

(E) Affordable Housing Trust Fund.

- (1) The City Commission hereby creates the "Affordable Housing Trust Account" (the "Affordable Housing Trust Account") which shall be maintained separate and apart from all other City accounts.
- (2) Affordable Housing Fees shall, upon receipt by the City, be deposited into the Affordable Housing Trust Account immediately upon receipt.
- (3) The monies deposited into the Affordable Housing Trust Account, as established in subsection (1) above, shall be used solely for the purpose of implementing an affordable housing program within the City including, but not limited to:
 - a. Land acquisition, including any cost of acquisition;
 - b. Fees for professional services, including but not limited to architecture, engineering, surveying, landscaping, soils and material testing, legal, appraisals, and construction management;
 - c. Design and construction documents;

- d. Site development and on-site and off-site improvements incidental to the construction thereto;
 - e. Any permitting or application fees necessary for the construction;
 - f. Design, construction or implementation of an affordable housing program;
 - g. Repayment of monies borrowed from any budgetary fund of the City which were used to fund the affordable housing program as provided herein;
 - h. Payment of principal and interest, necessary reserves and costs of issuance under any bonds or other indebtedness issued by the City to fund the affordable housing program to the effective date of this Section; and
 - i. Costs related to the administration, collection, and implementation of the Affordable Housing Fees.
- (4) The moneys deposited into the Affordable Housing Trust Account shall be used solely to implement an affordable housing program within the City.
- (5) Any Affordable Housing Fee funds on deposit which are not immediately necessary for expenditure shall be invested by the City. All income derived from such investments shall be deposited in the Affordable Housing Trust Account and used as provided herein.
- (F) *Affordable Housing Program.*** The City Commission shall establish, by resolution after public hearing, an affordable housing program to accomplish the public purposes set forth. The Affordable Housing Program shall include regulations which maximize the production of affordable housing units and which set forth restrictions that will maximize the preservation and continued use of those units as affordable housing.
- (G) *Declaration of Exclusion from Administrative Procedures Act.*** Nothing contained in this Section shall be construed or interpreted to include the City in the definition of agency contained in F.S. § 120.52, or to otherwise subject the City to the application of the Administrative Procedures Act, Ch. 120, Florida Statutes. This declaration of intent and exclusion shall apply to all proceedings taken as a result of or pursuant to this Section.

(Ord. No. 885, § 2, 11-11-05)

Exhibit B

Affordable Housing Strategies: A Supplement to Application PC 20-1

Citywide Affordable Housing Needs

The City of Wilton Manors established an affordable housing program in November of 2005, which is funded through an affordable housing impact fee (Exhibit C). The fee is imposed at a rate of 0.25 cents per square foot on renovations and new construction for residential and non-residential projects. The City will dedicate funding, as provided in the Unified Land Development Regulations, to provide housing opportunities for lower income families in order to meet the existing and anticipated housing needs of the City.

The affordable housing impact fee provides a dedicated stream of revenue that is deposited directly into the Affordable Housing Trust Account established by the City of Wilton Manors; and, is used solely for the purpose of implementing an affordable housing program within the City. The affordable housing program includes down payment assistance and land acquisition programs.

The fee is required for residential and non-residential developments throughout the City of Wilton Manors, which expands the potential impact of the assessment in reducing the City's affordable housing deficit.

Deposited Affordable Housing Fee funds that are not immediately necessary for expenditure are being invested by the City; and, all income derived from such investments are being deposited into the Affordable Housing Trust Account and used for the City's affordable housing program.

The City of Wilton Manors has also addressed diverse housing needs in its *2016-2021 Economic Development Strategic Plan*. Wilton Manors understands the type, price and quality of housing can have a significant impact on the attractiveness of cities to different types of employers and workers. Therefore, when the *Economic Development Strategic Plan* is updated or revised, the City is committed to including additional strategies to protect, improve, and maintain the condition of the existing affordable housing inventory. Proposed new strategies will also be aimed toward increasing the number of affordable housing units within the City limits. Such strategies will help identify how affordable housing can benefit the local economy by:

- Reducing foreclosure risks,
- Improving worker and employer attraction and retention; and,
- Increasing the buying power of residents.

Provision of Affordable Units within the Wilton Manors TOC

In addition to the funding and programs administered through the affordable housing program (impact fee), the City's application proposes Policy 12.1 for the TOC, which allows for mixed uses. Proposed Policy 12.1 also discourages development of buildings to be used exclusively for residential purposes. Although it is provided in the original submittal package, the precise wording of the proposed policy is provided below:

(proposed) Policy 12.1

Residential use is required as a principal component within a Transit Oriented Corridor. The location of residential uses shall be incorporated into a mixed-use project or mixed-use building with the location of residential uses. Exclusively residential buildings, not part of an overall mixed-use project, shall be discouraged unless supporting commercial or offices is located within 1,000 linear feet. The TOC, through implementing regulations or agreements, shall ensure that an appropriate balance of residential and non-residential uses occur in a manner to support each other.

Application PC 20-1 also proposes Policy 12.17 for the TOC. Policy 12.17 provides that the land development regulations for the TOC will encourage reduced lot sizes, zero lot lines, vertical integration of residential uses with non-residential uses, and other opportunities that encourage affordable housing. Although it is provided in the original submittal package, the precise wording of the proposed policy is provided below:

(proposed) Policy 12.17

The land development regulations will be developed in a manner that encourages new residential development within the TOC to be allowed on reduced lot sizes, reduced parking ratios, zero lot lines, clustering and vertical integration of residential units with non-residential units. Residential density shall be distributed along the corridor consistent with the land development regulations.

Exhibit C

City of Wilton Manors Housing Element



CITY OF WILTON MANORS

COMPREHENSIVE PLAN

HOUSING ELEMENT

GOALS OBJECTIVES AND POLICIES



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

September 2019

Housing Element

Goals, Objectives, and Policies

Goal

Promote a diverse choice of safe, sanitary, and affordable residences which satisfies the housing needs and desires of the citizens and adds to the aesthetic and environmental quality of the City.

Objective 1

The City shall continue to ensure that a variety of affordable housing opportunities is provided to meet the needs of current and anticipated future residents, including their income levels, lifestyles and special needs.

Policy 1.1

Conduct reviews every five (5) years of the City's Unified Land Development Regulations to ascertain their effectiveness in meeting the City's objective of housing diversity.

Policy 1.2

The City shall periodically review the Future Land Use Map and Zoning Map to ensure that a sufficient number of sites have been allocated at sufficient densities to accommodate the need for affordable housing.

Policy 1.3

Consistent with the Plan Implementation Requirements section of the City's Comprehensive Plan and the "Administrative Rules Document: Broward County Land Use Plan", the City may rearrange the residential densities shown on the City's Future Land Use Map utilizing "flexibility units" and/or "redevelopment units". The City shall continuously update the inventory of available "flexibility units".

Policy 1.4

The City shall provide ongoing review and amend the Unified Land Development Regulations and other development-related codes as needed to ensure that all development standards for residential-zoning districts, including those related to size, density and permitted uses, do not preclude construction of adequate housing units, including manufactured housing, to meet the need for affordable housing for very low, low, and moderate income households.

Policy 1.5

Consistent with the Florida Building Code, the Unified Land Development Regulations shall be amended as needed to include provisions for handicap accessibility designed to make all residential areas "barrier free" neighborhoods.

Policy 1.6

The City shall support Broward County's efforts to provide satisfactory living conditions for the homeless and its programs to assist the homeless in locating housing.

Policy 1.7

The City shall utilize funds from its Affordable Housing Trust to support the development of affordable housing units within the City.

Policy 1.8

Ensure that City programs, and the permitted uses and development standards of the Unified Land Development Regulations, adequately address the housing needs of the City's special needs populations, including those with disabilities, the homeless, those earning very low incomes, seasonal workers, the elderly, and those previously institutionalized for mental or health concerns.

Policy 1.9

The City shall work with regional partners to provide affordable housing, and quantifiably treating affordable housing as infrastructure, to the extent that the cost of affordable housing is factored into proposed developments that create a need for affordable housing.

Policy 1.10

The City shall locate affordable housing in areas that are accessible to employment centers, family support systems, shopping, public transportation and recreational facilities as a strategy to lower transportation costs and increase the available income to pay for housing.

Policy 1.11

The City shall support partnerships between public, private and non-profit entities that would create new affordable housing in the City through the utilization of affordable housing flex units or other available incentives as provided for in the Broward County Land Use Plan.

Policy 1.12

The City shall develop standards in its Unified Land Development Regulations which require an affordable housing component in all mixed-use projects.

Policy 1.13

The City's Unified Land Development Regulations shall continue to provide for a range of densities and housing product types to increase the diversity of housing choices and mix of income levels.

Policy 1.14

The City shall offset land costs and improve housing affordability through increased density within appropriate areas and ensure the impacts of the increased density are mitigated by increased investment in facilities and services.

Policy 1.15

Develop and implement programs and amend Unified Land Development Regulations as necessary to streamline the permitting process and minimize costs and delays for housing, especially affordable housing.

Objective 2

Eliminate substandard housing conditions and continue to improve the structural integrity of the existing housing stock.

Policy 2.1

The City shall periodically review the Property Maintenance standards of the City Code to determine its effectiveness in meeting the City's objectives of safe and sanitary housing.

Policy 2.2

Continue to enforce the County's minimum housing standards.

Policy 2.3

The City shall continue to alert property owners to substandard housing and premise conditions and issue violations with prescribed penalties to those who continue to violate the Code.

Policy 2.4

City shall continually determine the conditions of each neighborhood to determine the degree, if any, that deteriorating conditions are beginning to occur in a trend or pattern and identify, as appropriate, deteriorating or dilapidated areas.

Policy 2.5

Monitor those residential areas identified as deteriorating or dilapidated to determine appropriate actions, including expanded code enforcement, rehabilitation assistance, demolition and redevelopment.

Policy 2.6

Continue to administer the residential rental licensing program and continue to increase code enforcement activities.

Policy 2.7

Continue to participate in housing rehabilitation programs through the Broward County Housing Finance and Community Redevelopment Division.

Policy 2.8

Continue to utilize the Broward County Unsafe Structures Board and Minimum Housing Code for demolition and removal of structures determined to be unsafe.

Policy 2.9

The City shall revise, when necessary, the Property Maintenance Code to enable the City to expeditiously remove those units which present an unsafe and unsanitary condition to residents and businesses of the area.

Objective 3

Continue to improve the aesthetic quality of the City's residential areas.

Policy 3.1

Implement the City's adopted landscaping standards as well as the irrigation requirements necessary to preserve the useful and healthy life of vegetative materials.

Policy 3.2

Continue to implement the City's landscape provisions of the Unified Land Development Regulations that require native vegetation in new developments as existing conditions allow.

Policy 3.3

Provide assistance to neighborhoods wishing to develop homeowners' associations and neighborhood master plans.

Policy 3.4

The City shall periodically review the Unified Land Development Regulations to ensure that the site development standards and setback requirements are supportive of quality housing and residential neighborhoods.

Policy 3.5

The maintenance and enhancement of a quality residential environment shall be effected through the enforcement of housing standards established in the City's adopted development codes.

Policy 3.6

Assist homeowners in maintaining properties with various programs that the City has to offer.

Policy 3.7

Ensure that adequate infrastructure is provided in the City's residential neighborhoods including sidewalks, parks, storm drainage, and street lighting.

Objective 4

Continue to ensure adequate sites of residential character for the development of foster care facilities and group homes licensed or funded by the Florida Department of Children and Families (DCF).

Policy 4.1

The permitted location and size of foster care facilities and group homes licensed and funded by DCF shall be determined in accordance with Florida Statutes Chapters 400 and 419.

Policy 4.2

Continue to implement local, regional, and State health and safety requirements established in the City's development codes that regulate the permitting and operation of foster care facilities and group homes.

Policy 4.3

The City shall amend the Unified Land Development Regulations as needed to include provisions for group homes and foster care facilities to meet the definition of community facilities.

Policy 4.4

The City shall evaluate the Unified Land Development Regulations as needed and amend where necessary to establish group home site development regulations and standards including location, amount of bedrooms, spacing, parking and buffering, to support community residential facilities as an alternative to institutionalization.

Objective 5

Identify and protect residential structures within the City determined to be of historical significance.

Policy 5.1

Consistent with Objective 9 of the Future Land Use Element, continue to utilize the City's Unified Land Development Regulations to protect any residential structures which are officially designated as historically significant.

Policy 5.2

The City shall periodically conduct assessment of units which are aged 50 years or older, to determine their historical significance and ensure continued preservation of such structures.

Policy 5.3

The City shall request a cultural resources assessment survey to locate and evaluate its historic structures prior to redevelopment and revitalization projects.

Objective 6

Improve the energy-efficiency of the existing and future housing stock in Wilton Manors by supporting land development and building practices and strategies that help to achieve this objective.

Policy 6.1

The City shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

Policy 6.2

The Community Development Services Department shall encourage residents of the City to adopt energy and water efficient practices in their home, and collaborate with local water and energy providers in disseminating information materials to homeowners.

Policy 6.3

The City shall compile information and resources which would assist in encouraging residents to adopt conservation measures in the home.

Policy 6.4

The City shall make available to interested homeowners the advice of professional City staff concerning topics such as neighborhood enhancement programs to include, tree planting in the swales, tree matching programs, native plants and City administered sidewalk maintenance programs.

Policy 6.5

The City shall encourage support for residential construction that meets the intent of the City's Green Building Program - Article 170 of the City Code of Ordinances.

Policy 6.6

The City shall not prohibit the appropriate placement of photovoltaic panels. The City shall develop and adopt review criteria to establish the standards for photovoltaic panels as needed.

ATTACHMENT 14



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: November 20, 2019

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Darby P. Delsalle, AICP, Assistant Director
Planning and Development Management Division

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Wilton Manors PC 20-1



A handwritten signature in black ink, appearing to be "Darby P. Delsalle".

In August 19, 2019, the Broward County Planning and Development Management Division (PDMD) staff issued comments on the above-referenced amendment. The review found, among other things, that the applicant would need to provide an affordable housing study or report, *prior to review by the Planning Council*, which should:

1. identify housing affordability gaps and solutions on a citywide basis, utilizing the County's accepted methodology;
2. specifically demonstrate how affordable housing is being addressed for this new Activity Center.

The applicant submitted the requested information. This correspondence (attached) includes the PDMD's revised affordable housing analysis. The PDMD's comments on natural and historic resources, redevelopment, intergovernmental coordination, and complete streets remain unchanged.

The subject site is located in Wilton Manors involving approximately 117.8 acres. The amendment proposes:

Current Designations: 69.7 acres of Commerce
20.0 acres of Medium (16) Residential
14.4 acres of Low (5) Residential
13.7 acres of Community

Proposed Designation: Activity Center consisting of:
1,429 dwelling units consisting of:
1,357 garden apartments
72 single-family dwelling units
697,000 square feet of Commerce Use
185,000 square feet of Community Use

Estimated Net Effect: Addition of 1,037 dwelling units [392 dwelling units currently permitted by the BCLUP]
Addition of 48,000 square feet of Community use
Maintenance of 697,000 square feet of Commerce use

Item 7 – Analysis of Natural and Historic Resources
Broward County's archaeological consultant conducted the following reviews:

- A. A review of available information including archival documents, maps, the Broward County Land Use Plan's Local Areas of Particular Concern (LAPC) Historic and Archaeological Site maps, and the Florida Master Site File (FMSF) has identified no previously recorded historic or archaeological sites within the subject area.
- B. A preliminary review of structures by consulting county property appraiser records and field visits indicates the subject area includes structures that meet the minimum age threshold for historic review and includes several sites of potential historic, cultural, and architectural significance.

Broward County's archaeological consultant offers the following recommendations:

- A. The subject area has not been previously evaluated for potential historic resources. A cursory review has identified several sites eligible for recording and inclusion in the State's FMSF inventory. Therefore, a historic sites survey of the subject area is recommended.
 - 1. The subject property is located within the City of Wilton Manors outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). Compliance with municipal historic preservation regulations apply. A historic sites survey should be conducted under the guidance of the municipality's historic preservation regulations and its support agencies.
Contact: Attn: Director
Community Services Division
City of Wilton Manors
2020 Wilton Drive
Wilton Manors, Florida 33305
Tel.: (954) 390-2180
 - 2. In the event that unmarked burials are discovered, pursuant to Florida State Statutes, 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."
Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Item 8 - Affordable Housing

The Planning and Development Management Division (PDMD) staff has determined that this application generally satisfies the requirements of Policies 2.16.2; 2.4.6; and 2.47.

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the BrowardNEXT Administrative Rules Document. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. A total of 392 residential units are currently permitted under the existing Land Use Plan and this request represents an increase of 1,037 dwelling units; therefore, Policy 2.16.2 applies to this project. The amendment proposes a new Activity Center, consequently, BCLUP Policies 2.4.6 and 2.4.7 also apply.

The application states that the City's comprehensive plan includes Housing Element policies that provide streamlined permitting, reduced costs, and rapid processing for housing applications, particularly affordable housing projects.

An affordable housing supply/demand table was provided from the BCLUP that uses 2016 American Community Survey (ACS) data. However, the BCPC released updated numbers based upon 2017 ACS and the County's adopted methodology, which show deficits in Wilton Manors of 278 affordable owner units (215 very low and 63 moderate income) and 314 very low-income renter units.

Although the City has a shortage of affordable owner units, the application does not propose any affordable dwelling units within the proposed Wilton Manors Activity Center.

The initial review comments provided by PDMD staff, dated August 15, 2019, found that the application was not consistent with BrowardNEXT Policy 2.16.2, Article 5.4, related to the City's affordable housing inventory and strategies, and did not comply with Policies 2.4.6 and 2.4.7 regarding Activity Centers. Therefore, staff recommended that the applicant provide an affordable housing study or report, prior to review by the Planning Council, which shall:

1. identify housing affordability gaps and solutions on a citywide basis, utilizing the County's accepted methodology;
2. specifically demonstrate how affordable housing is being addressed for this new Activity Center.

In a written response, dated November 12, 2019 (attached), the applicant provided an updated affordable housing supply/demand table utilizing updated (2017) ACS data, which show the shortfalls of 278 affordable owner units and 314 renter units as discussed earlier. However, the forecasted supply and demand was not addressed. According to the City of Wilton Manors, the City enacted an affordable housing program in November 2005 (Ordinance No. 885), creating an affordable housing fee for both residential and non-residential development. The fee is paid at the time of issuance of a building permit and deposited into the City's Affordable Housing Trust Fund. Based on Section 020-0900 of the City's Unified Land Development Regulations, the fee amount is assessed at \$0.25 per square foot for residential and non-residential uses, exempting non-profit institutions and residential construction with an affordability component. The City has also addressed diverse housing needs in its 2016-2021 Economic Development Strategic Plan, and will incorporate additional affordable housing strategies into the Plan when it is next updated or revised.

Therefore, PDMD staff finds that this application is generally consistent with BrowardNEXT Policy 2.16.2, Article 5.4, as the City has committed to meeting local existing and anticipated housing needs through its Unified Development Regulations and implementation of bonus densities to encourage affordable housing construction. The application generally satisfies BrowardNEXT policies regarding new or amended Activity Centers, as the City collects an affordable housing fee for all new development, including within the proposed Activity Center.

Item 11 – Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Item 12 – Intergovernmental Coordination

The proposed amendment site is not adjacent to or in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property. The applicant states that notice of public hearings on the proposed amendment was provided by letter to the adjacent cities of Fort Lauderdale and Oakland Park. Staff notes the proposed amendment site is adjacent to the Village of Lazy Lake

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The amendment site is served by Broward County Transit (BCT) routes 60, 72, 14 and 50. The BCT Transit Development Plan's 2019-2028 Vision Plan includes rapid bus, service span, and headway improvements.

Andrews Avenue and Oakland Park Boulevard are the primary corridors providing connectivity to the proposed Activity Center. Existing bicycle infrastructure within the amendment site needs improvement. Andrews Avenue and Oakland Park Boulevard include 5-foot wide sidewalks and no dedicated bicycle lanes. PDMD staff recommends that the City collaborate with developers and Broward County to construct dedicated bicycle facilities and wider sidewalks, particularly within the proposed Activity Center, concurrent with new development.

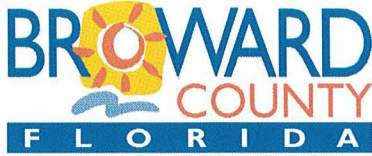
Staff recommends that development within the site be designed to include safe and convenient connections to the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the development. For the convenience of residents, visitors, and employees who wish to reduce their carbon footprint, consider providing electric vehicle charging stations.

Attachments: Response letters from City of Wilton Manors (2)

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Ralph Stone, Director, Housing Finance and Community Redevelopment Division
Josie P. Sesodia, AICP, Director, Planning and Development Management Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Susanne Carrano, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division
Nicholas Sofoul, AICP, Senior Planner, Planning and Development Management Division

DD/slf/hec

ATTACHMENT 15



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

MEMORANDUM

September 11, 2019

To: Barbara Blake Boy, Executive Director
Broward County Planning Council



Thru: ^{DAN} Dan West, Director
Parks and Recreation Division

From: Edgar J. Ruiz, Senior Program/Project Coordinator
Parks and Recreation Division

A blue handwritten signature, likely of Edgar J. Ruiz, written in cursive.

Re: **Land Use Plan Amendment Comments
October 2019 Meeting**

The Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan scheduled for the Planning Council's first public hearing at their October 2019 meeting. Our comment is as follows:

PC 20-1 No objections. However, regional park impact fees will be required at the time of platting, to reflect the regional park impact fees to be paid for the 1,429 residential dwelling units which will be permitted with this land use amendment.

If you or your staff has any questions about our comments, please call me at 954-357-7084

ATTACHMENT 16



Public Works Department – Water and Wastewater Services
WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

September 19, 2019

Leny R. Huaman, Planner
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301



SUBJECT: PC 20-1 "Wilton Manors TOC West"
Land Use Plan Amendment – Drainage Analysis

Dear Ms. Huaman:

The information in the above-captioned land use plan amendment (LUPA) is essentially correct. Our office has no objection to this LUPA.

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

Susan Juncosa
Natural Resource Specialist
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0778
E-mail: sjuncosa@Broward.org



COMMUNITY DEVELOPMENT SERVICES

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

Life's Just Better Here

November 25, 2019



Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

Re: City of Wilton Manors Land Use Plan Amendment Application
PC 20-1 WM Activity Center West: Response to Agency Comments
(Wetlands, Sea Level Rise, Natural & Historic Resources, Recreation Fees, and Complete Streets)

Dear Ms. Blake Boy:

The City of Wilton Manors offers the following responses to review agency comments, dated November 18, 2019, pertaining to Case # PC 20-1. Please include this response letter as an addendum to our Activity Center LUPA application.

1. Wetlands (EP&GMD Comment): A letter from the municipality stating that the surrounding infrastructure including roads and drainage systems will be maintained in future conditions to ensure accessibility and functionality of the site. Please note complying with the Future Conditions Map Series Ordinance No. 2017-16, the finished floor elevations included in the FEMA Flood Insurance Rate Maps or 100-year Community Flood Map, and any other local, state or federal flood reduction policies is required for future or existing permits.

RESPONSE: The City of Wilton Manors will commit to resiliency in the TOC by ensuring the surrounding infrastructure, including roads and drainage systems will be maintained in future conditions to ensure accessibility and functionality of the area by establishing flood reduction standards for the TOC in the land development regulations. Finished floor elevations included in the FEMA Flood Insurance Rate Maps and local flood reduction policies will be required for future permits in the TOC. These standards will be similar to the current Code in Section 060-010.

2. Wetlands (EP&GMD Comment): Investments being made to harden or adapt infrastructure or increase community-wide resilience should also be submitted. For example, low elevation of NE 30th Ct and the bridge nearby were highlighted on the Vulnerability Assessment (page 10 and 15) provided to the city in 2011. Plans to address these vulnerabilities would be applicable.

RESPONSE: The City of Wilton Manors is currently working on an Agreement with our Engineering Consultants to prepare plans for the installation of check valves on all drainage outfalls surrounding

our City. With respect to the bridges in question they are owned and maintained by Florida Department of Transportation or Broward County.

3. Wetlands (EP&GMD Comment): Additionally, the response letter does not explicitly confirm that the area marked as a PPA area will remain single family through this designation. While the proposed land use designation shows preservation of 72 single-family dwelling units, written confirmation will be required that the block highlighted on the PPA map as potential inundated by 2060 will not be redeveloped in a manner that would increase density in an identified vulnerable area.

RESPONSE: The City of Wilton Manors will not redevelop the highlighted block on the PPA map in a manner that would increase density in an identified vulnerable area.

The City of Wilton Manors appreciates the continued assistance and cooperation of the Broward County Planning Council. Should you have any questions or require additional information, please feel free to contact Jeff Katims, AICP, at any of the following:

Telephone: 954-475-3070

Email: jeff@floridaplanning.net

Mail: 3350 NW 53rd Street, Suite 101; Fort Lauderdale, Florida 33309

Sincerely,

A handwritten signature in black ink, appearing to read 'Roberta Moore', written in a cursive style.

Roberta Moore
Director of Community Development Services
City of Wilton Manors

ATTACHMENT 18

From: [Horwitz, Jill](#)
To: [Huaman, Leny](#)
Subject: RE: City of Wilton Manors PC20-1 Response to Agency Comments
Date: Tuesday, November 26, 2019 1:39:31 PM
Attachments: [image005.png](#)

Hi Leny,

EPCRD accepts the applicant's response and finds the information sufficient to address PPA concerns.

Thank you,

JILL HORWITZ, CLIMATE RESILIENCE SPECIALIST
ENVIRONMENTAL PLANNING AND COMMUNITY RESILIENCE DIVISION
Broward County is a certified LEED & 4-STAR Community
Recognized for National Excellence in Sustainability

From: Huaman, Leny
Sent: Tuesday, November 26, 2019 8:48 AM
To: Horwitz, Jill <JHORWITZ@broward.org>
Subject: FW: City of Wilton Manors PC20-1 Response to Agency Comments

Good morning Jill,

We received the response from the applicant and I would like to know if it is possible for you to send us a response as soon as possible (this morning). We're wrapping up our amendment report and planning to print and publish the agenda by noon. If this is not possible, then we will not include their response in the report.

Thanks so much and have a great day,

Leny

Leny R. Huaman, Planner
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301
954.357.6688 (direct) www.Broward.org/PlanningCouncil

From: Roberta Moore <RMoore@wiltonmanors.com>
Sent: Monday, November 25, 2019 5:54 PM
To: Huaman, Leny <LHUAMAN@broward.org>
Cc: Von Stetina, Deanne <DVONSTETINA@broward.org>; 'Althea Jefferson' <althea@floridaplanning.net>; Jeff Katims <Jeff@floridaplanning.net>; LeeAnn Archacki <larchacki@wiltonmanors.com>
Subject: City of Wilton Manors PC20-1 Response to Agency Comments

Good afternoon, Leny

Please find the City of Wilton Manors response to agency comments. Please let me know if you have any additional questions.

Roberta

Roberta Moore
Director of Community Development Services
City of Wilton Manors
2020 Wilton Drive
Wilton Manors, Florida 33305
(954) 390-2180
rmoore@wiltonmanors.com

Our office hours are 7am – 6pm, Monday – Thursday



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