

ITEM #35

ADDITIONAL MATERIAL
Public Hearing

JANUARY 28, 2020

SUBMITTED AT THE REQUEST OF
PLANNING COUNCIL



TO: The Honorable Mayor and Commissioners
Broward County Board of County Commissioners

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

SUBJECT: **Additional Agenda Material Regarding Item 35 on the January 28, 2020 County Commission Agenda – Broward County Land Use Plan Amendments PC 20-1/PCT 20-1, Wilton Manors West Activity Center**

DATE: January 27, 2020

Attached please find an updated Alternative Traffic Analysis (Attachment 5 of Exhibit 2) for the above-referenced agenda item. Due to a mathematical error, the alternative traffic analysis should have shown a decrease in the number of net p.m. peak hour trips, not an increase. Therefore, the amendment is in compliance with all BrowardNext – Broward County Land Use Plan policies, including Policy 2.14.9. In such a case, Planning Council staff would have recommended approval of the subject amendment with no further conditions.

Please feel free to contact me at your convenience if you have any questions in this regard.

BBB:DDV

cc: Bertha Henry, County Administrator
Maite Azcoitia, Deputy Broward County Attorney

ATTACHMENT 5

ALTERNATIVE TRAFFIC ANALYSIS PC 20-1

Prepared: November 20, 2019
MPO Model Run Received: October 29, 2019
Updated: January 16, 2020

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***
<u>Net P.M. Peak Hour Trips</u>	<u>- 184 peak hour trips</u>

PLANNING COMMENTS

The proposed amendment is projected to **decrease** traffic on the regional transportation network by approximately 184 p.m. peak hour trips at the long-range planning horizon.

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

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