

EXHIBIT 2

SECTION I
REDEVELOPMENT UNIT ALLOCATION
PCRU 24-2
(WILTON MANORS)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation October 15, 2024

Planning Council staff recommends approval of the allocation of 750 Redevelopment Units to the City of Wilton Manors, including at least 10% of units (i.e. 75 units) deed restricted to low-income (up to 80% of median income) or very low-income (up to 50% of median income) for a period of 30 years per City Resolution 2024-076.

Per Policy 2.35.1 and corresponding *Administrative Rules Document: BrowardNext*, Appendix 3, the initial allocation of Redevelopment Units requires approval by the Broward County Board of County Commissioners.

II. Planning Council Public Hearing Recommendation October 24, 2024

Approval per Planning Council staff recommendation. (Vote of the board; Unanimous; 12-0: Abramson, Brunson, DiGiorgio, Fisher, Hardin, Horland, Newbold, Railey, Rosenof, Werthman, Zeman and Gomez)

SECTION II
REDEVELOPMENT UNIT ALLOCATION
PCRU 24-2

BACKGROUND

Redevelopment Units were introduced during the 2017 BrowardNext update to the Broward County Land Use Plan (BCLUP) and are unique to Broward County. The intent is to provide local governments an additional tool that may assist in the provision of needed residential development for the projected growth of Broward County and its municipalities. Redevelopment Units ultimately replace the concept of Flexibility Units.

Redevelopment Units are additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the 2017 BCLUP. A total of 32,810 Redevelopment Units were established countywide at the adoption of the BCLUP on April 25, 2017. Since that time, the cities of Pompano Beach and Miramar have each been granted 500 Redevelopment Units and Pembroke Park has been granted 568 units, with **31,242** remaining available.

Per BCLUP Policy 2.35.1, municipalities that have fewer than 250 combined Flexibility Units or Redevelopment Units may apply to the Broward County Planning Council for the allocation of Redevelopment Units in allotments of 500 dwelling units, or 10% of the number of dwelling units permitted by the certified municipal land use plan, whichever is less. Further, the Policy permits the allotment to increase to 750 dwelling units, or 15% of the number of dwelling units permitted by the certified municipal land use plan, whichever is less, if the municipality demonstrates a commitment that at least 10% of the units will be deed restricted to low- or very low-income units for a minimum of 30 years.

The City of Wilton Manors has requested 750 Redevelopment Units, as it has indicated that 89 Flexibility Units remain in its inventory. **See Exhibit B of Attachment 1.** In addition, the City has committed to set aside 10% of the requested Redevelopment Units (at least 75 units) as affordable for low-income (up to 80% of median income) or very low-income (up to 50% of median income) individuals as established by the Area Median Income (AMI) adjusted for family size and deed restricted for a period of at least 30 years per Resolution 2024-076. **See Exhibit A of Attachment 1.**

Planning Council staff notes that this request does not assign Redevelopment Units to any specific sites, as that process occurs on a case-by-case basis at the City through a rezoning or other official action.

RELATIONSHIP TO FLEXIBILITY UNITS

The “flexibility” concept originated with the original 1977 Broward County Land Use Plan (BCLUP) and was subsequently readopted as part of the 1989 BCLUP. The adoption of the 2017 BrowardNext – BCLUP began the process of transitioning from residential Flexibility Units to the establishment of Redevelopment Units per Policy 2.35.1 as Flexibility Units diminish. The residential flexibility provision permits municipalities to revise, rearrange and permit alternate land uses without requiring an amendment to the BCLUP.

Flexibility Units reflect a finite number equal to the difference between the number of dwelling units permitted within a flexibility zone by the BCLUP and the number of dwelling units permitted within the local government’s certified future land use plan map, plus additional remaining permitted dwelling units, fixed at the adoption date of the 2017 BCLUP and formerly defined as Reserve Units which were equal to two percent (2%) of the total number of dwelling units permitted by the local government’s certified future land use plan map.

SECTION III
REDEVELOPMENT UNIT ALLOCATION
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PLANNING ANALYSIS

Pursuant to Broward County Land Use Plan (BCLUP) Policy 2.35.1, local government's requesting an allocation of Redevelopment Units must demonstrate sufficient capacity for impacts to public facilities and services, including public schools, as well as addressing affordable housing, land use compatibility and sea level rise.

Planning Council staff has reviewed the City of Wilton Manors' request for 750 Redevelopment Units considering the key criteria as described below:

Receiving Areas

The City's Redevelopment Unit Receiving Area map depicts those areas where the allocation of Redevelopment Units will be permitted. The receiving areas include the Wilton Drive Arts and Entertainment District, the Transit Oriented Corridor, the West Transit Oriented Corridor and the multi-family portions of the Highland Estates Neighborhood. **See Exhibit C of Attachment 1.** Planning Council staff notes that the identified receiving areas are consistent with BCLUP Policy 2.35.1 regarding allocations of Redevelopment Units to lands designated Activity Center, Commerce and Residential, excluding areas east of the Intracoastal Waterway (not applicable to the City of Wilton Manors). Site specific allocations of Redevelopment Units are at the discretion of the City and occur on a case-by-case basis.

Public Facilities and Services Overview

The City of Wilton Manors has indicated that infrastructure capacity is available to accommodate the projected population growth at the levels of service as adopted in its Comprehensive Plan and that no projected infrastructure capacity deficiencies are anticipated through the 2045 planning horizon. In addition, the City will ensure that public services and facilities are in place to accommodate proposed development as Redevelopment Units are allocated via rezoning or other official action. **See Attachment 1.**

Potable Water: The Fort Lauderdale Fiveash and Peele-Dixie Water Treatment Plants have a current combined capacity of 82 million gallons per day (mgd) with a planned expansion of 6 mgd. The current and committed demand on the combined treatment plants is 43.66 mgd, with 38.34 mgd available. The wellfield has a permitted withdrawal of 66.82 mgd, with 23.16 mgd available for water withdrawal, which expires on December 27, 2065.

Sanitary Sewer: The Fort Lauderdale George T. Lohmeyer Wastewater Treatment Plant has a current capacity of 61.58 mgd. The current and committed demand on the treatment facility is 48.6 mgd, with 12.98 mgd available.

PLANNING ANALYSIS (continued)

Solid Waste: Win-Waste Innovation Technology South Broward Facility, which has a capacity of 2,250 tons per day (tpd). The current and committed demand on the facility is 1,986 tpd, with 264 tpd available.

Parks and Open Space: The City has approximately 67.06 acres in its parks and open space inventory. The projected 2045 population (16,127) requires 48.38 acres to meet the BCLUP requirement of three (3) acres per 1,000 permanent residents.

Public Schools: Regarding public schools, the School Board of Broward County staff has stated that there is no alternative analysis for the allocation of Redevelopment Units. However, school concurrency reviews will be required at plat or site plan for any application utilizing Redevelopment Units.

Transportation and Mobility: The City of Wilton Manors has adopted goals, objectives, and policies in its Comprehensive Plan and Unified Land Development Regulations that prioritize higher density, walkability and multi-modal transportation within key areas, including those located in proximity to transportation corridors, transit stops and major retail centers. Further, the Broward County Mobility Advancement Program and Broward Metropolitan Planning Organization have committed to increased bus service along Oakland Park Boulevard, including shorter headways, increased span of service and new service types, as well as additional bus shelters and bicycle and pedestrian amenities.

Targeted redevelopment corridors include but are not limited to:

- Andrews Avenue
- Wilton Drive/Northeast 4 Avenue
- Northeast 6 Avenue
- Dixie Highway
- Oakland Park Boulevard
- Northeast 26 Street
- Powerline Road/Northwest 9 Avenue

Affordable Housing

The City of Wilton Manors has approved Resolution 2024-076 committing that at least 10% of the requested Redevelopment Units (i.e., 75 dwelling units) will be deed restricted for affordable housing units for low-income (up to 80% of median income) or very low-income (up to 50% of median income) individuals as established by the Area Median Income (AMI) adjusted for family size for at least 30 years. **See Exhibit A of Attachment 1.**

PLANNING ANALYSIS (continued)

Compatibility

Site specific allocations of Redevelopment Units are required to comply with BCLUP Policy 2.10.1 regarding compatibility with adjacent land uses. In addition, BCLUP Policy 2.35.1 states that site specific allocations of greater than 150 Redevelopment Units may be subject to a County Commission compatibility review, except allocations within a designated Activity Center or redevelopment area or within a quarter mile of a limited transit stop.

Further, the City has indicated that applications for Redevelopment Units will be reviewed during the Development Review Process to ensure compatibility per the City's Unified Land Development Regulations, including the opportunity for public input throughout the process. **See Attachment 1.**

Priority Planning Areas for Sea Level Rise

The City's adopted Future Land Use, Infrastructure and Coastal Management Elements of its Comprehensive Plan have several goals, objectives and policies that aim to mitigate the impacts of climate change and reduce flood risk. In addition, the City's Code exceeds the Federal Emergency Management Administration (FEMA) flood requirements, including higher finished floor elevations and stringent criteria to upgrade seawall heights throughout the City. **See Attachment 1.**

Conclusion

Planning Council staff analysis finds that the City of Wilton Manors' request for the allocation of 750 Redevelopment Units meets the criteria of Policy 2.35.1 of the BrowardNext - Broward County Land Use Plan. Therefore, Planning Council staff recommends approval of the proposed allocation subject to at least 10% of units (i.e. 75 units) deed restricted to low-income (up to 80% of median income) or very low-income (up to 50% of median income) individuals for a period of 30 years per City Resolution 2024-076. **See Exhibit A of Attachment 1.** The request will be scheduled for consideration by the Broward County Board of County Commissioners. If approved, this allocation of Redevelopment Units will reduce the available pool from 31,242 to 30,492. **See Attachment 2.**

SECTION IV
REDEVELOPMENT UNIT ALLOCATION
PCRU 24-2

ATTACHMENTS

1. City of Wilton Manors Application for Allocation of 750 Redevelopment Units
2. Broward County Planning Council Redevelopment Units Tracking Table

ATTACHMENT 1



Life's Just Better Here

**City of Wilton Manors' Application
of Redevelopment Units**

July 2024

Name, title, address, telephone, facsimile number and e-mail of the local government contact:

Name: City of Wilton Manors
Contact Person: Ms. Roberta Moore, Community Development Services Director
Address: 2020 Wilton Drive, Wilton Manors, FL 33305
Phone: 954.390.2180
Email: rmoore@wiltonmanors.com

Name, title, address, telephone, facsimile number and e-mail of the applicant:

Name: City of Wilton Manors
Contact Person: Ms. Leigh Ann Henderson, City Manager
Address: 2020 Wilton Drive, Wilton Drive, FL 33305
Phone : 954.390.2120
Email: lhenderson@wiltonmanors.com

Name, title, address, telephone, facsimile number and e-mail of the property owner:

Name: City of Wilton Manors
Contact Person: Ms. Leigh Ann Henderson, City Manager
Address: 2020 Wilton Drive, Wilton Drive, FL 33305
Phone : 954.390.2120
Email: lhenderson@wiltonmanors.com

TWO COPIES OF THE FOLLOWING INFORMATION MUST BE PROVIDED TO THE BROWARD COUNTY PLANNING COUNCIL BEFORE A REQUEST FOR ALLOCATION OF REDEVELOPMENT UNITS WILL BE ACCEPTED FOR PROCESSING:

- 1. Submittal letter from the chief elected official/city manager/planning director (copy chief elected official/city manager) indicating the local governing body has acted to transmit the request for redevelopment units by motion or resolution. The motion or resolution must include the number of redevelopment units being requested.**

See attached, Exhibit A

- 2. Updated flexibility table demonstrating that fewer than 250 combined “flexibility units” or “redevelopment units,” or 10% of the number of dwelling units permitted by the certified municipal land use plan, whichever is less, are available within the municipality.**

See attached, Exhibit B

- 3. Indicate support documents that describe how the municipality has identified appropriate areas for allocations of “redevelopment units,” such as adopted municipal plans, comprehensive plans, redevelopment plans, master plans or similar plans that have been the subject of municipal public participation and input.**

In accordance with Article 85 of the City’s Unified Land Development Regulations, all allocations of redevelopment units would necessitate a major site plan approval. Major site plan approval requires a recommendation from the City’s Development Review Committee which is open to public input. In addition, major site plan approval requires approval by the City’s Planning and Zoning Board and is a quasi-judicial proceeding consistent with Article 70 and Article 75 of the City’s Unified Land Development Regulations that requires property owner notification within 300 feet of the subject parcel, notification signs are posted on the property, and the meeting is open to public input. Lastly, all allocations of redevelopment units are approved by the City Commission. During the City Commission Meeting, there is opportunity for public input.

- 4. Map identifying areas, as well as main transit corridors, which are appropriate for allocations of “redevelopment units” (i.e. receiving areas) consistent with an adopted municipal plan or plans, such as comprehensive plans, redevelopment plans, master plans, or similar plans that have been the subject of municipal public participation and input.**

Consistent with the redevelopment and revitalization goals, objectives, and policies of the City of Wilton Manors’ Comprehensive Plan, the potential allocation of the anticipated 750 redevelopment units would be to parcels along main corridors within the City that align with parcels that have land use designations of Transit Oriented Corridor (TOC), Transit Oriented Corridor West (TOC-W), parcels with a land use designation of Commercial (C) along Wilton Drive, and parcels with a land use designation of Low-Medium-10 Residential (R-L/MD) in Highland Estates. These parcels also have zoning designations within the City’s Urban Center Mixed Use Zoning Districts which include zoning districts Transit Oriented Corridor North (TOC-N), Transit Oriented Corridor South (TOC-S), Transit Oriented Corridor E (TOC-E), Transit Oriented Corridor West (TOC-W), and Wilton Drive Arts and Entertainment District (WDAE). In addition, parcels with a zoning designation of Multi-Family (RM-16) within the Highland Estates neighborhood adjacent to NE 26 Street in close proximity to Wilton Drive and the largest retail center in the City of Wilton Manors. For the purposes of this request, these subject parcels will be referred to as the City’s Urban Center Mixed Use Zoning Districts and Highland Estates. The City of Wilton Manors also requests that redevelopment units can be allocated to any other redevelopment and or revitalization project within the City that are mixed-use, in walking distances from major transportation corridors and transit stops, and or in close proximity to major retail centers.

Boundaries of Parcels:

- TOC-N (Zoning Designation): The area designated TOC on the Future Land Use Plan Map north of NE 26th Street and west of the FEC Railroad right-of-way.
- TOC-S (Zoning Designation): The area designated TOC on the Future Land Use Plan Map south of NE 26th Street and west of the FEC Railroad right-of-way.

- TOC-E (Zoning Designation): The area designated TOC on the Future Land Use Plan Map east of the FEC Railroad right-of-way, excluding the area north of NE 26th Street and west of NE 14th Avenue, excluding the area south of NE 25th Street and east of NE east of NE 13th Avenue, and excluding Colahatchee Park.
- TOC-W (Zoning Designation): The area designated TOC-W on the Future Land Use Plan Map including the area along the south side of Oakland Park Boulevard, between Interstate 95 and NE 6th Avenue and along both sides of Andrews Avenue, between Oakland Park Boulevard and the South Fork of the Middle River.
- WDAE (Zoning Designation): Those properties lying adjacent to that section of Wilton Drive (a/k/a S.R. 811) extending from the center line of the south fork of the Middle River to the intersection of Wilton Drive, North Dixie Highway and N.E. 26th Street (a/k/a Five Points) and the property described on the Broward County Tax Rolls under Folio #494226150010 as Amadale 29-6B Lot 1 S 100 of W 10.2 S 100, 3 less W 10 Block 1.
- RM-16 (Zoning Designation) Highland Estates Neighborhood: The area north of NE 26 Street and south of north fork of the Middle River east of NE 6 Avenue and west of NE 10 Avenue with a zoning designation of RM-16 (Multi-Family).

See attached, Exhibit C

5. Describe how the municipality will comply with Broward County Land Use Plan policies regarding affordable housing.

The proposed request of 750 redevelopment units will encourage the development of affordable units within the City's Urban Center Mixed Use Zoning Districts and Highland Estates. The City's Urban Center Mixed Use Districts and Highland Estates are strategically located within walking distance to public transportation, mixed uses, and supportive retail. The City of Wilton Manors will require a minimum of ten (10) percent of the 750 redevelopment units to be constructed as very low or low income affordable housing units restricted with a legally enforceable mechanism recorded in the public records of Broward County, Florida against the subject parcel requiring the affordable units allocated to remain designated as very low and low income for at least thirty (30) years. In addition, all residential and non-residential new construction, building additions and or substantial renovation of existing buildings in the City of Wilton Manors' requires the payment of an Affordable Housing Fee to be deposited into a trust fund for affordable housing related expenditures. Affordable housing projects are exempt from the assessment of the affordable housing fee.

The City of Wilton Manors' Comprehensive Plan contains numerous policies regarding opportunities for increasing the supply of affordable housing within the City:

Housing Element

- 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 1.6. 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 1.9. 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.

6. Describe how the municipality shall ensure compatibility of land uses.

The proposed allocation of 750 redevelopment units is consistent with goals, objectives, and policies of the TOC and TOC-W land use category of the City of Wilton Manor's Comprehensive Plan which allows for the facilitation of mixed-use development with access to transit stations or stops along existing and planned high performance designated transit service corridors. It also supports the purpose of the Urban Center Mixed Use zoning districts which includes the WDAE zoning district to encourage and facilitate the development of a mixture of uses within a safe and

convenient walkable environment that supports all modes of transportation. Mixed use residential uses are a principal component of the TOC, TOC-W, and the WDAE. In addition, the City of Wilton Manors' Comprehensive Plan encourages infill, redevelopment and revitalization activities within residential areas. The Highland Estates neighborhood is a dense multifamily neighborhood in short walking distance to transit stops, major roadway corridors, and large retail centers.

- 7. Demonstrate sufficient capacity for impacts to public facilities and services, including public schools, as follows:**
 - a. Indicate the facility serving the area, current plant(s) capacity, current and committed demand and planned capacity expansions for potable water, sanitary sewer and solid waste.**

- 1) Potable Water**

Potable Water is provided to residential and commercial consumers under the same arrangement as sanitary sewer. The City of Wilton Manors provides and maintains the water distribution system and has an agreement with the City of Fort Lauderdale to provide the potable water that is processed by the City of Fort Lauderdale Fiveash Water Treatment Plant and the Peele-Dixie Water Treatment Plant.

The Fiveash plant has a permitted treatment capacity of 70 Million Gallons Per Day (MGD). The Peele-Dixie plant has a maximum installed finished water treatment capacity of 12 MGD with all nanofiltration units in service. The facility was designed to be expanded by the addition of three Reverse Osmosis (RO) trains that would utilize the Floridan Aquifer which would result in total installed potable water production capacity at the Peele-Dixie WTP site to be 18 MGD.

The City of Fort Lauderdale Water Treatment Plants treat water from the Biscayne Aquifer and the Floridan Aquifer System via two active wellfields the city owns and operates.

On September 11, 2008, Consumptive Use Permit No. 06-00123-W was issued to the City of Fort Lauderdale by SFWMD and expires on September 11, 2028. The total permitted withdrawal amount from two wellfields for public water supply is 61.19 MGD.

The potable water verification letter from City of Fort Lauderdale is provided as Exhibit D.

- 2) Sanitary Sewer**

The City of Wilton Manors is responsible for constructing and maintaining the lines in the street, pump stations, and force mains within the city. The amendment area is served by a series of gravity mains and force mains which collect the wastewater

for transmission to the George T. Lohmeyer (GTL) Regional Wastewater Treatment Plant in Port Everglades.

The City of Wilton Manors has a Large User Agreement with the City of Fort Lauderdale to treat and dispose of sewage that is collected within the city. On January 16, 2024, the City of Fort Lauderdale was successful in negotiating an increase in their permitted sewage treatment capacity from 56.6 MGD to 61.58 MGD. This is a 4.98 MGD increase in capacity that will be apportioned based on current allocations outlined in the Large Wastewater Agreement. The Large User Agreement currently allows the city to transmit up to 1.98 MGD of wastewater into the Fort Lauderdale's wastewater system. The increase in plant capacity has translated into an additional allocation of 0.1742 MGD to the City of Wilton Manors, which equates to a new wastewater allocation of 2.1542 MGD monthly Average Annual Daily Flow (AADF). The City of Fort Lauderdale has determined that the City of Wilton Manors has a 3-year AADF of 2.3572 MGD which exceeds the allotment per the Large User Agreement. The proposed request for 750 residential units equates to a 0.10575 MGD increase in wastewater demand. However, the City of Fort Lauderdale has made a one-time exception to the Large User Agreement to allow for an additional 0.141 MGD which is less than the additional allocation of 0.1742 MGD based on increase to the permitted sewage treatment capacity of the George T. Lohmeyer (GTL) Regional Wastewater Treatment Plant. As indicated in the letter dated May 16, 2024 from the City of Fort Lauderdale, the City of Fort Lauderdale would support up to an additional 1,000 residential units within the City of Wilton Manors.

According to the City of Fort Lauderdale 2017 Utility Strategic Master Plan, there are no plans to expand the plant's capacity. however, planned capital projects over the 20-year horizon are designed to maintain the efficiency and effectiveness of the system. Fund 451, or the Central Regional Wastewater System Fund, is used to support and/or improve the operations of the Central Regional Wastewater System, which include facilities such as the George T. Lohmeyer Wastewater Treatment Plant and various re-pump stations throughout the region.

The attached sanitary sewer verification letters from City of Fort Lauderdale dated April 25, 2024, Exhibit D-1 and May 16, 2024, Exhibit D-2 are provided.

3) Solid Waste

Coastal Waste and Recycling provides solid waste hauling services for residential and commercial customers within the City of Wilton Manors. Win-Waste provides solid waste processing services for residential and commercial customers within the City of Wilton Manors.

The City has an agreement with Win-Waste formerly Wheelabrator. Wheelabrator South Broward County Resource Recovery Facility is a waste to energy facility located at 4400 South State Road 7, Fort Lauderdale. The facility can process 2,250 tons per day. In 2016, the city generated 12,037 tons of solid waste, 5.3 lbs. per capita/day.

- Energy Generation Capacity: 66 Mega Watts
- Waste Processed in 2019: 835,738 tons
- Life Remaining: not Applicable
- Planned Capacity Improvements: none currently

Facility	Facility Status	Design Capacity Tons	Current Demand Tons per year	Available Capacity Tons
Entire Facility	Active	75,000,000	10,000	50,000,000
Subtotal CDSL		75,000,000	1,500,000	25,265,000
Broward Interim/Contingency Landfill (BIC)				
Cell 1, 2 & 3	Active	4,800,000	80,000	2,200,000
Future Cells	Not developed	23,000,000	0	23,000,000
Subtotal		27,800,000	80,000	25,200,000
Total		79,800,000	1,580,000	27,465,000

Source: Broward County Comprehensive Plan, 2010, Table 4.7 Infrastructure Element
City of Wilton Manors Comprehensive Plan

Solid waste verification letters from Coastal Waste and Recycling and Win-Waste are provided as Exhibit E and F.

4) Traffic Circulation Analysis

With the City of Wilton Manors, the major north-south roadways are: Andrews Avenue, NE 4 Avenue or Wilton Drive, and Powerline Road. The major east-west roadways are: NE 26 Street and Oakland Park Boulevard. Andrews Avenue and NE 26 Street are County roads and NE 4 Avenue/Wilton Drive, Powerline Road, and Oakland Park Boulevard are State roads. The goals, objectives, and policies of the City of Wilton Manors' Comprehensive Plan and the City's Unified Land Development Regulations encourage higher density, walkability, and an emphasis on multi-modal transportation within the Urban Center Mixed Use Districts,

Highland Estates neighborhood, and within parcels in close proximity to retail centers to lessen the impact on level of service standards for roads. Any future impacts from the proposed redevelopment projects are required to be consistent with the City’s regulations to be addressed at the time of site plan review through required transportation related improvements and or commitments. The City’s promotion of multi-modal transportation includes, but is not limited to bicycle storage requirements, ride sharing loading and unloading spaces, and participation in the circuit program or purchase of similar vehicle to be utilized by the project.

Oakland Park Boulevard is a major east-west corridor, and one of the busiest east-west bus routes with 9,000 daily riders. The 2040 Broward County Long Range Transportation Plan identifies the Commitment 2040 project, which will increase the number of buses, add shelters, and bike and pedestrian amenities. \$138.7 million in improvements are planned for the length of the Oakland Park Boulevard corridor. The end goal of this increased bus service is the reduction of traffic congestion on Oakland Park Boulevard and the surrounding system.

5) Mass Transit Analysis

The Broward County Mass Transit Division operates Broward County Transit (BCT), a fixed-route bus system servicing the residents of the City of Wilton Manors. More specifically, the amendment area is served by east / west Route 72 (Oakland Park Blvd) and north/ south Routes 20, 50, and 60 as shown on the below BCT System Map.



The change in mass transit demand resulting from this request has been quantified. The proposed increase of 750 Mid Rise residential units for the redevelopment unit request is 293 PM Peak Hour trips (750 x .39). Transit’s share (1.64% of 390 = 4.8052) would be five (5) additional riders, however, the

amendment is expected to generate development that supports the use of transit and increase ridership throughout the City of Wilton Manors.

As part of the Transportation Surtax, Broward County Transit will be implementing fixed route bus improvements, including shorter headways and increased space of service on weekdays and weekends in addition to new service types like demand-response. The development of the subject property will support the utilization of mass transit by increasing the residential opportunities along existing transit routes. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Mass Transit verification letter with service frequencies from Broward County Transit Division – Service and Capital Planning Section is provided as Exhibit G.

6) Public Education

The majority of residential units associated with projects that would be eligible for the allocation of redevelopment units would be “midrise units”. Based on the current student generation rates determined in conjunction with the July 2019 Broward County Public Schools Study Generation Rate and School Impact Fee Study, midrise units are the second lowest student generator of any residential unit type. The average student generation rate for “midrise” units is 0.080 per unit which would equate to 60 new students associated with the request for 750 redevelopment units. According to statistics from Broward County Schools, of the 222 traditional Broward County Schools, 67 are below capacity which equates to 43,000 empty seats. For the past 5 years, school enrollment has decreased overall. Based on enrollment trends and capacity data, there should ample capacity for the 60 students associated with the request for 750 redevelopment units.

Prior to the allocation of redevelopment units to a specific project by the City Commission, the applicant will be required to obtain a School Capacity Availability Determination (SCAD) Letter from Broward County Schools to determine if there is adequate public-school capacity for the proposed development.

b. Provide correspondence of public facilities and service providers verifying the information above.

- 1) Potable Water, See Exhibit D for correspondence from the City of Fort Lauderdale.
- 2) Sanitary Sewer, See Exhibit D for correspondence from the City of Fort Lauderdale.
- 3) Solid Waste, See Exhibit E for correspondence from Coastal Waste and Recycling.
Solid Waste, See Exhibit F for correspondence from Win-Waste.
- 4) Mass Transit, See Exhibit G correspondence from Broward County Transit.

- c. Provide an updated table of community parks and open space and demonstration that the parks requirement of 3 acres per 1,000 persons is met.

The City of Wilton Manors has an adopted level of service standard of 4.25 acres per 1,000 residents. Broward County has an adopted level of service standard of 3.00 acres per 1,000 residents. The following is an updated table of community parks and open space within the City of Wilton Manors based on the City’s Comprehensive Plan.

City of Wilton Manors Park Acreage		
Park Name	Acres	Facility Type
Colohatchee Boat Ramp	1.2	Community Park
Colohatchee Nature Park	8.5	Community Park
Hagen Park	5.79	Community Park
Island City Park Preserve	3.15	Community Park
Mickel Park	5.0	Community Park
Richardson Historic Park and Nature Preserve	5.4	Community Park
Wilton Manors Elementary School	4.8	Community Park
Andrews Avenue	0.15	Neighborhood Park
Apache Pass Park	0.18	Neighborhood Park
Coral Gardens Park	0.37	Neighborhood Park
Central Park Jaycee Park	0.46	Neighborhood Park
Donn Eisele Park	0.9	Neighborhood Park
Island City Park Preserve Expansion	0.27	Neighborhood Park
M.E. DePalma Park	0.14	Neighborhood Park
Rachel Richardson Park	0.33	Neighborhood Park
Snook Creek Boat Ramp	0.45	Neighborhood Park
Woman’s Club	0.25	Neighborhood Park
Middle River	29.72	Waterway
Total	67.06	

Source: Table 7-1: Recreation and Open Space Element Comprehensive Plan as of February 2021.

The City of Wilton Manors currently and will continue to meet the level of service for park land. The following table demonstrates that the City of Wilton Manors exceeds Broward County’s level of service standards for community parks and open space.

Projected Park Needs					
Year	Population (Projected)	Level of Service (LOS) Standard	Park Acreage	Park Acreage Needed to Maintain LOS	Surplus/Deficit Acreage
2010	11,632	4.25 acres/1,000 population	67.06	49.44	17.62
2015	12,445	4.25 acres/1,000 population	67.06	52.89	14.17
2020	12,556	4.25 acres/1,000 population	67.06	53.36	13.70
2025	12,557	4.25 acres/1,000 population	67.06	53.37	13.69
2030	12,471	4.25 acres/1,000 population	67.06	53.00	14.06
2035	12,461	4.25 acres/1,000 population	67.06	52.96	14.10

Source: Parks, Recreation & Open Space Element City of Wilton Manors Comprehensive Plan as February 2021.

- d. Provide documentation that a public-school consistency review shall be obtained for any site-specific allocation of redevelopment units.**

Prior to the allocation of redevelopment units to a specific project by the City Commission, the applicant will be required to obtain a School Capacity Availability Determination (SCAD) Letter from Broward County Schools to determine if there is adequate public-school capacity for the proposed development.

- 8. For allocations in areas within Priority Planning Areas for Sea Level Rise, indicate:**
- a. Sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or**

According to the Broward County Priority Planning Areas Map adopted February 23, 2021, Priority Planning Areas have been identified near tidal water bodies at the southern end of Wilton Drive (abutting the south fork of Middle River), at the northern and southern ends of N. Dixie Highway (abutting the north and south forks of the Middle River) at the northern and southern ends of N. Andrews Avenue (abutting the north and south forks of the Middle River), abutting the north fork of the Middle River south of Oakland Park Boulevard, at the intersection of NE 26 Street and NE 15 Avenue, and at the south end of NE 15 Avenue (abutting the south fork of the Middle River) within the City of Wilton Manors. These areas are at risk of inundation under 3.3-foot sea level rise scenario, projected to occur as soon as 2070.

There are goals, objectives, and policies throughout the City of Wilton Manors' Comprehensive Plan that include sea level rise and flood protection mitigation strategies and requirements. Below are several policies related to sea level rise and flood protection. In addition, there are land development regulations found in the City's Code of Ordinances that exceed FEMA's flood requirements within flood hazard areas and stringent requirements to upgrade seawall heights throughout the City of Wilton Manors. Redevelopment and or infill development under the City's current flood and seawall requirements provide for protection against sea level rise and flood.

Future Land Use Element:

- Policy 7.3 – Continue to require redevelopment within identified floodplains to address existing flood problems.
- Policy 13.5 - 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.

Infrastructure Element:

- Policy 5.3.1 - Coordinate with Broward County and SFWMD to assess the adequacy of water supply and water/wastewater facilities and infrastructure to effectively capture, store, treat, and distribute potable water and reuse under variable climate conditions, including changes in rainfall patterns, sea level rise, and flooding, with potential water quality and quantity impacts.

Coastal Management:

- Policy 5.7 - The City shall maintain consistency with the program policies of the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Administration (FEMA) and shall monitor new cost-effective programs for minimizing flood damage. Such programs may include modifications in construction setback requirements or other site design techniques, as well as upgraded building and construction techniques. The City's adopted flood protection regulations shall be amended as necessitated by changes in FEMA

regulations. Encourage Wilton Manors to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency City of Wilton Manors ADOPTED February 9, 2021 Comprehensive Plan.

- Policy 5.8 - The City shall be consistent with, or more stringent than, the flood resistant requirements of the Florida Building code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.
- Policy 8.4 -The City shall continue to review and implement available data that is applicable to the City from governmental entities such as the Regional Climate Compact or the County that identifies development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.
- Policy 8.9 - In response to changing conditions, when necessitated, the City shall adopt enhanced flood protection standards such as increased free board, enhanced standards for tracking substantial improvements, establishment of a minimum base flood elevation, the utilization of the Broward 100-Year Flood Map, and seawall height minimum standards.
- Policy 8.11 – Projected rise in sea level shall be taken into consideration in the design, maintenance and repair of all infrastructure.
- Policy 8.12 - To reduce future flood losses and claims made under the flood insurance policies issued in the City and to improve community resiliency, the City will coordinate with Broward County to determine and adopt appropriate minimum floor elevations; minimum crown of road elevations; and optimal seawall heights and deadlines for retrofitting to those heights; based on projected conditions from sea level rise.
- Policy 3.2 – Utilize the City's permitting and site plan review process to ensure that any maintenance, construction or reconstruction of private seawalls adheres to updated construction techniques and standards designed to limit adverse impacts to the estuarine system and the shoreline.
- Policy 8.9 - In response to changing conditions, when necessitated, the City shall adopt enhanced flood protection standards such as increased free board, enhanced standards for tracking substantial improvements, establishment of a minimum base flood elevation, the utilization of the Broward 100-Year Flood Map, and seawall height minimum standards.

The City of Wilton Manors Code of Ordinances also includes sea level rise and flood protection mitigation strategies and requirements. In accordance with Chapter 9 entitled “Flood Prevention and Protection” of the City’s Code of Ordinances, any new development or substantial redevelopment located in a flood hazard area is required to be constructed with a finish floor of at least two (2) feet above the base evaluation in accordance with the FEMA Map in effect at the time of building permit application.

In accordance with Chapter 11 entitled “Marine Activities, Shorelines, and Structures” of the City’s Code of Ordinances any improvements to a seawall that are deemed substantial repair or rehabilitation, or new seawalls are required to be constructed at an elevation of 5.0 NAVD 88. In addition, any parcels with new development or substantial redevelopment proposed are required to construct a new seawall or bring the current seawall into compliance at a height 5.0 NAVD 88.

b. Flood protection improvements committed to by applicants which would mitigate or enhance flood protection and adaptation from rising sea levels.

The City of Wilton Manors is committed to mitigating and or enhancing flood protection and adaptation from rising sea levels. The City has applied to participate in the Community Rating System (CRS) program. The City has indicated its willingness to cooperate with FEMA and the Insurance Services Office, Inc. (ISO) to ensure that our credited activities are fully earned and warranted. The City is confident we can achieve points for our Capital Improvement Plan, compliance with the Florida Building Codes (FBC) and Local Mitigation Strategy (LMS). In addition, the City is committed to continually reviewing the City’s Code of Ordinance and Unified Land Development Regulations to ensure that the City requirements reflect the most updated FEMA Maps, require additional freeboard in the flood hazard areas, and require seawall heights at or beyond what most Cities require in Broward County.

9. Draft of proposed voluntary commitment(s)/mitigation. Noting that, if the requested redevelopment unit allocation is approved subject to voluntary commitment(s), effectiveness of the approval shall not occur until a legally enforceable agreement(s) (to the satisfaction of the appropriate agencies) regarding the voluntary commitment(s) is recorded in the public record of Broward County, and a copy of the appropriately reviewed, executed, and recorded document(s) is provided to Planning Council staff.

Understood and will provide if subject to a voluntary commitment.

Exhibit A

*Authorization to Transmit Redevelopment Application
from the City of Wilton Manors*

Resolution No. 2024-076

RESOLUTION NO. 2024-076

1
2
3 **A RESOLUTION OF THE CITY COMMISSION OF THE CITY**
4 **OF WILTON MANORS, FLORIDA; APPROVING AND**
5 **AUTHORIZING THE PROPER CITY OFFICIALS OF THE**
6 **CITY OF WILTON MANORS TO SUBMIT A REQUEST FOR**
7 **THE ALLOTMENT OF 750 REDEVELOPMENT UNITS TO**
8 **THE BROWARD COUNTY PLANNING COUNCIL ALONG**
9 **WITH SUPPORTING DOCUMENTATION; AFFIRMING THE**
10 **CITY’S COMMITMENT TO PROVIDE AFFORDABLE**
11 **HOUSING UNITS PURSUANT TO THE CITY’S**
12 **APPLICATION FOR REDEVELOPMENT UNIT**
13 **ALLOCATION; PROVIDING FOR CONFLICTS; PROVIDING**
14 **FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE**
15 **DATE.**

16
17 **WHEREAS**, *BrowardNext (Broward County Land Use Plan)*, Policy 2.35.1, allows
18 municipalities that have fewer than 250 combined “flexibility units” or “redevelopment
19 units” available, to apply to the Broward County Planning Council for the allocation of
20 “redevelopment units” in allotments of 500 dwelling units, or 10% of the number of dwelling
21 units permitted by the City of Wilton Manors’ certified land use plan, whichever is less; and

22 **WHEREAS**, in accordance with *Article 3.3(c) of the Administrative Rules*
23 *Document in support of BrowardNext (Broward County Land Use Plan)* Policy 2.35.1, the
24 number of units per application may be increased to 750, or 15% of the number of dwelling
25 units permitted by the certified municipal land use plan, whichever is less, if the municipality
26 demonstrates a commitment for at least 10% very-low or low affordable housing, with a
27 legally enforceable mechanism recorded in the public records of Broward County, Florida,
28 to the satisfaction of Broward County, for a minimum period of 30 years; and

29 **WHEREAS**, the City is committed to dedicating at least 10% of the requested
30 redevelopment units as affordable housing units for low and very low income individuals as

Exhibit A

1 established by the Area Median Income of the United States Department of Labor’s Bureau
2 of Labor Statics for at least 30 years; and

3 **WHEREAS**, *BrowardNext Broward County Land Use Plan*, Section 2,
4 “Definitions,” of the Broward County Land Use Plan, defines “Redevelopment Units” to
5 mean “...additional permitted dwelling units equal to three (3%) of the total number of
6 dwelling units as established by the adoption of the 2017 BrowardNext Broward County
7 Land Use Plan”; and

8 **WHEREAS**, *BrowardNext Broward County Land Use Plan*, Section 2,
9 “Definitions,” of the Broward County Land Use Plan, defines “Flexibility Units” to mean
10 “...the difference between the number of dwelling units permitted within a flexibility zone
11 by the Broward County Land Use Plan and the number of dwelling units permitted within
12 the local government’s certified future land use plan map, plus additional remaining
13 permitted dwelling units, fixed at the adoption date of the 2017 Broward County Land use
14 Plan and formerly defined as “Reserve Units” which were equal to two (2%) of the total
15 number of dwelling units permitted by the local government’s certified future land use plan
16 map”; and

17 **WHEREAS**, the City of Wilton Manors, Florida has 137 remaining Flexibility
18 Units or Redevelopment Units as of July 9, 2024; and

19 **WHEREAS**, pursuant to *BrowardNext Broward County Land Use Plan*, Policy
20 2.35.1, the City seeks the allotment of 750 Redevelopment Units to be allocated consistent
21 with the City of Wilton Manors’ Comprehensive Plan; and

Exhibit A

1 **WHEREAS**, the City Commission of the City of Wilton Manors, Florida deems it
2 in the best interests of the public to submit a request for the allotment of 750 redevelopment
3 units to the Broward County Planning Council and provide affordable units to its residents.

4 **NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION**
5 **OF THE CITY OF WILTON MANORS, FLORIDA, THAT:**

6 **Section 1.** The foregoing “WHEREAS” clauses are hereby ratified and
7 confirmed as being true and correct and are hereby made a specific part of this Resolution.

8 **Section 2.** The proper City Officials are hereby authorized and directed to
9 submit a request of the allotment of 750 Redevelopment Units to the Broward County
10 Planning Council.

11 **Section 3.** The proper City Officials is hereby authorized to take any and all
12 action reasonably required to submit the request for said allotment.

13 **Section 4.** The City of Wilton Manors fully commits to dedicating ten percent
14 (10%) of the requested redevelopment units as affordable housing units for low and very
15 low income individuals as established by the Area Median Income of the United States
16 Department of Labor’s Bureau of Labor Statistics for a period of 30 years.

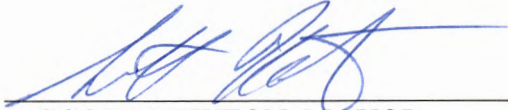
17 **Section 5.** All Resolutions or parts of Resolutions in conflict herewith, be and
18 the same are repealed to the extent of such conflict.

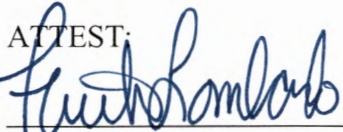
19 **Section 6.** If any section, sentence, clause or phrase of this Resolution is held to
20 be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall
21 in no way affect the validity of the remaining portions of this Resolution.

22 **Section 7.** This Resolution shall become effective immediately upon passage
23 and adoption.

1 PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
2 WILTON MANORS, FLORIDA, THIS 23rd DAY OF JULY, 2024.

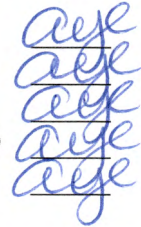
3
4 CITY OF WILTON MANORS, FLORIDA

5
6 By: 
7
8 SCOTT NEWTON, MAYOR

9
10 ATTEST:
11 
12
13 FAITH LOMBARDO, J.D., CMC
14 CITY CLERK

RECORD OF COMMISSION VOTE

MAYOR NEWTON
VICE MAYOR BRACCHI
COMMISSIONER CAPUTO
COMMISSIONER D'ARMINIG
COMMISSIONER ROLLI



15
16 I HEREBY CERTIFY that I have
17 approved the form of this Resolution.

18
19
20
21
22 /s/ Kerry L. Ezrol
23 KERRY L. EZROL, ESQ.
24 CITY ATTORNEY

Exhibit B

Updated Flexibility Table

Exhibit B

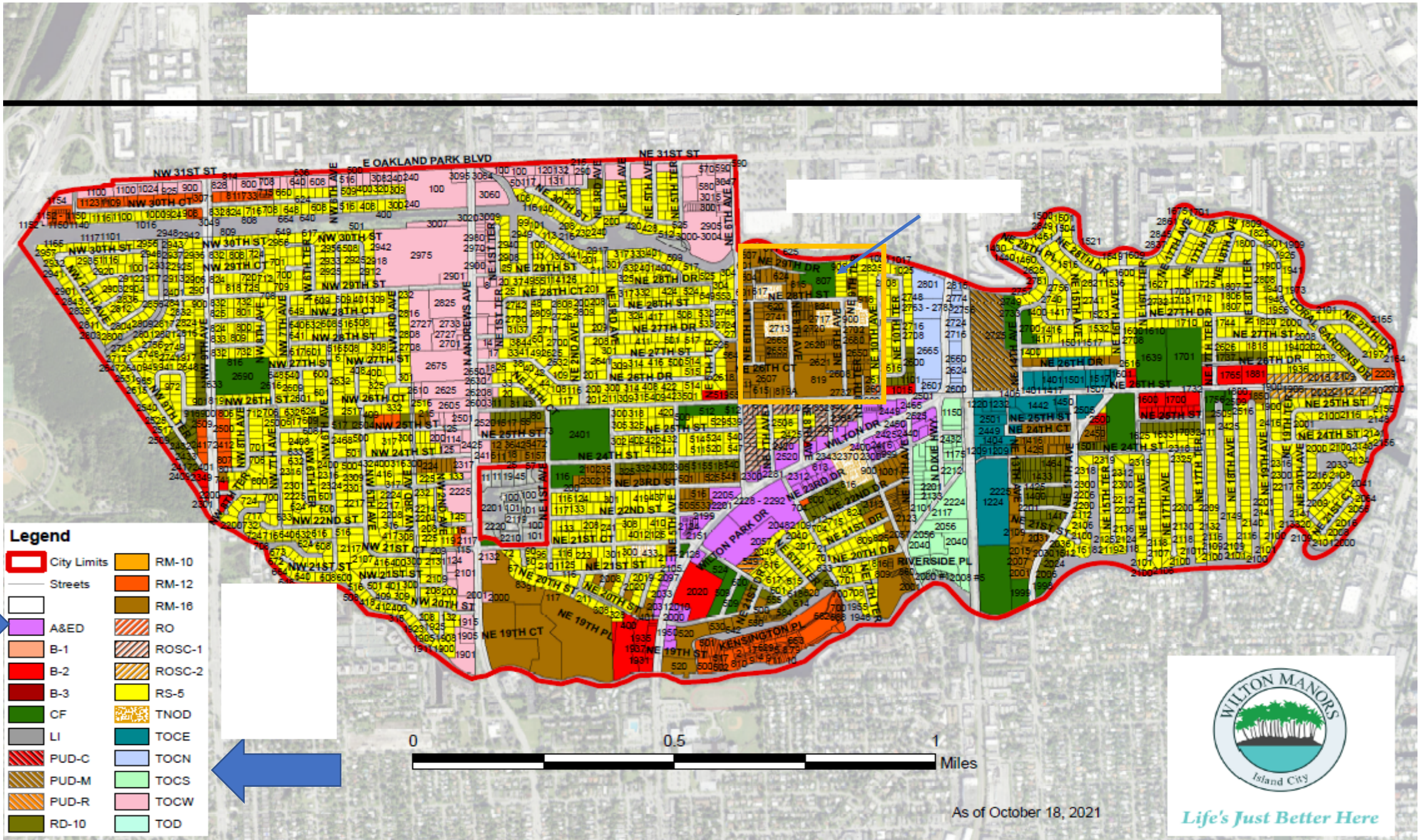
CITY OF WILTON MANORS - Unified Flexibility Table

ALLOCATIONS	FLEXIBILITY UNITS	5% RESIDENTIAL-TO- COMMERCIAL ACRES	20% COMMERCIAL-TO- RESIDENTIAL ACRES	BONUS SLEEPING ROOMS
<i>Available Flex/Reserve Units as of December 1, 2022</i>	437	32.17	27.71	100
Reso 2024-009; allocation of 87 Urban Center Mixed-Use Area Flex Units (Generation at Wilton Manors)	87	32.17	27.71	100
Reso 2024-010; allocation of 252 Urban Center Mixed-Use Flex Units (Wilma on the Drive)	252	32.17	27.71	100
Reso 2024-024; allocation of 7 flex units (Wilton Yards)	7	32.17	27.71	100
Reso 2024-072; allocation of 2 flex units (1308 NE 24 Street)	2	32.17	27.71	100
REMAINING	89	32.17	27.71	100

Updated: October 2, 2024

Exhibit C

Map Identifying Areas Where Redevelopment Units Will Be Allocated



Life's Just Better Here

Exhibit D-1 and D-2
Potable Water and Sanitary Sewer
Correspondence from City of Fort Lauderdale



April 25, 2024

Leigh Ann Henderson
City Manager
City of Wilton Manors
2020 Wilton Drive
Wilton Manors, FL 33305

Dear Ms. Henderson:

The City of Fort Lauderdale (City) is in receipt of your request for a wastewater capacity increase for the City of Wilton Manors and subsequent request for an independent evaluation of capacity allocations and financial structure. As noted in your letter dated November 13, 2023, Wilton Manors is limited to a monthly annual average daily flow (AADF) of 1.98 million gallons per day (MGD) of sewage into the City's wastewater system for fiscal year 2024; however, your current average flow is exceeding the agreed upon allocation. While the Large User Wastewater Agreement between the City and Wilton Manors defines your allowable sewage flows through fiscal year 2051, your written request only references future years up to fiscal year 2029 – see summary table below:

Fiscal Year	Current Monthly Allocation (AADF)*	Requested Monthly Allocation (AADF)	Increase in Allocation (AADF)
FY24-25	1.98 MGD	2.30 MGD	0.32 MGD
FY25-26	1.98 MGD	2.37 MGD	0.39 MGD
FY26-27	1.98 MGD	2.44 MGD	0.46 MGD
FY27-28	1.97 MGD	2.51 MGD	0.54 MGD
FY28-29	1.97 MGD	2.59 MGD	0.62 MGD

**Allowable AADF as defined in Article 3.4 of the City of Wilton Manors' Large User Wastewater Agreement, executed March 22, 2022.*

Your letter outlined several factors behind your reasoning for the increases in capacity that are being requested. Much of the data used in your projections is speculative, rather than demonstrable and your methodology for calculating sewage flows based on population or living units does not meet City standards for flow calculations. Additionally, rather than maintaining a thorough and accurate database on existing sewage flows and known/approved development flow increases, and without a detailed explanation on how you are projecting your city's population growth, it appears the baseline flow you are using to add the increased allocations to is merely based on the flow values provided to you by the City. As such, the basis for your request is insufficient for the City to analyze and make any reasonable decisions regarding your needs or the City's ability to increase your current allocations. With that said, however, we agree the best way to resolve each Large User's concerns of distributing sewage flow capacity is through a third party, independent assessment to allocate capacity in a more systematic approach and will initiate such an effort. While work on this assessment proceeds, the City will increase your capacity

Office of the City Manager

100 North Andrews Avenue, Fort Lauderdale, Florida 33301
Telephone (954) 828-5013, Fax (954) 828-5599

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Exhibit D-1

allocation due to a recent change in permitted sewage treatment capacity at the George T. Lohmeyer Wastewater Treatment Plant (GTL).

On January 16, 2024, the City was successful in negotiating an increase in our permitted sewage treatment capacity from 56.6 MGD to 61.58 MGD. This 4.98 MGD increase in capacity will be apportioned based on current allocations outlined in each Large User Wastewater Agreement. For the City of Wilton Manors, this will result in an additional allocation of 0.1742 MGD, which equates to a new wastewater allocation of 2.1542 MGD monthly AADF for FY23-24. Your request to suspend surcharges for excessive flows requires modification of the Large Users Agreements that currently are in effect. This would need to be brought to the City Commission for consideration and ratification.

Background:

When we embarked on the renewal of the Large User Agreements, we sent e-mails to all participants requesting their population and flow projections for their respective municipalities. (e-mail dated April 6, 2021). The City of Wilton Manors provided us with their flow projections (e-mail dated April 14, 2021). The City of Fort Lauderdale provided all Large Users, including Wilton Manors, the opportunity to review the finalized draft agreements (e-mail dated October 8, 2021). Notwithstanding this communication between the cities, your letter asserts that the City came up with the allocations for Wilton Manors on our own and that Wilton Manors never had the chance to review, modify, or confirm/approve its allocations. Additionally, in Article 3.4 of Wilton Manor's executed Large User Wastewater Agreement, Wilton Manors (i.e., the "Customer") agreed that it has reviewed its present needs for wastewater transmission and treatment services and have projected its future needs as shown in the allocation table found in the same Article.

Approach and Resources

For all calculations, the City has utilized long-range planning documents, as well as historical data. For that purpose, the following resources were utilized for the City of Wilton Manors:

- 20-Year Water Supply Facility Work Plan, January 2021, Calvin, Giordano & Associates, Inc.
- City of Wilton Manors Comprehensive Plan Amendment, (20-01ESR), February 2021
- City of Wilton Manors bulk water sales for Years 2018, 2019, 2020
- Future Wastewater Flow Projection (Section 3.4), prepared by Baxter & Woodman, Inc.
- City of Wilton Manors population growth projections
- City of Wilton Manors water consumption in gallons per capita per day (gpcpd)

Methodology

As Utility Managers, the City has adopted a scientific approach to the wastewater allocations in all agreements by utilizing all available planning resources and historic data, in addition to utilizing a transparent calculation methodology. Attached is a spreadsheet for all compilations and calculations for the City of Wilton Manors.

Exhibit D-1

The following summary is provided:

1. The City used the information and documents provided by the City of Wilton Manors.
2. The City started off with the bulk water sales for the previous three years prior to the Agreement which were: 2018, 2019, and 2020.
3. The City computed 3-years average water use for 2018, 2019, and 2020, with an average of *1.23 MGD (AADF)*, and Average Max Month of *1.52 MGD*.
4. Wilton Manors' feedback/flow projections for FY2020 and FY2021 showed *1.98 MGD (AADF)*. This represents a **62 percent** increase from the calculated running 3-year water consumption average of *1.23 MGD (AADF)*. Contrary to historical data and the calculations used by us, which showed a lower usage demand, we ultimately allocated *1.98 MGD* as requested by the City of Wilton Manors.
5. A comparison of the wastewater allocation in the executed Agreement Section 3.4 and wastewater projections provided by Wilton Manors, generally shows that Wilton Manors received the wastewater allocations that they requested. Article 3.4 of the Agreement includes the same numbers provided by Wilton Manors, as prepared by Baxter & Woodman, Inc. (Wilton Manors' consultant).
6. The City minimally adjusted some future allocations due to a projected population decline in future years. Population numbers were obtained from the City of Wilton Manors' Comprehensive Plan, and its 20-Year Water Supply Plan. Where adjustments were made, they were calculated based on population numbers multiplied by water consumption rate in gallons per capita per day (gpcpd), which is a common and standard procedure.
7. For intermediate years between milestone years 2025, 2030, 2040, and 2050, the City used straight interpolation of the data provided by Baxter & Woodman, Inc.
8. The City made a conservative assumption that for every one gallon of water the City sells to Wilton Manors, the City receives one gallon back in sewer (100% return). This is typically not the case, as return sewage is typically less than the supplied/consumed water, (about 80% - 85% typically) due to irrigation, washing cars, etc.

Requested Increase in Wastewater Allocation (FY 2024-2029)

The overall capacity of the Large Users' system (GTL plant, pumping stations, injection wells, sewage collection system, etc.) is strained. System stressors include, (a) aged infrastructure with persistent high inflow and infiltration (I&I) volume, including major contributions from the Large Users; (b) unexpected, highly densified development activities in all municipalities; (c) more frequent, extreme weather events, such as the recent 1000-year rainstorm event ("April Flood 2023"), unseasonably heavy and continuous rains (e.g., November 2023), Hurricane Ian (September 2022), and Tropical Storm Eta (November 2020), and the effects of sea level rise.

To mitigate the situation, the City of Fort Lauderdale's recent letter to all Large Users highlighted several actions currently underway. These actions include increased investment of over \$100 million in the next five years for an inflow/infiltration reduction program, and numerous capital investment projects at the GTL wastewater treatment



Exhibit D-1

plant, including a capital program for cleaning the deep injections wells every 2.5 years (instead of the required 5 years) to restore and maintain higher disposal capacities.

To better provide for all user needs, the City engaged CDM Smith to prepare a Report regarding the GTL Plant and system capacity. On October 12, 2023, the City submitted an application to the Florida Department of Environmental Protection (FDEP) requesting to re-rate GTL capacity from 56.6 MGD (TMADF) to 61.58 MGD (TMADF). FDEP approved this request on January 16, 2024.

Conclusion

Upon examination of the potable water supplied to and wastewater flows returned from the City of Wilton Manors, it is evident that Wilton Manors is exceeding its wastewater allocation per the current agreement and is returning more sewage to the City of Fort Lauderdale than the bulk water supplied by the City. Despite the on-going I&I projects in Wilton Manors, current flow data does not show any measurable decrease in sewer flows.

Based on Wilton Manors' current allocation exceedance, which appears to show major I&I issues in the Wilton Manors' sewage collection system; missing details on Wilton Manors' capital construction efforts to reduce I&I flows; the lack of empirical data used in your current flow needs and future needs calculations; inaccurate assertions regarding how Wilton Manors' monthly allocations were derived for your current Large Users Wastewater Agreement; and the recency of the current Large User Agreement, the City is unable to support your request as provided in the November 13, 2023 letter. We are, however, able to support an increase of 0.1742 MGD based on the recent rerating of the GTL Wastewater Treatment Plant operating permit. We also will proceed with initiating a third party, independent assessment to allocate capacity in a more systematic approach, which can be used as the basis for a new Agreement for each of the Large Users. Should you desire to discuss this matter further, you may attend the next regularly scheduled Large User Advisory Board meeting or contact me directly at any time.

Sincerely,


Greg Chavarria (Apr 26, 2024 09:44 EDT)

Greg Chavarria
City Manager

c: Susan Grant, Assistant City Manager
Anthony G. Fajardo, Assistant City Manager
Thomas J. Ansbrosio, City Attorney
Alan Dodd, Director, Public Works
Rhonda Montoya Hasan, Assistant City Attorney



CITY OF
FORT LAUDERDALE



May 16, 2024

Leigh Ann Henderson
City Manager
City of Wilton Manors
2020 Wilton Drive
Wilton Manors, Florida 33305

Subject: **2nd AMENDMENT TO
WATER AND WASTEWATER REGIONAL CAPACITY AVAILABILITY
LETTER
City of Wilton Manors Land Use Amendment Transit Oriented Corridor
Additional 1000 Dwelling Units.**

Dear Ms. Henderson,

This Letter supersedes Water and Wastewater Regional Capacity Availability Letters issued on June 17, 2022 and December 6, 2022 (see attached).

According to the information previously submitted, the proposed land use amendment for the City of Wilton Manors consists of additional 1,000 mid-rise units within the Transit Oriented Corridor (TOC). Comparing the total current entitlements demand against the total proposed entitlements demand results in an increase of 185,769 gallons per day (GPD) or 0.186 million gallons per day (MGD) for water, and 140,875 GPD or 0.141 MGD for wastewater.

The City of Fort Lauderdale provides treatment for the water and sanitary sewer services to the City of Wilton Manors and would need to have ample regional capacity at the treatment plants to support this potential increase in flow resulting from increased intensities from the underlying land uses.

On April 25, 2024, the City of Fort Lauderdale increased the wastewater allocation identified in the Large User Agreement between the City of Fort Lauderdale and the City of Wilton Manors by 0.1742 MGD, resulting in a new allocation of 2.1542 MGD Monthly Average-Annual-Daily-Flow (AADF) of wastewater flow that can be accepted by the City of Fort Lauderdale.

Based on our most recent data, it has been determined that the City of Wilton Manors currently has a 3-year AADF of 2.3572 MGD, exceeding the allocation amount by 0.2

PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

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CITY OF
FORT LAUDERDALE



MGD. Therefore, the additional proposed entitlements demand would result in the increase of 0.141 MGD of wastewater, or 0.3141 over the amount allocated within the Large User Agreement.

Given the importance of this project, the City of Fort Lauderdale will make a one-time exception and support the allocation requested for this project based on the additional allocation you received on April 25, 2024. The additional 0.141 MGD requested is less than the additional 0.1742 MGD allocation, and therefore can be accommodated within the new GTL permitted capacity. Before any additional wastewater flow allocations can be accepted, the exceedances issue must be resolved and flows brought back into compliance with the Large User Agreement.

The determination of capacity availability is based upon tools and data analysis as of the date of this letter. Should you have any questions or require any additional information, please contact me at (954) 828-5806.

Sincerely,

Alan M Dodd

Alan Dodd, P.E.
Public Works Director

Enclosures: Water and Wastewater Capacity Availability Letter, June 17, 2022
Water and Wastewater Capacity Availability Letter, December 6, 2022
Fort Lauderdale City Manager Letter to Wilton Manors City Manager, April
25, 2024

cc: Susan Grant, Acting City Manager
Anthony Fajardo, Assistant City Manager
Talal Abi-Karam, P.E., Assistant Public Works Director
Omar Castellon, P.E., Chief Engineer
Daniel Rey, P.E., Land Development Manager
Roberta Moore, Director of Community Development Services, City of Wilton
Manors

File: Water and Sewer Capacity Letters

PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

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From: Daniel Rey <DRey@fortlauderdale.gov>

Sent: Thursday, August 15, 2024 8:49 AM

To: Roberta Moore <RMoore@wiltonmanors.com>; Alan Dodd <ADodd@fortlauderdale.gov>; Christopher Bennett <CBennett@fortlauderdale.gov>; Miguel Arroyo <MARroyo@fortlauderdale.gov>; Omar Castellon <OCastellon@fortlauderdale.gov>; Roberto Betancourt <RBetancourt@fortlauderdale.gov>; RPersuad@fortlauderdale.gov; Talal Abi-Karam <TAbi-Karam@fortlauderdale.gov>

Cc: David Archacki <darchacki@wiltonmanors.com>; Bert Fisher <BFisher@wiltonmanors.com>; Leigh Ann Henderson <lhenderson@wiltonmanors.com>; Rhonda M Hasan <RHasan@fortlauderdale.gov>; Susan Grant <SuGrant@fortlauderdale.gov>; Anthony Fajardo <AFajardo@fortlauderdale.gov>

Subject: RE: Current and committed plant demand request

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If you have any concerns, call the Help Desk at Ext: 1234.

Good morning Roberta,

Please see below:

- The current and the committed plant demand for G.T. Lohmeyer Treatment Plant-
Current: 43.974 MGD Committed: 4.629 MGD
- The current and the committed plant demand for Fiveash and Peele-Dixie Water Treatment Plants
Current: 37.76 MGD Committed: 5.9 MGD

Regards,

Daniel Rey, P.E. | Land Development Manager | City Engineer

City of Fort Lauderdale | Development Services Department
Building Services Division
700 NW 19 Avenue | Fort Lauderdale FL 33311

P: 954-828-4653

E: Drey@fortlauderdale.gov



From: Roberta Moore <RMoore@wiltonmanors.com>

Sent: Thursday, August 15, 2024 8:08 AM

To: Alan Dodd <ADodd@fortlauderdale.gov>; Christopher Bennett <CBennett@fortlauderdale.gov>; Daniel Rey <DRey@fortlauderdale.gov>; Miguel Arroyo <MARroyo@fortlauderdale.gov>; Omar Castellon <OCastellon@fortlauderdale.gov>; Roberto Betancourt <RBetancourt@fortlauderdale.gov>; RPersuad@fortlauderdale.gov; Talal Abi-Karam <TAbi-Karam@fortlauderdale.gov>

Cc: David Archacki <darchacki@wiltonmanors.com>; Bert Fisher <BFisher@wiltonmanors.com>; Leigh Ann Henderson <lhenderson@wiltonmanors.com>; Rhonda M Hasan <RHasan@fortlauderdale.gov>; Susan Grant

<SuGrant@fortlauderdale.gov>; Anthony Fajardo <AFajardo@fortlauderdale.gov>

Subject: [EXTERNAL:CAUTION!]- Current and committed plant demand request

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Good morning,

The City of Wilton Manors has submitted an application for redevelopment units to Broward County Planning Council ("BCPC"). BCPC has requested the following information updated from the City of Fort Lauderdale, as the City's service provider for water and wastewater treatment.

- The current and the committed plant demand for G.T. Lohmeyer Treatment Plant-
- The current and the committed plant demand for Fiveash and Peele-Dixie Water Treatment Plants

We were provided the attached document which is a copy of the City of Fort Lauderdale's redevelopment application from June 2024. Similar information was provided for that redevelopment application, please see pages 7 and 8 of the attached.

Would it be possible to have this information provided to us by the COB, Friday, August 16, 2024?

If you have any questions, please do not hesitate to let us know.

Roberta



Roberta Moore

Director

Community Development Services

City of Wilton Manors

2020 Wilton Drive • Wilton Manors, FL 33305

Office: (954) 390-2180

Email: rmoore@wiltonmanors.com

www.wiltonmanors.gov

City Hall is open Monday through Thursday from 7:00am to 6:00pm. Inspections for Structural, Electrical, Mechanical and Plumbing can be scheduled for Monday through Friday.

Please Note: Florida Public Records Law provides that most written communications to or from municipal employees regarding City business are public records, available to the public and media upon request. Therefore, this e-mail message may be subject to public disclosure.

Exhibit E

Solid Waste Correspondance from Coastal Waste and Recycling

Exhibit E

From: Lee Keaffer <lkeaffer@coastalwasteinc.com>
Sent: Wednesday, July 10, 2024 5:29 PM
To: Evangeline Kalus <ekalus@wiltonmanors.com>
Subject: Re: City's Request to Broward County - 750 Redevelopment Units

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Wilton Manors.

Hey Evy I'm so sorry I didn't respond yet!

We do have that capacity.

Lee Keaffer
District Manager
(954) 853-5320

Lee Keaffer
District Manager



P: 954-947-4000
M: 954-853-5320
www.coastalwasteinc.com
3900 NE 10th Way, Pompano Beach, FL 33064



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From: Evangeline Kalus
Sent: Tuesday, July 9, 2024 4:50 PM
To: Lee Keaffer <lkeaffer@coastalwasteinc.com>
Subject: RE: City's Request to Broward County - 750 Redevelopment Units
Importance: High

Good Afternoon. Attached is the City of Wilton Manors application requesting 750 redevelopment units of the Broward County Planning Council. As part of the City's application, we are required to indicate available capacity of public services. On Page 6 of 22 of the attached document, is the narrative regarding solid waste services. Can you please review and confirm that Coastal Waste and Recycling has adequate solid waste hauling capacity to provide the City of Wilton Manors solid waste hauling services for an additional 750 dwelling units. These units could be located anywhere within the City of Wilton Manors and would consist primarily of multi-family units

Exhibit E

of which the majority would be midrise units. If you have any additional questions, please do not hesitate to call.

Thank you,

EvY

Evangeline G. Kalus
City Planner
Community Development Services
City of Wilton Manors
2020 Wilton Drive
Wilton Manors, Florida 33305
(954) 390-2180
ekalus@wiltonmanors.com

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



Life's Just Better Here

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Exhibit F

Solid Waste Correspondance from Win-Waste

Exhibit F

From: Robert Hely <rhely@win-waste.com>
Sent: Monday, June 17, 2024 11:34 AM
To: Evangeline Kalus <ekalus@wiltonmanors.com>
Subject: RE: City's Request to Broward County - 750 Redevelopment Units

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We have ample capacity to handle this additional solid waste



PERFORMANCE FOR THE PLANET

Bob Hely/ Market Manager
Office (954) 581-6606 x 285
Cell (954) 980-6998
4400 South State Road 7, Fort Lauderdale, FL 33314
www.win-waste.com



From: Evangeline Kalus <ekalus@wiltonmanors.com>
Sent: Monday, June 17, 2024 11:33 AM
To: Robert Hely <rhely@win-waste.com>
Subject: City's Request to Broward County - 750 Redevelopment Units
Importance: High

EXTERNAL Email: Only open links or attachments from TRUSTED sources.

Good Morning. Can you please confirm that Win-Waste has adequate solid waste processing capacity to provide the City of Wilton Manors solid waste processing services for an additional 750 dwelling units. These units could be located anywhere within the City of Wilton Manors and would consist primarily of multi-family units which includes townhomes, garden apartments, and midrise units. If you have any additional questions, please do not hesitate to call.

Thank you,

Evly

Evangeline G. Kalus
City Planner
Community Development Services
City of Wilton Manors
2020 Wilton Drive
Wilton Manors, Florida 33305
(954) 390-2180
ekalus@wiltonmanors.com

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



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Please note: Florida Public Records Law provides that most written communications to or from municipal employees regarding city business are public records, available to the public and media upon request. Therefore, this e-mail message may be subject to public disclosure.

CONFIDENTIALITY NOTICE: This message originates from WIN Waste Innovations. This message and any attachments are solely for the use of the intended recipient(s) and may contain privileged and/or confidential information or other information protected from disclosure. If you are not the intended recipient, you are hereby notified that you received this email in error and that any review, dissemination, distribution or copying of this email and any attachment is strictly prohibited. If you have received this email in error, please contact the sender and delete the message and any attachments from your system. [Privacy Policy](#)

Exhibit G

Mass Transit Correspondance from Broward County



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

July 16, 2024

Evangeline G. Kalus, City Planner
 Community Development Services
 2020 Wilton Dr.
 Wilton Manors, FL 33305

RE: Land Use Plan Amendment (LUPA) – Highland Estates, Wilton Manors, FL - Transit Verification Letter

Dear Ms. Kalus,

Broward County Transit (BCT) has reviewed your correspondence dated July 9, 2024, regarding the proposed LUPA for the Highland Estates of Wilton Manors, FL for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Routes 20, 50, 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 Route 20	WEEKDAY	4:45 A.M. – 10:07 P.M.	53 minutes
	SATURDAY	5:50 A.M. – 9:20 P.M.	50 minutes
	SUNDAY	9:35 A.M. – 8:03 P.M.	50 minutes
BCT Route 50	WEEKDAY	5:00 A.M. – 12:12 A.M.	33 Minutes
	SATURDAY	5:00 A.M. – 11:22 P.M.	43 Minutes
	SUNDAY	7:40 A.M. – 9:33 P.M.	42 Minutes
BCT Route 60	WEEKDAY	5:13 A.M. – 12:07 A.M.	32 Minutes
	SATURDAY	5:19 A.M. – 11:27 P.M.	40 Minutes
	SUNDAY	9:00 A.M. – 9:37 P.M.	60 Minutes
BCT Route 72	WEEKDAY	4:45 A.M. – 1:29 A.M.	21 Minutes
	SATURDAY	5:00 A.M. – 1:08 A.M.	20 Minutes
	SUNDAY	7:14 A.M. – 10:20 P.M.	21 Minutes

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

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

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addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

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

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen

Service Planner

Service and Strategic Planning – Broward County Transit

**BROWARD COUNTY PLANNING COUNCIL
REDEVELOPMENT UNITS
TRACKING TABLE**

DATE	MUNICIPALITY	REFERENCE NUMBER	REDEVELOPMENT UNITS
April 25, 2017 (Adoption of BrowardNext)			32,810
April 5, 2022	City of Pompano Beach	PCRU 22-1	500
October 25, 2022	City of Miramar	PCRU 22-2	500
December 12, 2023	Town of Pembroke Park	PCRU 23-1	568*
<i>Pending</i>	City of Wilton Manors	PCRU 24-2	750*
TOTAL REMAINING			30,492

*Note: At least 10% of the Redevelopment Units will be deed restricted to low- or very low-income affordable housing for a period of at least 30 years.