

City of Wilton Manors



Land Use Study for Andrews Avenue and Oakland Park Boulevard Corridors

August 28, 2015

City Commission

Gary Resnick, Mayor

Scott Newton, Vice Mayor

Julie A. Carson

Tom Green

Justin S. Flippen

Acknowledgements

Joseph Gallegos, City Manager

Leigh Ann Henderson, Assistant City Manager

Roberta Moore, Director of Community Development Services

Randy Welker, Economic Development Coordinator

Prepared by:



301 East Atlantic Boulevard. Pompano Beach, FL 33060

Phone: (954) 788-3400 Fax: (954) 788-3500

TABLE OF CONTENTS

EXECUTIVE SUMMARY	4
ANDREWS AVENUE CORRIDOR.....	7
Parcel Analysis.....	15
Property Value	15
Water/Sewer Availability	16
Traffic Counts	17
Mass Transit Routes.....	17
Pedestrian and Bicycle Opportunities	19
Neighborhood Associations	20
Neighboring Communities	20
CHALLENGES AND OPPORTUNITIES	21
OAKLAND PARK BOULEVARD CORRIDOR	23
Parcel Analysis.....	28
Property Value	29
Water/Sewer Availability	30
Traffic Counts	31
Mass Transit Routes.....	31
Pedestrian and Bicycle Opportunities	32
Neighboring Communities	32
CHALLENGES AND OPPORTUNITIES	33
INFORMATION COMMON TO BOTH CORRIDORS.....	35
Comprehensive Plan/Future Land Use Map.....	35
Flex and Reserve Units.....	36
Existing Unified Land Development Regulations.....	36
RECOMMENDATIONS.....	38
Complete Streets Program.....	38
Broward Next	39
Land Use Change to Transit Oriented Corridor	39
Enhance and Expand the Current Urban Center Mixed Use Districts	41
Interim Steps.....	42
Appendix A – Parcel-by-Parcel Analysis Andrews Avenue East Side Appendix B – Parcel-by-Parcel Analysis Andrews Avenue West Side Appendix C – Parcel-by-Parcel Analysis Oakland Park Boulevard South Side Appendix D – Road Section Examples & Future Modelling	

Executive Summary

The City of Wilton Manors City Commission authorized Keith and Associates, Inc., to prepare an initial land use study for the Andrews Avenue Corridor and Oakland Park Boulevard Corridor within the City limits. The land use studies were to include:

- Photo documentation of the Corridor,
- Identification and analysis of parcel width and depth, access, circulation, parking and buffering,
- Examination of the tax rolls,
- Documentation of Water and Sewer availability,
- Documentation of Traffic Counts,
- Examination of existing flex and reserve units,
- Summary of existing land development regulations,
- Identification of Comprehensive Plan Future Land Use Map and uses,
- Identification of existing land uses and future plans for neighboring communities,
- Identification of existing and proposed Corridor Studies by other governmental agencies,
- Identification of existing and proposed mass transit routes,
- Identification of existing and proposed pedestrian and bicycle opportunities.

The study analyzes each corridor separately and identifies challenges and opportunities within each of the two corridors. The study also recommends Future Land Use Map changes and Zoning Texts amendments as well as interim steps which could be implemented if such changes are desired by the City of Wilton Manors.

Keith and Associates, Inc., appreciates the opportunity to present the findings from the Andrews Avenue and Oakland Park Boulevard Corridor Study. Both corridors contain thriving small and large businesses servicing a diverse population. Both corridors are ideally located within metropolitan Broward County. The area is approximately three (3) miles from the beaches of the Atlantic Ocean, approximately three (3) miles from downtown Fort Lauderdale and approximately three (3) miles from the Cypress Creek Road area which is a large employment center within the county. Access to Interstate-95 is close and convenient. Vacant and/or derelict properties are few. Andrews Avenue contains a mix of small specialty retail stores and restaurants, offices and residential uses. Oakland Park Boulevard contains uses more auto-oriented including vehicle

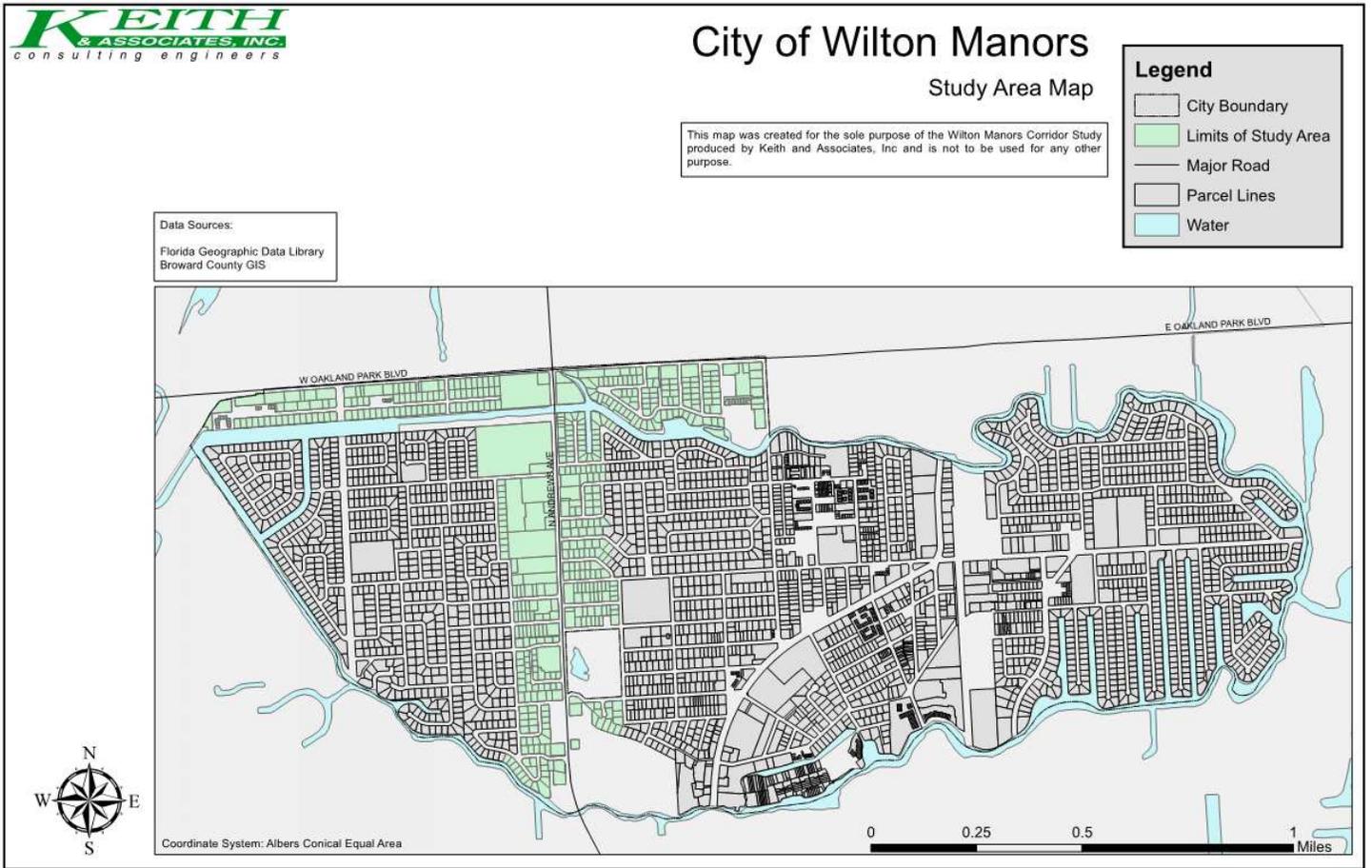
repair businesses, service stations, fast food restaurants and a large shopping center with a grocery store anchor.

Keith and Associates, Inc., met with city officials, representatives from nearby neighborhood associations, walked and photographed the two (2) corridors and analyzed data from various sources. The research, as well as the observations of the corridors, are presented in the first part of the study. Data analysis included parcel width and depth, parking and buffering, land values, existing water and sewer service, traffic counts, mass transit routes and a review of the city's comprehensive plan, available flex and reserve units and Unified Land Development Regulations.

The Andrews Avenue and Oakland Park Boulevard Corridor Study recommends five (5) implementation strategies. Below is a brief description of each recommendation which are further explained in the recommendations section of the study. They include:

- **A Complete Streets Program/Context Sensitive Corridor Trafficways Amendment** - The complete streets program takes a holistic approach to the design/redesign of major roads. Equal attention is given to vehicles, mass transit, pedestrians and bicyclists. Landscaping, on-street parking and mid-block crosswalks are also major components of the complete streets program. To implement the complete street program on roadways having Broward County jurisdiction, a trafficways amendment to “context sensitive corridor” is required. The amendment to “context sensitive corridor” relaxes certain requirements in the Broward County Land Development Code which prevents complete streets from being implemented.
- **Participation in Broward Next** - Broward County is in the process of an entire rewrite of their comprehensive plan. The county intends to modernize and streamline the plan and processes within the plan that affect redevelopment countywide. The county is in the preliminary stages of the review process and the City of Wilton Manors can monitor the process to ensure the City's interests are protected.
- **Land Use Plan Amendment to Transit Oriented Corridor** - The Transit Oriented Corridor land use designation has already been implemented for the Wilton Drive/Dixie Highway/NE 26th Street area in Wilton Manors. Both the Andrews Avenue and Oakland Park Boulevard Corridors meet the minimum criteria for becoming Transit Oriented Corridors and both corridors could benefit from a change to Transit Oriented Corridor. The land use category encourages the mixing of land uses, walkability and the use of mass transit.
- **Expand the Current Urban Center Mixed Use Districts** - The City of Wilton Manors Unified Land Development Regulations already contains zoning categories which regulate transit oriented corridors (Wilton Drive, Dixie Highway and NE 26th Street). Additional zoning sub-district addressing Andrews Avenue and Oakland Park Boulevard are recommended if the City moves forward with Land Use Plan Amendments to Transit Oriented Corridor.
- **Interim Steps** - The strategies recommended above take time to be implemented. While those strategies are being implemented, interim steps are recommended to improve the appearance and aesthetics of the corridors and surrounding properties. The steps include

encouraging maintenance of existing buildings, encouraging installation of landscaping, encouraging the use of shared driveways and shared parking and negotiating with local franchised utilities to remove unnecessary utility poles from the right-of-way.

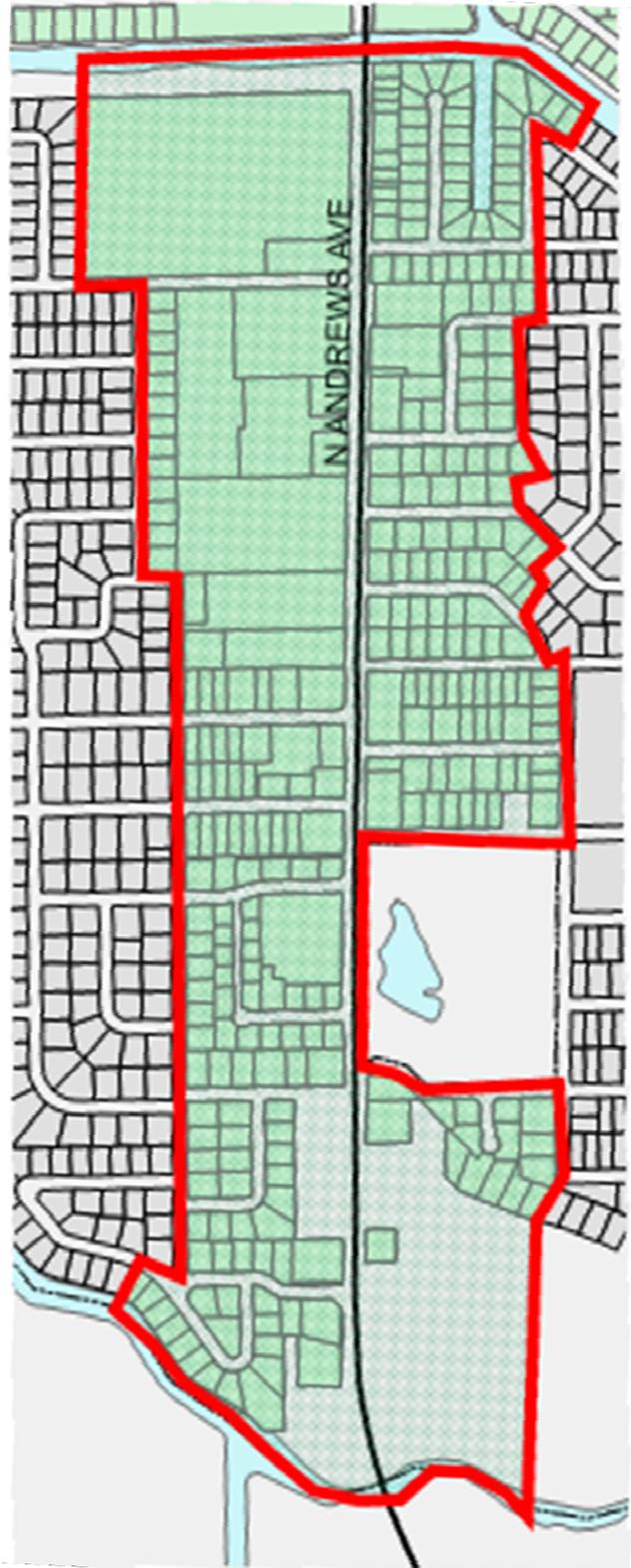


Andrews Avenue Corridor

The Andrews Avenue corridor, within the City of Wilton Manors, is bounded by Oakland Park Boulevard to the north and the South Fork of the Middle River to the south and is approximately 1.05 miles in length. The study area for the corridor is approximately 175 acres in size. The cities and village abutting the corridor include Fort Lauderdale, Oakland Park and Lazy Lake. For the purpose of this study the analysis will stop at the North Fork of the Middle River. Properties on Andrews Avenue between the North Fork of the Middle River and Oakland Park Boulevard will be included in the Oakland Park Corridor analysis.

Andrews Avenue is also identified as County Road 811A. Broward County has jurisdiction over the right to access Andrews Avenue. The roadway is identified as an 88 foot wide collector on the Broward County Trafficways Map and flares out to 106 feet in width between the North Fork of the Middle River and Oakland Park Boulevard.

The general character of Andrews Avenue is a mix of single story commercial buildings and multi-story residential and office buildings serving the immediate area. From the North Fork of the Middle River to NE 26th Street, the Andrews Avenue Corridor is anchored by St. Clement Church with its modern architecture and tall thin steeple. The surrounding area consists of smaller specialty retail stores, local and ethnic restaurants. Generally, parking lots are located in the front of the buildings. Near NE 26th Street, the uses change to mainly medical offices and a nursing home.





At the intersection of Andrews Avenue and NE 26th Street, the east side Andrews Avenue becomes residential while the west side contains additional small shopping centers and auto-oriented businesses. South of NE 26th Street, along Andrews Avenue, the east side includes a mix of residential and office uses, except for a service station located on the southeast corner of Andrews Avenue and NE 21st Court. There is also a long block, approximately 820 feet, along the east side of Andrews Avenue which is the jurisdiction of the Village of Lazy Lake. The west side of Andrews Avenue, south of NE 26th Street, includes a mix of uses including office, community facilities, retail/consignment, houses of worship and residential.



Due to the widening of Andrews Avenue, over time from 50 feet to 88 feet in width, many of the older developed lots fronting Andrews Avenue are missing perimeter landscape and/or have parking areas which are inefficient in their design layout.



The roadway is five (5) lanes wide (two (2) lanes in either direction and one center turn lane) with approximately 63 feet of uninterrupted asphalt. The roadway also includes a curb and gutter on both sides, as well as five (5) foot wide sidewalks and two (2) foot grass strips separating the sidewalk from the vehicle lanes. The posted speed limit is 35 mph.



Andrews Avenue, like many collector roads in Broward County, lack certain aesthetics. During the 1980s and 1990s, while Broward County was experiencing major population growth, the county traffic engineers' main goal for these roadways was to move motorized vehicles, as efficiently as possible, through a given area with low regard to pedestrians and bicyclists. As a result, the Andrews Avenue Corridor, in Wilton Manors, suffers from a lack of unique identity and aesthetics. The observations along the Andrews Avenue Corridor include:

- **Lack of shade -** There are no shade trees on, or alongside, Andrews Avenue. Lack of shade creates a harsh environment for pedestrians, especially in the summer.



- **Crowding** - Some buildings, fences and walls along Andrews Avenue are close to the sidewalk thus creating a scaling and spacing issue which causes pedestrians to feel uncomfortable when walking between the buildings and moving vehicles.



- **Perceived Pedestrian Safety** - The posted speed limit of Andrews Avenue is 35 mph and the pedestrian sidewalks are located approximately two to three (2-3) feet from the edge of the roadway. Vehicle speed, combined with the lack of separation and buffering between pedestrians and vehicles, creates a perceived unsafe condition for pedestrians.

- **Bike Path** - The lack of a bike path along Andrews Avenue creates an unsafe condition for both bicyclists and pedestrians. Some bicyclists use the vehicle lanes while other bicyclists use the sidewalks. The existing sidewalks are not wide enough for pedestrians and bicyclists to pass each other comfortably.

- **Conflict with Amenities** - Andrews Avenue is lined with many pedestrian amenities including benches, bus shelters, trash receptacles and pay phones. The competition for space between the amenities and the pedestrian disrupts normal pedestrian movement.



- **Conflict with Utilities** - Utility poles line the east side of Andrews Avenue with occasional crossings to the west to service buildings and residential areas. These utility poles, as well as signal boxes, conflict with the existing sidewalks.



The utility companies have installed newer concrete poles while leaving the older wooden poles.



- **Conflict with Curb-cuts/Driveways** - Due to the number of small commercial lots along



Andrews Avenue, each with their own buildings and parking, there are numerous curb-cuts and driveways for vehicles which conflict with pedestrians and bicyclists. Some curb cuts are too close to each other creating a potential unsafe traffic condition.



- **Road Closures/Traffic Calming Measures** - On the east side of Andrews Avenue, there are two locations (NE 26th Court and NE 26th Drive) where vehicular connectivity to adjacent neighborhoods has been closed off. The closures continue to allow pedestrian and bike traffic. The closures could provide an opportunity for additional landscaping while making the vehicular closure appear more permanent and visually appealing.



Historical Growth Pattern

Below are historical aerial photos of Andrews Avenue which reveals how the area near the corridor was developed over time. Many of the single family homes were existing before the multi-family and commercial areas were developed.

1963



1971



1980



Parcel Analysis

Keith and Associates Inc., has prepared a parcel-by-parcel analysis. The items analyzed include:

- Folio number, site address and legal description
- Building area and year built
- Landscape buffers and parking circulation
- Lot width, depth and area
- Number of driveway
- Building value, land value and homestead exemption.

The analysis of each lot along Andrews Avenue is found in Appendices A and B.

Below are some of the findings of the parcel by parcel analysis. The majority of lots fronting Andrews Avenue range in width from 40 feet to 150 feet. Lot depth ranges from 95 feet to 490 feet. Larger Parcels within the study area include the St. Clement Church, CSL Plasma, Moss Construction Management and the Pace Goodwin Campus.



The commercial businesses along Andrews Avenue appear to have an adequate number of parking spaces for their current uses; however, due to the widening of Andrews Avenue over time, many lots fronting Andrews Avenue are lacking perimeter landscape and/or have parking areas which are not efficient in their design and layout.

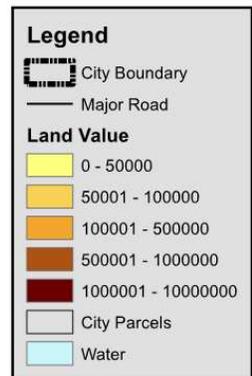
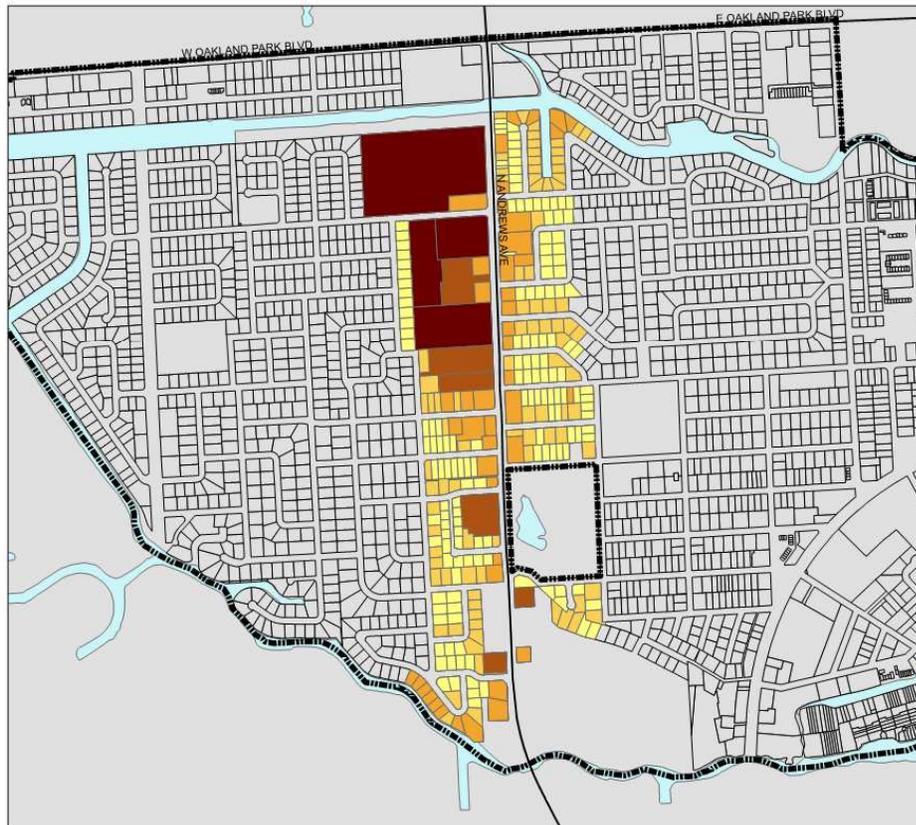
The residential lots adjacent to Andrews Avenue, on the east and west, have consistent lot widths ranging from 50 feet to 65 feet. Lot depths in these residential areas range from 110 feet to 125 feet.

Property Value

Within the Andrews Avenue Study Area, land values are highest when directly abutting a major roadway or waterway. These land values (which do not include building values) can range from \$6,100 to \$8,200,000. The value of each parcel is provided in Appendices A and B. Below is a graphic of property values in the Andrews Avenue study area.

City of Wilton Manors

Andrews Avenue Land Values



This map was created for the sole purpose of the Wilton Manors Corridor Study produced by Keith and Associates, Inc and is not to be used for any other purpose.

Data Sources:
Florida Geographic Data Library
Broward County GIS

Water/Sewer Availability

The City of Wilton Manors receives its potable water from the Five Ash Treatment Plant in the City of Fort Lauderdale. Wilton Manors also receives its sewage treatment through a service agreement with the City of Fort Lauderdale. Below is a summary of the water infrastructure that is located within the limits of this study area (the information has been provided by City of Wilton Manors Water Main Improvement As-Built Plans dated from 1987):

- 8” Water main along Andrews Avenue (east side) from Oakland Park Blvd to NW 21st Court,
- 6” Water main along Andrews Avenue (west side) from Oakland Park Blvd to NW 22nd Street,
- Sanitary Sewer lines servicing most of the buildings fronting Andrews Avenue from the rear of the properties or from sewer facilities located in the side roads off of Andrews Avenue,
- Drainage facilities for Andrews Avenue are located within the right-of-way.

Traffic Counts

Traffic Counts were available from two different sources: the Metropolitan Planning Organization (2009) and Florida Department of Transportation (2013).

Andrews Avenue Segment	2009 MPO	2013 FDOT
South Fork of the Middle River to NE 26 th Street	22,000 trips per day	19,700 trips per day
NE 26 th Street to Oakland Park Boulevard	22,000 trips per day	23,500 trips per day

As a comparison to other north/south roadway counts within the City of Wilton Manors in 2013, Powerline Road had 25,500 vehicles per day and Wilton Drive had 16,400 vehicles per day.

Mass Transit Routes

The Andrews Avenue corridor is serviced by Route 60 of the Broward County Transit system. The route travels from the Downtown Fort Lauderdale Central Terminal which connects to fifteen (15) other bus routes. The transit route then continues north through Wilton Manors, Oakland Park and Pompano Beach to Broward College-North Campus and Atlantic Technical Center in Coconut Creek.

Occasionally Wilton Manors was served by a privately operated electric vehicle shuttle service (Green Hopper/Hopper). The Hopper which provided service along Andrews Avenue was recently discontinued. Broward County has partnered with eighteen (18) municipalities in providing community bus service. Wilton Manors is currently not one of the partners in the community bus program.

The city is also serviced by taxi services like Yellow Cab and Intercity Taxi, car sharing services and ride sharing businesses.

Pedestrian and Bicycle Opportunities

Andrews Avenue has five (5) foot wide sidewalks on both sides of the street separated from the vehicle travel lanes by a two to three (2-3) foot grass strip. As mentioned above and shown in photographs, the existing sidewalks have bus stops/shelters and utility structures encroaching into the sidewalk areas. When adding bicyclists into the sidewalk areas, there is competition for space with pedestrians.



Long city blocks create minimal opportunities for crosswalks. Existing crosswalks are located only at signalized street intersections. To encourage more pedestrian activity along Andrews Avenue, the city may consider mid-block crosswalks. Mid-block crosswalks, wider sidewalks and expanded space for bus shelters and benches make for a better pedestrian experience. These same components are all part of a concept identified as “Complete Streets”.

Bike lanes do not exist along Andrews Avenue. Bicyclists appear to use the sidewalks for safety from larger vehicles. The Metropolitan Planning Organization is planning to add bike lanes to Andrews Avenue (Broward MPO Mobility Project Phase II). The cost of the project is approximately \$1,000,000 for 2.5 miles of bike lane improvements along Andrews Avenue from NE 6th Street in Fort Lauderdale to Oakland Park Boulevard. The project is scheduled for funding through the Transportation Improvement Program. The exact timing of the improvements is not known and the improvements may be subject to additional coordination and studies.

Additional bike lane locations should be considered along NE 26th Street and NE 21st Court as part of a city-wide bike lane network, thus tying Andrews Avenue to Wilton Drive and eventually Andrews Avenue to Powerline Road.



Accident Data Map:



Accident data was obtained from the Wilton Manors Police Department over a one year period (8/1/14 -7/31/15). There were a total of 101 reported accidents along Andrews Avenue. Nineteen (19) accidents occurred at or near the intersection of Andrews Avenue and Oakland Park Boulevard and approximately ten (10) accidents occurred at Andrews Avenue and NE 21st Street. Three (3) accidents involved pedestrians and none involved a bicycle.

Neighborhood Associations

Keith and Associates, Inc., had the opportunity to speak with representatives from both the Westside Association of Wilton Manors and the Central Area Neighborhood Association of Wilton Manors. The Westside Association is eager to see progress especially along the Andrews Avenue corridor. They would like to see more mixed use developments with commercial uses which would cater to the surrounding area including, but not limited to,

restaurants, shops and food markets. The Central Area Neighborhood Association would also like to see improvements made along Andrews Avenue; however, they are also concerned about the preservation of the existing single family neighborhood and encroachment of large scale project into or affecting their neighborhood.

Neighboring Communities

Keith and Associates, Inc., has had the opportunity to speak with representatives from the cities of Fort Lauderdale and Oakland Park.

The City of Fort Lauderdale is working in conjunction with the City of Wilton Manors and the Metropolitan Planning Organization on the future installation of bike lanes within the existing right-of-way of Andrews Avenue. The City of Fort Lauderdale has had discussions with residents on their portion of Andrews Avenue concerning the installation of center landscape median and wider sidewalks along Andrews Avenue; however, there are no immediate plans or funding for such improvements. Fort Lauderdale recognizes that Andrews Avenue is a vital vehicular corridor

between the city's downtown and the city's uptown (located along Cypress Creek Road) and has no plans to reduce the number of lanes, nor the size of lanes, along Andrews Avenue.

The City of Oakland Park has existing bicycle lanes along portions of Andrews Avenue within their city limits and will continue to install bike lanes in areas where missing. Oakland Park has begun discussions with Broward County concerning added safety, hardscape, landscape, drainage, and aesthetic improvements along Andrews Avenue between Oakland Park Boulevard and Prospect Road. The city anticipates starting construction on some of the improvements in 2018.

The Village of Lazy Lakes directly abuts one block of Andrews Avenue within the City of Wilton Manors. No structures within the Village front on Andrews Avenue and the Village has a mix of walls and chain link fences as a security barrier to the Village. The mix of walls and chain link fences are not aesthetically pleasing and create a one block length of dead space along Andrews Avenue between commercial and residential sections of Wilton Manors. Adding landscaping between Andrews Avenue and the security barrier would soften the harsh aesthetic of the current system of walls and fences.



Challenges and Opportunities

Challenges to the Andrews Avenue Corridor include:

- **Declining Commercial Building Stock** - There are approximately six (6) commercial buildings 50 years old or older and an additional ten (10) commercial buildings reaching 40 years of age. The last new commercial building constructed along Andrews Avenue was completed in 2002. Many owners will weigh the cost of declining rents with the increased maintenance costs. Deferred maintenance can lead to a decline in the property's appearance which can affect surrounding properties.
- **Platting** - Most of the west side of Andrews Avenue has not been platted. If properties were to be redeveloped with new construction, the property would be required to be platted prior to issuance of a building permit. Platting along Andrews Avenue would take approximately one (1) year to complete and the county is likely to require bonding of off-site improvements. The added costs and time delays will affect redevelopment projects.

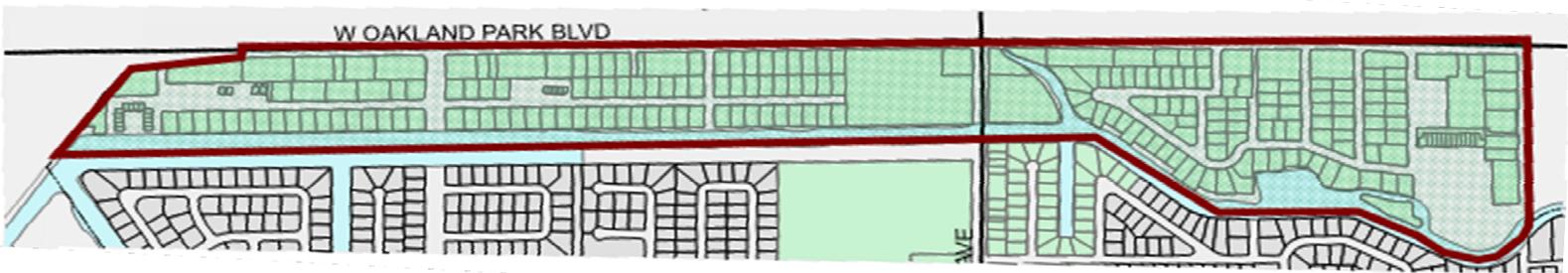
- **Cost of Implementing a Complete Streets Program** - Major improvements to local roadways are costly and normally require financial assistance from entities outside the city. Modifying Andrews Avenue from five (5) lanes of asphalt to a Complete Street with wider sidewalks, mid-block crosswalks, designated bike lanes and landscaped median will take time for planning and design as well as financing of the improvements.

Opportunities for the Andrews Avenue Corridor include:

- **Capture, expand and enhance unique character of Andrews Avenue** - Small, unique and minority owned businesses take advantage of lower rents of older buildings creating an entrepreneurial character to a commercial area. Currently, Andrews Avenue has many of these types of businesses including thrift/specialty retail stores, local/ethnic markets and ethnic restaurants. If fostered properly, the unique character of the area draws customers and investors from outside the area.
- **Metropolitan Planning Organization scheduled roadway improvements** - The Metropolitan Planning Organization is proposing to spend approximately \$1,000,000 on 2.5 miles of bike lane improvements to Andrews Avenue from NE 6th Street in Fort Lauderdale thru Wilton Manors to Oakland Park Boulevard. These improvements are a step towards the Complete Streets program.
- **Take advantage of the waterway** - The North Fork of the Middle River intersects Andrews Avenue south of Oakland Park Boulevard. While some parcels abutting the waterway are vacant, other commercial properties do not take advantage of the adjacent waterway. Efforts should be made to encourage businesses to incorporate the adjacent waterway in design and/or use.
- **Connectivity to Wilton Drive** - NE 21st Court and NE 26th Street directly connect Andrews Avenue to Wilton Drive. Wider sidewalks and bike lanes should be considered to enhance the connectivity between the Andrews Avenue and Wilton Drive corridors.

Oakland Park Boulevard Corridor

The Oakland Park Boulevard corridor, within the City of Wilton Manors, is bounded by Interstate-95 to the west and NE 6th Avenue to the east and is approximately 1.32 miles in length. The study area of the corridor is approximately 137 acres in size. The corridor only includes the south side of Oakland Park Boulevard and the study area stops at the North Fork of the Middle River as the south boundary. The City of Oakland Park abuts the north, east and west sides of the corridor.



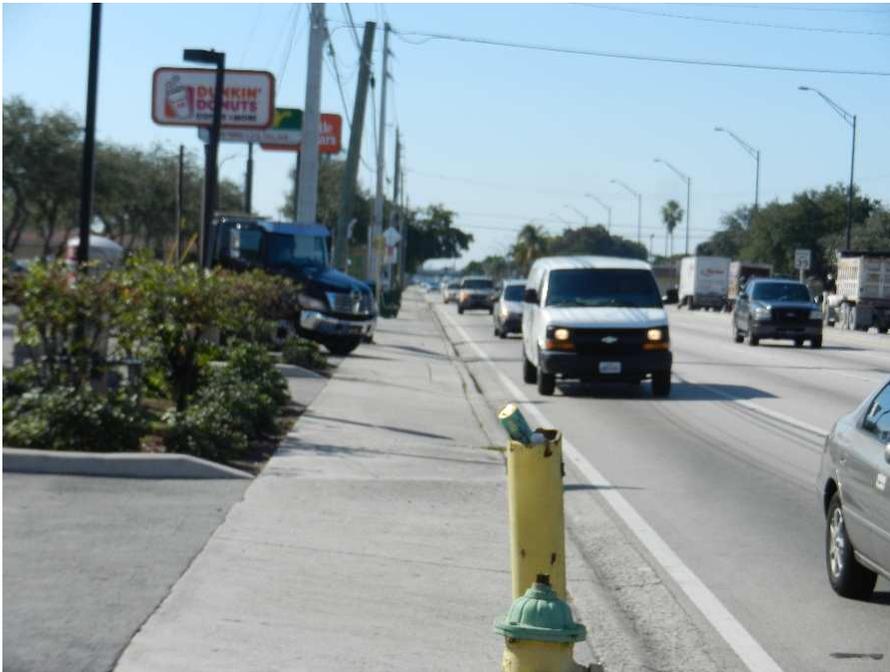
Oakland Park Boulevard is also identified as State Road 816. The Florida Department of Transportation has jurisdiction over the right to access Oakland Park Boulevard. The roadway is identified as a 120 foot wide arterial on the Broward County Trafficways Maps.

The character of Oakland Park Boulevard is largely single and two story commercial buildings serving the general area as well as commuters which use Oakland Park Boulevard from elsewhere. From Interstate-95 to Powerline Road the businesses fronting Oakland Park Boulevard are mainly auto-oriented businesses including a service station at the intersection of Powerline Road and Oakland Park Boulevard. East along Oakland Park Boulevard, from Powerline Road to Andrews Avenue, the businesses transition to a fast food restaurant, specialty retail and office uses. Allied Kitchen and Bath on Oakland Park Boulevard is an excellent example of redevelopment.



The area around the intersection of Andrews Avenue and Oakland Park Boulevard includes a Publix shopping center with fast food restaurants and a service station. The remainder of Oakland Park Boulevard, from Andrews Avenue to NE 6th Avenue, includes a mix of strip retail centers, specialty retail buildings, offices and restaurants.

The parking lots for most of the buildings are located in front of the buildings. Due to the widening of Oakland Park Boulevard over time to an ultimate width of 120 feet, many smaller parcels fronting Oakland Park Boulevard, lack perimeter landscaping which soften the aesthetic between the busy thoroughfare and the buildings.



The roadway is a six (6) lane divided limited access roadway with a landscape median which occasionally is interrupted with left turn lanes at the intersections of other north-south collector or arterial roadways. There is approximately 35 feet of asphalt on the eastbound travel lanes, separated by a 16 foot median and another 35 feet of asphalt on the westbound travel lanes. The roadway also includes curb and gutter on both sides as well as five to six (5-6) foot wide sidewalks and one to two (1-2) foot grass

strips separating the sidewalk from the vehicle lanes. The posted speed limit is 35 mph.

Below are conditions observed along Oakland Park Boulevard within the City of Wilton Manors. The conditions include:

- **Lack of shade** - There are no shade trees and, for the most part, no trees alongside Oakland Park Boulevard. Landscaping in the median is relegated to shrubs and breakaway palm trees. Lack of shade creates a harsh and noisy environment for pedestrians.



- **Parking Lots** - Most of the parking lots directly abut the pedestrian sidewalk with little or no green space or area of separation.



- **Bike Path** - The lack of a bike path along Oakland Park Boulevard creates an unsafe condition for both bicyclists and pedestrians. Field observations during the data gathering stages of this study show very few bicyclists using the road. The cyclists use the sidewalks. The use of sidewalks by bicyclists create potential conflicts with pedestrians also using the sidewalks.

- **Condition of Sidewalks**- Many of the sidewalks along Oakland Park Boulevard are dropped curb to allow vehicles safe maneuvering into the small parking areas. Many of the sidewalk and driveways are cracked or in disrepair.





- **Conflict with Utilities** - Utility poles line the south side of Oakland Park Boulevard. These utility poles conflict with the existing sidewalks and create a physical obstacle which limits the full use of the sidewalk.

- **Numerous Curb-cuts/Driveways** - Due to the number of small commercial buildings and duplexes along Oakland Park Boulevard corridor, each having their own opening/driveway, there is the potential for vehicular and pedestrian conflicts. Broward County standards (Section 5-195) normally require a distance separation of 330 feet in between driveways along major arterials like Oakland Park Boulevard.

Historical Growth Pattern

Below are historical aerial photos of Oakland Park Boulevard which show how the corridor was developed over time. Many of the single family and duplex properties were constructed first while the commercial properties followed decades later.

1963





1971



1980



Parcel Analysis

A parcel-by-parcel analysis was prepared for the properties along Oakland Park Boulevard. The items analyzed include:

- Folio number, site address and legal description
- Building area and year built
- Landscape buffers and parking circulation
- Lot width, depth and area
- Number of driveway
- Building value, land value and homestead exemption.

The analysis for each parcel on Oakland Park Boulevard is found in Appendix C.

In summary, the majority of the lots fronting Oakland Park Boulevard range in lot width from 35 feet to 213 feet (excluding the Publix Lot). Some lot depths along Oakland Park Boulevard are as shallow as 131 feet. Redevelopment of shallow lots along the corridor would likely require parcel consolidation.

Large parcels within the Oakland Park Boulevard study area include the Publix Shopping Center, the two (2) parcels on either side of NE 4th Avenue and the vacant Goodwill site.

The small commercial businesses along Oakland Park Boulevard appear to have an adequate number of parking spaces for their current uses; however, due to the widening of Oakland Park Boulevard, many of the lots fronting Oakland Park Boulevard have no landscaping. The parking lots for the smaller lots do not meet current parking layout standards from the Unified Land Development Regulations.



Other lots within the study area located interior to Oakland Park Boulevard and abutting the North Fork of the Middle River are low density residential in use and generally range from 75 to 160 feet in width. Lot depth is consistent at 120 feet.

Property Value

Within the Oakland Park Boulevard study area, land values (not including buildings) are highest when abutting a major roadway. These land values can range from \$21,750 to \$2,860,000. Below is a graphic identifying the various ranges of land values.



City of Wilton Manors

Oakland Park Blvd Land Values

This map was created for the sole purpose of the Wilton Manors Corridor Study produced by Keith and Associates, Inc and is not to be used for any other purpose.

Data Sources:
 Florida Geographic Data Library
 Broward County GIS

Legend	
	City Boundary
	Major Road
Land Value	
	0 - 50,000
	50,001 - 100,000
	100,001 - 500,000
	500,001 - 1,000,000
	1,000,001 - 10,000,000
	City Parcels
	Water

Water/Sewer Availability

The City of Wilton Manors receives its potable water from the Five Ash Treatment Plant in the City of Fort Lauderdale. Wilton Manors also receives its sewage treatment through a service agreement with the City of Fort Lauderdale. Below is a summary of the Water Infrastructure that is located within the limits of this study area (the information has been provided by City of Wilton Manors Water Main Improvement As-Built Plans dated from 1987):

- 8” Water main along Oakland Park Boulevard (south side) from NW 11th Terrace to the west side of Publix,
- 6” Water main along Oakland Park Boulevard (south side) from west side of Publix to NE 6th Avenue,
- 8” Water main along NE 6th Avenue from Oakland Park Boulevard to North Fork of Middle River,
- Sanitary Sewer lines servicing the buildings along Oakland Park Boulevard are located in the rear of the properties,

- Drainage facilities for Oakland Park Boulevard are located within the right-of-way.

Traffic Counts

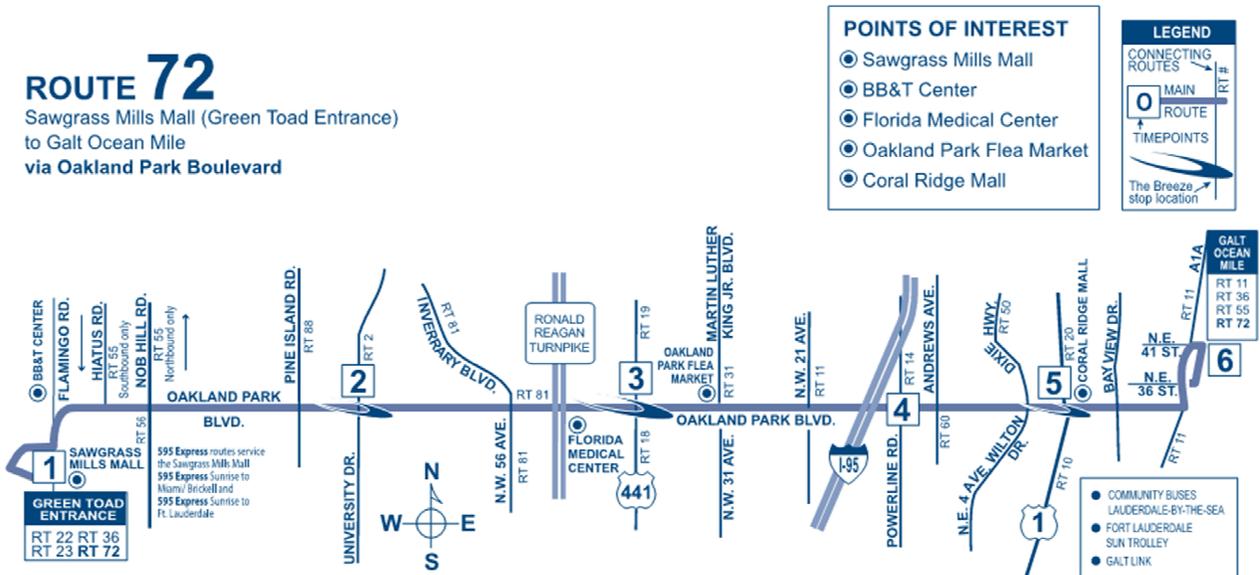
Traffic counts were available from two different sources the Metropolitan Planning Organization (2009) and Florida Department of Transportation (2013). This portion of Oakland Park Boulevard is broken into three sections.

Oakland Park Blvd Road Segment	2009 MPO	2013 FDOT
I-95 to Powerline Road	63,000 trips per day	63,500 trips per day
Powerline Rd. to Andrews Ave.	60,000 trips per day	57,500 trips per day
Andrews Ave to NE 6 th Ave.	44,500 trips per day	44,500 trips per day

The above counts are some of the highest traffic counts for non-expressway roads. The roadway segments on Oakland Park Boulevard are congested especially during rush hours.

Mass Transit Routes

The Oakland Park Boulevard corridor is serviced by Route 72 of the Broward County Transit system which travels from State Road A-1-A west to the BB&T Center and Sawgrass Mills Mall. North/South transit connections can be made at multiple stops along the route enabling a transit rider to access most major thoroughfares in the county.



Pedestrian and Bicycle Opportunities

Oakland Park Boulevard has five to six (5-6) foot wide sidewalks usually separated by a one to two (1-2) foot grass strip or pavement. Due to the volume of traffic along Oakland Park Boulevard, pedestrian safety is a concern. There are no bike lanes along Oakland Park Boulevard thus leaving pedestrians and bicyclists to compete for the sidewalk space. Existing sidewalks are also not large enough to accommodate bus stops or shelters. The location of shelters and benches compete with pedestrian and bicyclist using the sidewalks creating confusion and conflict.

Crossing Oakland Park Boulevard by a pedestrian can be a challenge. Right turn on red movements by vehicles as well as signalized left turning movements leave little time for pedestrians to safely cross six to seven (6-7) lanes of vehicular traffic. Bike lanes do not exist along Oakland Park Boulevard. Bicyclists typically use the sidewalks for safety from larger vehicles.

Accident Data Map:



Legend:

- Vehicle / Vehicle
- Vehicle / Pedestrian

Accident data was obtained from the Wilton Manors Police Department over a one year period (8/1/14 - 7/31/15). There were a total of 111 reported accidents along Oakland Park Boulevard. Thirty-three (33) accidents occurred at or near the intersection of Oakland Park Boulevard and Andrews Avenue and thirty (30) accidents occurred at or New Oakland Park Boulevard and Powerline Road. Four (4) accidents involved pedestrians and one (1) involved a bicycle.

Neighboring Communities

Keith and Associates, Inc., has had the opportunity to speak with representatives from the City of Oakland Park and the Metropolitan Planning Organization concerning Oakland Park Boulevard.

The Metropolitan Planning Organization has two (2) major projects scheduled for Oakland Park Boulevard. The first is an intersection improvement project between Interstate-95 and Powerline

Road estimated at a cost of \$14,500,000. The project is intended to improve traffic flow onto and off-of Interstate-95 at Oakland Park Boulevard. The project timeline is 2019-2020.

The second project will include corridor improvements and enhanced bus service and shelters along Oakland Park Boulevard from A-1-A to Sawgrass Mills Mall. The project cost is estimated at \$138,700,000. The project timeline is 2019-2025.

Challenges and Opportunities

Challenges to the Oakland Park Boulevard Corridor include:

- **Lots Depth** - Lots fronting Oakland Park Boulevard are not deep enough for quality development/redevelopment. Parcel accumulation for redevelopment can take time and some property owners may be unwilling to sell or consolidate preventing redevelopment.
- **Platting of large development or redevelopment parcels** - The large parcels along Oakland Park Boulevard are not platted. If properties were to be redeveloped with new construction, the property would be required to be platted prior to issuance of a building permit. Platting takes approximately one (1) year to complete which could delay construction/redevelopment schedules.
- **Competition/Coordination with the City of Oakland Park** - The portion of Oakland Park Boulevard within the City of Wilton Manors is surrounded on three sides (north, east and west) by the City of Oakland Park. Review of aerials and property records reveal that the majority of parcels along Oakland Park Boulevard in the City of Oakland Park are much larger and deeper than parcels in Wilton Manors. Redevelopment is likely to occur faster on larger parcels since parcel accumulation is not required/needed for redevelopment.
- **The volume of vehicular traffic along Oakland Park Boulevard** - Traffic volumes on portions of Oakland Park Boulevard in the study area are higher than some road segments of the Sawgrass Expressway. Large volumes of traffic affect the types of businesses that are appropriate for the Oakland Park Boulevard Corridor. Although small businesses would prefer to be located near large volumes of traffic for exposure, small businesses are usually passed over by vehicles just passing through the area to get to Interstate-95 or to the western suburbs. Appropriate uses should be considered when planning the future of Oakland Park Boulevard.

Opportunities for the Oakland Park Boulevard Corridor include:

- **Metropolitan Planning Organization Improvements** - As mentioned in the corridor study, the Metropolitan Planning Organization has two major projects scheduled for Oakland Park Boulevard. The first is a \$14,500,000 intersection improvement project between Interstate-95 and Powerline Road. The project is intended to improve traffic flow. The project timeline is 2019-2020. The second project is \$138,700,000 and covers the entire length of Oakland Park Boulevard from A-1-A to Sawgrass Mills Mall. The project

will include corridor improvements and enhanced bus service. The project timeline is 2019-2025.

- **Walmart** - A Walmart store is proposed at the corner of NE 6th Avenue and Oakland Park Boulevard in the City of Oakland Park, immediately adjacent to the City of Wilton Manors. If approved, the Walmart store could result in additional redevelopment opportunities along Oakland Park Boulevard and NE 6th Avenue. The City of Wilton Manors should be prepared to encourage redevelopment in the immediate area within Wilton Manors near the Walmart. The Goodwill parcel along with surrounding parcels on NE 6th Avenue and Oakland Park Boulevard could be ideal candidates for redevelopment.
- **Regional willingness to transform Oakland Park Boulevard into a major transit corridor** - The Oakland Park Boulevard corridor has been studied and analyzed by numerous governmental agencies including the Metropolitan Planning Organization and the Florida Department of Transportation. All agencies recognize the importance of improving Oakland Park Boulevard while attempting to handle the increase in future traffic and transit demands. Changes to the corridor, which implement or encourage regional transit needs, should be well received by the other governmental agencies.

Information Common to Both Corridors

Below is Land Use and Zoning information which is common to both corridors.

Comprehensive Plan/Future Land Use Map

The City of Wilton Manors Comprehensive Plan is a guide or roadmap to the City's future (15-25 years). The Plan identifies critical elements for the City including:

- Future Land Use
- Housing
- Recreation and Open Space
- Infrastructure
- Transportation
- Capital Improvements
- Public Schools
- Inter-governmental Coordination
- Conservation and
- Coastal Management.

The Comprehensive Plan also establishes level of service standards which are used to review future development within the City. The generalized level of service standards include:

- Public Schools - Adequate School facilities as determined by the Broward County School Board
- Recreation and Open Space - 4.25 Acres of Recreation/Open Space for every 1,000 Residents
- Potable Water – 130 gallons per capita
- Sewers - 2.25 MGD annual average demand
- Drainage – must be designed to accommodate a 100 year storm
- Solid Waste - 8.9 lbs. per day
- Roads – LOS “D” or better.

These level of services standards would need to be met or reviewed whenever proposing changes to the City's development pattern.

The Future Land Use Map identifies permitted uses within certain areas of the City including residential (by density), commercial, community facility or mixed uses like the Transit Oriented Corridor. The parcels which front the Oakland Park Corridor include only commercial land use.

Lands included in the study area not fronting Oakland Park Boulevard are residential and commercial (along NE 6th Avenue).

Flex and Reserve Units

Flex and Reserve units are a mechanism granted to municipalities by Broward County to allow flexibility within their Future Land Use Map without the requirement of a Comprehensive Land Use Plan Amendment. Flex Units are the difference between the permitted densities by Broward County and the permitted densities of residential land in Wilton Manors. Reserve units are an additional 2% of the total number of units in the City of Wilton Manors. Flex units can be granted to commercial and multifamily properties to encourage development/redevelopment within the city. The entire City of Wilton Manors is located within Flex Zone 45. A certain number of flex and reserve units have been allocated for use only in the Urban Mixed Use District (Wilton Drive area). Currently, the number of units available outside the Urban Mixed Use District are:

- 13 Affordable Reserve Units
 - 179 Flexibility Units
 - 61 Reserve Units
- 253 Total Units

Existing Unified Land Development Regulations

The City of Wilton Manors Unified Land Development Regulations are originally based on Euclidian style zoning. This style includes the separation of land uses (for example, residential and commercial cannot be on the same parcel) and the regulation of what can be built on a parcel by establishing setback and height limits while requiring parking and landscaping. Parcels within the two (2) corridor study areas contain a mix of commercial and residential zoning categories including:

- **B-1** - is intended to permit uses that will accommodate the space needs of a limited category of businesses in specifically delineated areas.
- **B-2** - is intended to permit uses that will accommodate the office space needs of a professional and limited business nature in a single-family residential character intensity.
- **B-3** - is intended to permit suitable areas for mixed commercial uses of retail and light and heavy service nature.
- **LI** - is a utilitarian district characterized by sales, storage, repair, processing, wholesaling, and trucking activities.
- **CF** - is intended to provide suitable sites for the development of community facilities of both a public and quasi-public nature to serve surrounding residential neighborhoods.

The residential districts include a mix of densities. They include:

- **RM-16** - is intended for high-density multifamily residential structures and accessory structures. The RM-16 district allows a maximum density of sixteen (16) units per gross acre.
- **RM-12** - is intended for medium density multifamily residential structures and accessory structures. The RM-12 district allows a maximum density of twelve (12) units per gross acre.
- **RD-10** - is intended for duplex residential structures and accessory structures. The RD-10 district allows a maximum density of ten (10) units per gross acre.
- **RS-5** - is intended for single-family detached residences and accessory structures. The RS-5 district allows a maximum density of five (5) units per gross acre.

The city has adopted mixed use districts along Wilton Drive, Dixie Highway, NE 26th Street and the FEC Railway which encourage the mixing of uses and create regulations that push buildings closer to the street. These districts encourage a more pedestrian oriented street while de-emphasizing the automobile by locating parking to the rear of properties or within parking garages not visible from the pedestrian oriented street.

Recommendations

Below are recommendations which pertain to both the Andrews Avenue and Oakland Park Boulevard Corridors. In addition to the recommended land use changes and zoning text amendments, Keith and Associates, Inc., has identified additional programs the City of Wilton Manors may consider when implementing strategies for the Andrews Avenue and Oakland Park Boulevard corridors.

Complete Streets Program

A Complete Street is planned and designed for all types of vehicles and pedestrians. Pedestrians, bicyclists, transit riders, and motorists should be able to safely travel along a Complete Street. Complete Streets make it easy to cross the street, walk to shops, catch the bus, bike to work, and enjoy many other activities. Features of a Complete Street include sidewalks, bike lanes, special bus lanes, transit stops, frequent and safe pedestrian crossing opportunities, median refuges, accessible pedestrian signals, landscaped areas, roundabouts, on-street parking and secure bicycle parking.

The Broward Metropolitan Planning Organization 2035 Long Range Transportation Plan calls for a shift from investment in automobile-centric projects to transit and other modes that support transit. Complete Streets support this sustainable transportation vision established by the Metropolitan Planning Organization and its constituencies.

The Broward County Planning Council has also developed a process which allows local municipalities to implement Complete Streets by changing the designation of roadways on the Broward County Trafficways Map. The change is to a “Context Sensitive Corridor”. The change to context sensitive corridors allows greater flexibility in roadway design. This flexibility includes, but is not limited to, eliminating turn lanes, allowing travel lane width reductions, allowing mid-block crosswalks and allowing for on-street parking. To encourage local municipalities into implementing the Complete Streets Program, the Broward County Planning Council may consider reducing the application fee for requesting context sensitive corridors.



It is **recommended** that the City of Wilton Manors consider adopting the Complete Streets Program city-wide and institute policies to convert the major thoroughfares in Wilton Manors to Complete Streets. This could include applications to the Broward County Planning Council to change the Trafficways determination within Wilton Manors to “Context Sensitive Corridors”.

Broward Next

Broward County has just turned 100 years old. The County is now focusing on its future for the next 100 years by creating Broward Next. The goal of Broward Next is to review the Broward County Land Use Plan to ensure it is reflective of Broward County's current and anticipated conditions and priorities. These priorities include transit, affordable housing, climate change and economic development. The review will seek more efficient methods and effective policies to facilitate a countywide planning program consistent with the challenges and opportunities of our ever changing community. This goal includes maintaining a positive and balanced relationship among and between the municipalities and the County with important topics of community-wide significance such as: transit and mobility, affordable housing, climate change mitigation and adaptation, regional economic development, environmental protection, enhancement and protection of recreation and open space areas, and disaster preparedness.

#BROWARDNEXT

It is **recommended** the City of Wilton Manors monitor and participate in the Broward Next process. Many of the important topics mentioned in the corridor study are shared by both Wilton Manors and Broward County. Participation ensures that the concerns of Wilton Manors are recognized and addressed.

Land Use Change to Transit Oriented Corridor

The Transit Oriented Corridor is a land use designation designed to facilitate pedestrian-friendly, mixed-use development with easy access to mass transit. Both the Andrews Avenue and Oakland Park Boulevard Corridors meet the minimum criteria established by Broward County Planning Council for becoming Transit Oriented Corridors.

The Transit Oriented Corridor designation:

- Encourages the mixing of land uses,
- Encourages use of mass transit,
- Discourages certain auto-oriented uses like drive-thru banks and restaurants,
- Places residential density near or on mass transit lines, and
- Encourages walkability and biking opportunities.

It is **recommended** the City of Wilton Manors consider changing the Andrews Avenue and Oakland Park Boulevard Corridors to the Transit Oriented Corridor land use designation. To expedite the review process and allow for more development flexibility, the City should combine both corridors into one application.

The land use change to Transit Orient Corridor will increase in the number of dwelling units within the Andrews Avenue and Oakland Park Boulevard Corridors. Further analysis of the city's capacity to handle such increases would be necessary. Increases in the number of dwelling units would affect the level of service for schools, roads, parks and recreation and water and sewer facilities.

Keith and Associates, Inc., developed a range of possible dwelling unit scenarios to consider for the Transit Oriented Corridor Land Use Designation.

- The Andrews Avenue study area contains 175 acres and Oakland Park Boulevard study area contains 137 acres for a totals 312 acres.
- The current maximum density permitted in existing transit oriented zoning districts within Wilton Manors is 25 dwelling units per acre.
- There are 612 existing dwelling units within the Andrews Avenue study area and 281 existing dwelling units within the Oakland Park Boulevard study area for a total of 893 units. These units would be deducted from the calculation below to show the net increase in the number of dwelling units.
- There are 680 dwelling units permitting by the City's Future Land Use Plan Map for the Andrews Avenue study area and 315 dwelling units for Oakland Park Boulevard for a total of 915 units. Deducting these units from the calculations below will provide you the number of units being increased on the Future Land Use Plan Map. This number would be used to analyze the level of service effects of a proposed land use change.

High Range - Assuming 50% of the land in the study area would be developed/redeveloped with the maximum residential density, the total number of units would be 3,900 units (50% x 25 du/ac x 312 ac). The net increase in the number of units in both study areas would be 3,007 units. The number of units required to be analyzed for a Land Use Plan Amendment would be 2,985 units.

Estimated impacts generated by 2,985 new residential units include:

- 186 Students (84 Elementary, 39 Middle and 63 High),
- 23.72 Acres of parks,
- 746,250 Gallons per day of sewage demand*,
- 388,349 Gallons per day of water demand*,
- 26,566 Pounds per day of solid waste*, and
- 1,164 Peak PM vehicle trips per day*.

* Note. Actual net impacts for these services will decrease when compared to maximum commercial use impacts.

Mid-Range - Assuming 30% of the land in the study area would be developed/redeveloped with the recommended residential density, the total number of required would be 2,340 units (30% x 25 du/ac x 312 ac). The net increase in the number of units in both study areas would be 1,447 units. The number of units required to be analyzed for a Land Use Plan Amendment would be 1,425 units.

Estimated impacts generated by 1,425 new residential units include:

- 89 Students (40 Elementary, 19 Middle and 30 High),
- 11.32 Acres of parks,
- 356,250 Gallons per day of sewage demand*,
- 185,393 Gallons per day of water demand*,
- 12,682 Pounds per day of solid waste*, and
- 556 Peak PM vehicle trips per day*.

* Note. Actual net impacts for these services will be decreases when compared to maximum commercial use impacts.

Low-Range - Assuming no increase in the number of dwelling units in the study area and only utilizing unused density and remaining flex and reserve units within the City wide pool (253 units) within the existing land use designations. This low range scenario would generate no additional impacts to the current levels of service within the comprehensive plan.

Enhance and Expand the Current Urban Center Mixed Use Districts

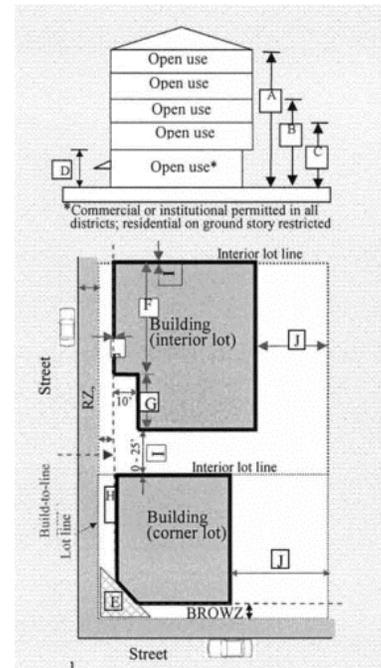
The City of Wilton Manors' Unified Land Development Regulations already contains an Urban Center Mixed Use District with four (4) sub-districts. The objectives of the Urban Center Mixed Use District include:

- Development/Redevelopment on a "Human" Scale—Preserving Our Character
- Personalized Services to Our Businesses, to Our Citizens
- Livable Neighborhoods Integrating Commercial and Residential
- Small Town Feeling with Access to Beach, to Urban Amenities
- Maintaining a Distinctive Community Identity
- Broaden City's Tax Base
- Pedestrian-Friendly Development and Redevelopment
- Adequate Parking to Support Destination Point
- Attractive Streetscape and Buildings
- Increase Businesses: Professional Offices, Retail
- Increase Number of Events and Festivals Using Area
- Safe Streets, Controlled Traffic Flow, Pedestrian Friendly
- Increase Property/Home Values—Desirable, Fashionable Place to Live
- Well Maintained, Attractive Streets

These objectives could be the same objectives carried forward to the Andrews Avenue and Oakland Park Boulevard corridors. Additional sub-districts could be created to address specific criteria for Andrews Avenue and Oakland Park Boulevard.

Regulations within the current Urban Center Mixed Use District which may also function well for the Andrews Avenue and Oakland Park Boulevard Corridors include:

- Allowing a mix of uses including commercial and residential within one building/property
- Permitted densities up to 25 dwelling units per acre
- Moving the buildings towards the street by having 75% of the front building façade being placed within ten (10) feet of the building right-of-way zone
- Five (5) Stories/60 foot height limit
- Street side pedestrian areas
- Minimum 16 foot ground floor height requirement
- Special landscape requirements
- Regulations for non-conforming buildings



It is **recommended** the City of Wilton Manors consider creating at least two (2) additional sub-districts within the Urban Center Mixed Use District which address and encourage redevelopment while preserving the unique character of Andrews Avenue and Oakland Park Boulevard. The city may also wish consider granting height and/or density bonuses to proposed developments if the development provide public art, sustainability elements, affordable housing, public open space or other factor the City of Wilton Manors deems worthy of such bonuses.

Interim Steps

Results of the above recommendations may be long term. Implementation and new construction do not happen overnight. Trafficways Amendments, Land Use Plan Amendments and Zoning Text Amendments take time to analyze and process through the various county and state governmental review agencies.

Below are recommended interim steps the City of Wilton Manors could consider while implementing more long term strategies:

- **Encourage maintenance of existing buildings.** A coat of paint or pressure cleaning improves the appearance of older buildings without too much expense.
- **Encourage installation of landscaping.** Requiring a minimum amount of landscaping (hedges/trees) between existing parking areas and the public sidewalk would improve the appearance of the existing streetscape. Trees will provide shade for pedestrians.
- **Encourage the use of shared driveways and shared parking to reduce the number of curb cuts.** Limiting the number of vehicular openings along Andrews Avenue and Oakland Park Boulevard would reduce potential vehicle and bicyclist/pedestrian conflicts.

- **Negotiate with local franchised utilities to remove old wood poles.** Removing unnecessary utility poles as well as other obstructions from the sidewalks would greatly improve movement of pedestrians.

Appendix A

**Parcel-by-Parcel Analysis
Andrews Avenue East Side**

Wilton Manors Corridor Study

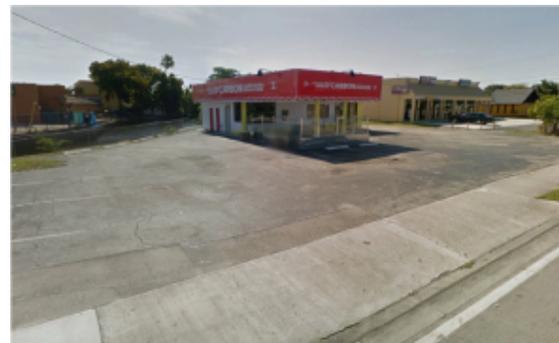


Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227170200
SITE ADDRESS	3064 N ANDREWS AVE WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B THAT PT OF LOTS 1 & 2 BLK 2 & OF TRACT A OF "ALMAR ESTATES RESUB OF BLK 2" DESC AS, COMM AT SW COR
BUILDING AREA (S.F.)	1,394
YEAR BUILT	1955
LANDSCAPE BUFFER (ROW)	Y
LANDSCAPE BUFFER (SIDE)	Y
PARKING CIRCULATION	Y
LOT WIDTH (FEET)	147
LOT DEPTH (FEET)	141
LOT AREA (ACRES)	0.44
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$74,650
LAND VALUE (USD)	\$230,710
HOMESTEAD EXEMPT	N



SELECTED PROPERTY-FOLIO: 494227170200 2015 AERIAL
 Source: Broward County Property Appraiser 0 122 f



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227180010
SITE ADDRESS	3058 N ANDREWS AVE WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB OF BLOCK 2 43-30 B THAT PT OF TR A DESC AS,BEG AT SE COR OF TR A,WLY 335 TO E/L OF
BUILDING AREA (S.F.)	15,201
YEAR BUILT	1981
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	263
LOT DEPTH (FEET)	319
LOT AREA (ACRES)	1.82
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$464,390
LAND VALUE (USD)	\$952,900
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227170350
SITE ADDRESS	N ANDREWS AVE WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOT 15 BLK 3
BUILDING AREA (S.F.)	N/A
YEAR BUILT	N/A
LANDSCAPE BUFFER (ROW)	N/A
LANDSCAPE BUFFER (SIDE)	N/A
PARKING CIRCULATION	N/A
LOT WIDTH (FEET)	50
LOT DEPTH (FEET)	95
LOT AREA (ACRES)	0.11
# OF DRIVEWAYS	N/A
BUILDING VALUE (USD)	N/A
LAND VALUE (USD)	\$67,610
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227170340
SITE ADDRESS	N ANDREWS AVE WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOT 14 BLK 3
BUILDING AREA (S.F.)	N/A
YEAR BUILT	N/A
LANDSCAPE BUFFER (ROW)	N/A
LANDSCAPE BUFFER (SIDE)	N/A
PARKING CIRCULATION	N/A
LOT WIDTH (FEET)	40
LOT DEPTH (FEET)	95
LOT AREA (ACRES)	0.09
# OF DRIVEWAYS	N/A
BUILDING VALUE (USD)	N/A
LAND VALUE (USD)	\$53,160
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227170330
SITE ADDRESS	N ANDREWS AVE WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOT 13 BLK 3
BUILDING AREA (S.F.)	N/A
YEAR BUILT	N/A
LANDSCAPE BUFFER (ROW)	N/A
LANDSCAPE BUFFER (SIDE)	N/A
PARKING CIRCULATION	N/A
LOT WIDTH (FEET)	40
LOT DEPTH (FEET)	95
LOT AREA (ACRES)	0.09
# OF DRIVEWAYS	N/A
BUILDING VALUE (USD)	N/A
LAND VALUE (USD)	\$53,190
HOMESTEAD EXEMPT	NO



SELECTED PROPERTY-FOLIO: 494227170330

2015 AERIALS

Source: Broward County Property Appraiser

0 81 f

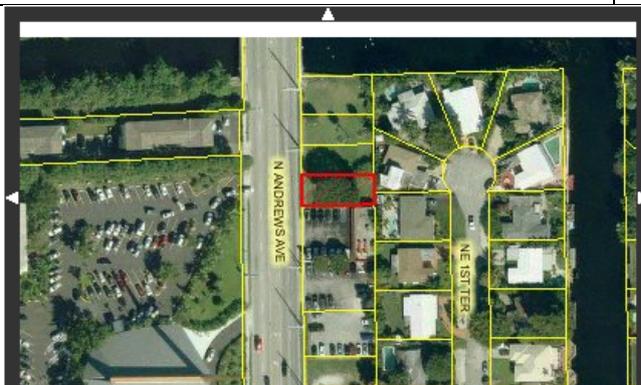


Wilton Manors Corridor Study



Parcel Data Summary:

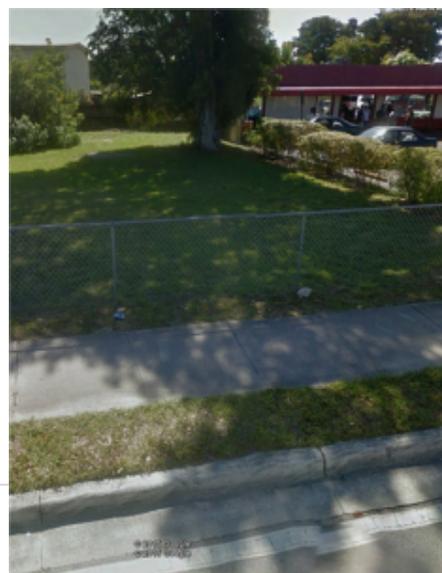
LINE ITEM:	DATA:
PARCEL ID	494227170320
SITE ADDRESS	N ANDREWS AVE WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOT 12 BLK 3
BUILDING AREA (S.F.)	N/A
YEAR BUILT	N/A
LANDSCAPE BUFFER (ROW)	N/A
LANDSCAPE BUFFER (SIDE)	N/A
PARKING CIRCULATION	N/A
LOT WIDTH (FEET)	40
LOT DEPTH (FEET)	95
LOT AREA (ACRES)	0.09
# OF DRIVEWAYS	N/A
BUILDING VALUE (USD)	N/A
LAND VALUE (USD)	\$53,200
HOMESTEAD EXEMPT	NO



SELECTED PROPERTY-FOLIO: 494227170320 2015 AERIALS

Source: Broward County Property Appraiser

0 81 f

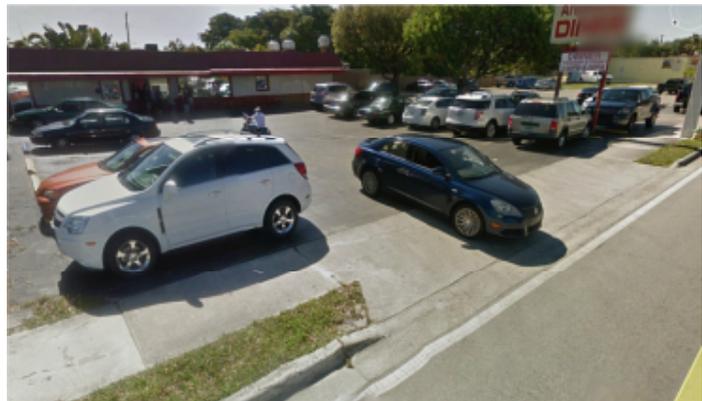


Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227170280
SITE ADDRESS	2980 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOT 8 N1/2,9 TO 11 BLK 3
BUILDING AREA (S.F.)	1,824
YEAR BUILT	1975
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	140
LOT DEPTH (FEET)	95
LOT AREA (ACRES)	0.31
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$368,880
LAND VALUE (USD)	\$159,550
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227170270
SITE ADDRESS	N ANDREWS AVE WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOT 7,8 S1/2 BLK 3
BUILDING AREA (S.F.)	N/A
YEAR BUILT	N/A
LANDSCAPE BUFFER (ROW)	N/A
LANDSCAPE BUFFER (SIDE)	N/A
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	60
LOT DEPTH (FEET)	95
LOT AREA (ACRES)	0.13
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$17,900
LAND VALUE (USD)	\$68,400
HOMESTEAD EXEMPT	NO



SELECTED PROPERTY-FOLIO: 494227170270

2015 AERIALS

Source: Broward County Property Appraiser

0 49 f



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227170260
SITE ADDRESS	N ANDREWS AVE WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOT 6 BLK 3
BUILDING AREA (S.F.)	N/A
YEAR BUILT	N/A
LANDSCAPE BUFFER (ROW)	N/A
LANDSCAPE BUFFER (SIDE)	N/A
PARKING CIRCULATION	N/A
LOT WIDTH (FEET)	40
LOT DEPTH (FEET)	95
LOT AREA (ACRES)	0.09
# OF DRIVEWAYS	N/A
BUILDING VALUE (USD)	N/A
LAND VALUE (USD)	\$53,210
HOMESTEAD EXEMPT	NO



SELECTED PROPERTY-FOLIO: 494227170260

2015 AERIALS

Source: Broward County Property Appraiser

0 49 f

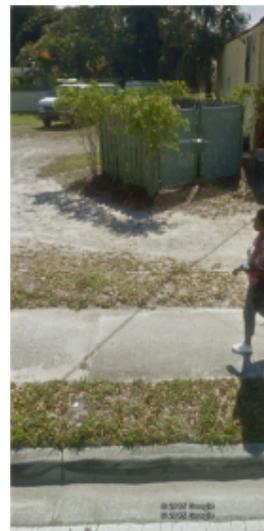


Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227170250
SITE ADDRESS	N ANDREWS AVE WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOT 5 LESS S 20 BLK 3
BUILDING AREA (S.F.)	N/A
YEAR BUILT	N/A
LANDSCAPE BUFFER (ROW)	N/A
LANDSCAPE BUFFER (SIDE)	N/A
PARKING CIRCULATION	N/A
LOT WIDTH (FEET)	20
LOT DEPTH (FEET)	95
LOT AREA (ACRES)	0.04
# OF DRIVEWAYS	N/A
BUILDING VALUE (USD)	N/A
LAND VALUE (USD)	\$26,600
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227170240
SITE ADDRESS	2932 N ANDREWS AVE WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOT 4 N 30,5 S 20 BLK 3
BUILDING AREA (S.F.)	2,583
YEAR BUILT	1958
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	50
LOT DEPTH (FEET)	95
LOT AREA (ACRES)	0.11
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$162,000
LAND VALUE (USD)	\$57,000
HOMESTEAD EXEMPT	NO



SELECTED PROPERTY-FOLIO: 494227170240

2015 AERIALS

Source: Broward County Property Appraiser

0 49 f



Wilton Manors Corridor Study



Parcel Data Summary:

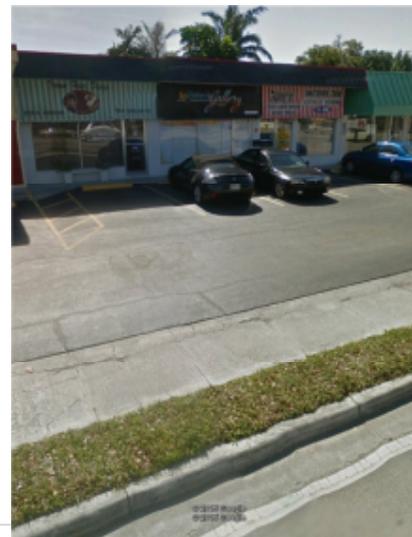
LINE ITEM:	DATA:
PARCEL ID	494227170230
SITE ADDRESS	2916 N ANDREWS AVE WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOT 3,4 S 10 BLK 3
BUILDING AREA (S.F.)	2,016
YEAR BUILT	1959
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	50
LOT DEPTH (FEET)	95
LOT AREA (ACRES)	0.11
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$121,700
LAND VALUE (USD)	\$57,010
HOMESTEAD EXEMPT	NO



SELECTED PROPERTY-FOLIO: 494227170230 2015 AERIALS

Source: Broward County Property Appraiser

0 49 f



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227170210
SITE ADDRESS	2900 N ANDREWS AVE WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOT 1,2 BLK 3
BUILDING AREA (S.F.)	3,384
YEAR BUILT	1958
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	90
LOT DEPTH (FEET)	95
LOT AREA (ACRES)	0.20
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$226,010
LAND VALUE (USD)	\$102,620
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227170470
SITE ADDRESS	2890 N ANDREWS AVE WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOT 1 BLK 5
BUILDING AREA (S.F.)	3,072
YEAR BUILT	1954
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	99
LOT DEPTH (FEET)	75
LOT AREA (ACRES)	0.17
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$293,940
LAND VALUE (USD)	\$90,830
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227510010
SITE ADDRESS	2850 N ANDREWS AVE WILTON MANORS 33311-2514
LEGAL DESCRIPTION	WILTON MANORS SERVICE CENTER 125-21 B PARCEL "A"
BUILDING AREA (S.F.)	9,010
YEAR BUILT	1987
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	150
LOT DEPTH (FEET)	237
LOT AREA (ACRES)	0.82
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$688,790
LAND VALUE (USD)	\$426,560
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000040
SITE ADDRESS	2800 N ANDREWS AVE WILTON MANORS 33311-2514
LEGAL DESCRIPTION	27-49-42 PT OF N 325 OF W 250 OF NW1/4 OF SW1/4 OF NE1/4 LYING E OF E R/W/L OF N ANDREWS AVE EXT LESS
BUILDING AREA (S.F.)	6,649
YEAR BUILT	1974
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	174
LOT DEPTH (FEET)	250
LOT AREA (ACRES)	0.93
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$554,960
LAND VALUE (USD)	\$487,330
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study

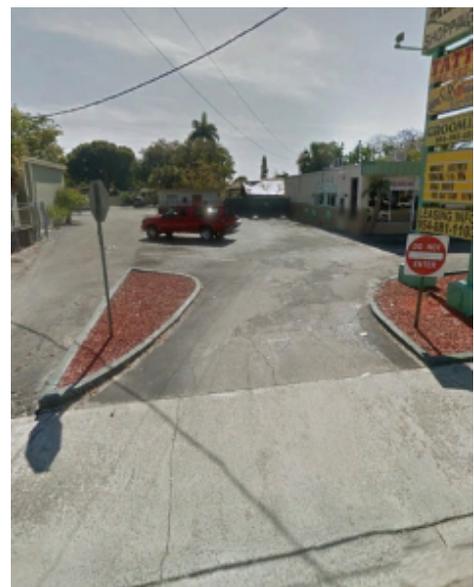


Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000041
SITE ADDRESS	2742 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	27-49-42 PT OF S 25 OF N 325 OF W 125 OF NW1/4 OF SW1/4 OF NE1/4 LYING E OF E R/W/L OF N ANDREWS AVE EX
BUILDING AREA (S.F.)	280
YEAR BUILT	1998
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	23
LOT DEPTH (FEET)	127
LOT AREA (ACRES)	0.07
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$10,310
LAND VALUE (USD)	\$37,540
HOMESTEAD EXEMPT	NO



SELECTED PROPERTY-FOLIO: 494227000041 2015 AERIALS
 Source: Broward County Property Appraiser 0 85 ft



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227350020
SITE ADDRESS	2742 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	BABCO MANORS 39-15 B PARCEL A LESS E 150
BUILDING AREA (S.F.)	7,044
YEAR BUILT	1957
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	197
LOT DEPTH (FEET)	109
LOT AREA (ACRES)	0.49
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$348,310
LAND VALUE (USD)	\$255,220
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227350030
SITE ADDRESS	2690 N ANDREWS AVE WILTON MANORS 33334
LEGAL DESCRIPTION	BABCO MANORS 39-15 B PARCEL B
BUILDING AREA (S.F.)	772
YEAR BUILT	1957
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	100
LOT DEPTH (FEET)	110
LOT AREA (ACRES)	0.25
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$77,810
LAND VALUE (USD)	\$132,020
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227121230
SITE ADDRESS	2654 N ANDREWS AVE WILTON MANORS 33334
LEGAL DESCRIPTION	SUNSET MANORS AMEN PLAT 27-26 B LOT 13 BLK 7
BUILDING AREA (S.F.)	2,499
YEAR BUILT	2001
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	108
LOT DEPTH (FEET)	114
LOT AREA (ACRES)	0.28
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$216,960
LAND VALUE (USD)	\$146,530
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227121240
SITE ADDRESS	2650 N ANDREWS AVE WILTON MANORS 33334
LEGAL DESCRIPTION	SUNSET MANORS AMEN PLAT 27-26 B LOT 1 BLK 8
BUILDING AREA (S.F.)	1,564
YEAR BUILT	1952
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	109
LOT DEPTH (FEET)	96
LOT AREA (ACRES)	0.24
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$34,710
LAND VALUE (USD)	\$123,980
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227130010
SITE ADDRESS	2630 N ANDREWS AVE WILTON MANORS 33334
LEGAL DESCRIPTION	SUN SET MANORS FIRST ADD 29-40 B LOT 1
BUILDING AREA (S.F.)	1,805
YEAR BUILT	1953
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	109
LOT DEPTH (FEET)	81
LOT AREA (ACRES)	0.20
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$243,480
LAND VALUE (USD)	\$105,950
HOMESTEAD EXEMPT	NO

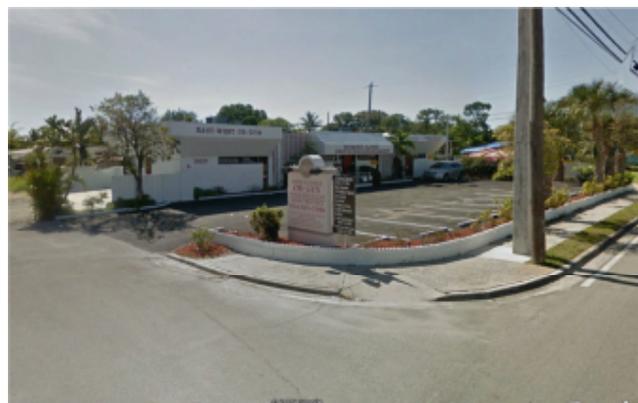


Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227130180
SITE ADDRESS	2620 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	SUN SET MANORS FIRST ADD 29-40 B LOT 18
BUILDING AREA (S.F.)	2,304
YEAR BUILT	1980
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	110
LOT DEPTH (FEET)	80
LOT AREA (ACRES)	0.20
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$148,300
LAND VALUE (USD)	\$105,590
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227130190
SITE ADDRESS	2600 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	SUN SET MANORS FIRST ADD 29-40 B LOT 19
BUILDING AREA (S.F.)	1,072
YEAR BUILT	1952
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	110
LOT DEPTH (FEET)	80
LOT AREA (ACRES)	0.20
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$131,660
LAND VALUE (USD)	\$105,580
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227040550
SITE ADDRESS	2520 N ANDREWS AVE WILTON MANORS 33305
LEGAL DESCRIPTION	PETITE UNIT 2 19/25 B LOTS 1 THRU 5 BLK 6 F/K/A:2520 NORTH ANDREWS CONDO
BUILDING AREA (S.F.)	29,996
YEAR BUILT	1959
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	250
LOT DEPTH (FEET)	125
LOT AREA (ACRES)	0.72
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$1,674,820
LAND VALUE (USD)	\$249,910
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227040750
SITE ADDRESS	2480 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	PETITE UNIT 2 19-25 B LOT 1 BLK 7
BUILDING AREA (S.F.)	2,480
YEAR BUILT	1969
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	53
LOT DEPTH (FEET)	127
LOT AREA (ACRES)	0.14
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$124,790
LAND VALUE (USD)	\$74,990
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227040760
SITE ADDRESS	2416 N ANDREWS AVE WILTON MANORS 33305
LEGAL DESCRIPTION	PETITE UNIT 2 19-25 B LOT 2 TO 5 BLK 7
BUILDING AREA (S.F.)	15,260
YEAR BUILT	1968
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	200
LOT DEPTH (FEET)	124
LOT AREA (ACRES)	0.57
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$978,760
LAND VALUE (USD)	\$199,950
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227390102
SITE ADDRESS	2132 N ANDREWS AVE WILTON MANORS 33311-3921
LEGAL DESCRIPTION	RICHARDSON SURVEY PARCEL OF LAND IN S1/2 OF S1/2 OF 27-49-42 BOUNDED AS FOLLOWS, ON W BY E/R/W/L OF NO ANDREWS
BUILDING AREA (S.F.)	3,078
YEAR BUILT	2002
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	151
LOT DEPTH (FEET)	152
LOT AREA (ACRES)	0.52
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$615,430
LAND VALUE (USD)	\$270,060
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227390100
SITE ADDRESS	2010 N ANDREWS AVE WILTON MANORS 33305
LEGAL DESCRIPTION	RICHARDSON SURVEY PT OF S1/2 OF SEC 27 DESC AS, COMM AT NW COR OF BLK 2,PETITE UNIT 2,W 712.74 TO E R/W/L OF
BUILDING AREA (S.F.)	1,108
YEAR BUILT	1978
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	112
LOT DEPTH (FEET)	103
LOT AREA (ACRES)	0.27
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$95,990
LAND VALUE (USD)	\$143,580
HOMESTEAD EXEMPT	NO



Appendix B

**Parcel-by-Parcel Analysis
Andrews Avenue West Side**

Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000100
SITE ADDRESS	3095 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	27-49-42 BEG AT PT 45 W OF & 50 S OF N1/4 COR OF SEC,S 150,W 150, N 150,E 150
BUILDING AREA (S.F.)	3,820
YEAR BUILT	1968
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	150
LOT DEPTH (FEET)	150
LOT AREA (ACRES)	.51
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$442,420
LAND VALUE (USD)	\$557,580
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227BJ0000
SITE ADDRESS	3007 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	ACREAGE IN 27-49-42 aka RIVERLANE
BUILDING AREA (S.F.)	23,040
YEAR BUILT	1967
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	60
LOT DEPTH (FEET)	617
LOT AREA (ACRES)	.85
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$1,221,120
LAND VALUE (USD)	\$135,600
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000070
SITE ADDRESS	2965 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	27-49-42 E3/4 OF S1/2 OF N1/2 OF NW1/4 LESS CO RDS & LESS W 1009.20 & LESS BEG ON W/L ANDREWS AVE 40 N
BUILDING AREA (S.F.)	73,328
YEAR BUILT	1959
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	631
LOT DEPTH (FEET)	945
LOT AREA (ACRES)	12.89
# OF DRIVEWAYS	3
BUILDING VALUE (USD)	\$10,628,750
LAND VALUE (USD)	\$6,620,700
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000080
SITE ADDRESS	2901 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	27-49-42 PART OF S1/2 OF NE1/4 OF NW1/4 DESC AS: BEG AT POINT ON W R/W/L OF N ANDREWS AVE EXTENDED, SAID
BUILDING AREA (S.F.)	6,384
YEAR BUILT	1961
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	118
LOT DEPTH (FEET)	290
LOT AREA (ACRES)	0.77
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$435,960
LAND VALUE (USD)	\$423,950
HOMESTEAD EXEMPT	NO



Source: Broward County Property Appraiser

0 153 ft



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000180
SITE ADDRESS	2733 N ANDREWS AVE WILTON MANORS 33311-2511
LEGAL DESCRIPTION	27-49-42 N 125 OF W 140 OF E 202.79 OF S1/2 OF NE1/4 OF SE1/4 OF NW1/4 LESS CO RD R/W,S 12 OF W 140 OF
BUILDING AREA (S.F.)	3,072
YEAR BUILT	1957
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	134
LOT DEPTH (FEET)	138
LOT AREA (ACRES)	0.77
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$92,680
LAND VALUE (USD)	\$213,710
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000170
SITE ADDRESS	2727 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	27-49-42 COMM AT SW COR OF NE1/4 OF SE1/4 OF NW1/4 OF SEC,ELY 220.88 TO POB,NLY 174.02,E 20,NLY
BUILDING AREA (S.F.)	47,379
YEAR BUILT	1969
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	245
LOT DEPTH (FEET)	227
LOT AREA (ACRES)	2.10
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$3,315,850
LAND VALUE (USD)	\$733,540
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000171
SITE ADDRESS	2701 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	27-49-42 COMM SW COR OF NE1/4 OF SE1/4 OF NW1/4 OF SEC, ELY 478.88 TO POB, CONT ELY 118.05 TO PT ON W R/W/L
BUILDING AREA (S.F.)	7,336
YEAR BUILT	1972
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	150
LOT DEPTH (FEET)	121
LOT AREA (ACRES)	0.43
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$406,790
LAND VALUE (USD)	\$225,190
HOMESTEAD EXEMPT	NO



SELECTED PROPERTY-FOLIO: 494227000171 2015 AERIALS
 Source: Broward County Property Appraiser 0 153 ft



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000210
SITE ADDRESS	2675 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	27-49-42 N1/2 OF SE1/4 OF SE1/4 OF NW1/4 LESS CO RD R/W
BUILDING AREA (S.F.)	63,523
YEAR BUILT	1965
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	333
LOT DEPTH (FEET)	596
LOT AREA (ACRES)	4.57
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$2,655,610
LAND VALUE (USD)	\$1,593,230
HOMESTEAD EXEMPT	NO



Source: Broward County Property Appraiser

2015 AERIALS

Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000221
SITE ADDRESS	2625 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	27-49-42 N 200 OF S1/2 OF SE1/4 OF SE1/4 OF NW1/4 LYING W OF N ANDREWS AVE LESS W 25 & LESS N 175 OF W
BUILDING AREA (S.F.)	55,206
YEAR BUILT	1965
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	203
LOT DEPTH (FEET)	491
LOT AREA (ACRES)	2.30
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$3,702,990
LAND VALUE (USD)	\$800,940
HOMESTEAD EXEMPT	NO



SELECTED PROPERTY-FOLIO: 494227000221 2015 AERIALS
 Source: Broward County Property Appraiser 0 153 ft



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000220
SITE ADDRESS	2605 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	27-49-42 S1/2 OF SE1/4 OF SE1/4 OF NW1/4 LESS N 200 LYING W OF ANDREWS AVE & LESS W 165
BUILDING AREA (S.F.)	6,342
YEAR BUILT	1941
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	134
LOT DEPTH (FEET)	426
LOT AREA (ACRES)	1.31
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$158,840
LAND VALUE (USD)	\$496,420
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227010010
SITE ADDRESS	2501 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	BEULALAND 7-33 B LOTS 1 TO 3, LESS CO RD, 4 BLK 1
BUILDING AREA (S.F.)	9,447
YEAR BUILT	1971
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	150
LOT DEPTH (FEET)	163
LOT AREA (ACRES)	0.55
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$455,260
LAND VALUE (USD)	\$288,880
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227010100
SITE ADDRESS	2425 N ANDREWS AVE WILTON MANORS 33311-3916
LEGAL DESCRIPTION	BEULALAND 7-33 B E 110 OF LOTS 1 TO 3 LESS E 10 FOR CO RD BLK 2
BUILDING AREA (S.F.)	4,063
YEAR BUILT	1989
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	154
LOT DEPTH (FEET)	90
LOT AREA (ACRES)	0.31
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$266,520
LAND VALUE (USD)	\$159,790
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227010120
SITE ADDRESS	N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	BEULALAND 7-33 B LOTS 4,5,LESS RD R/W BLK 2
BUILDING AREA (S.F.)	VACANT LOT
YEAR BUILT	NOT APPLICABLE
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO LOT IMPROVEMENTS
LOT WIDTH (FEET)	100
LOT DEPTH (FEET)	108
LOT AREA (ACRES)	0.26
# OF DRIVEWAYS	0
BUILDING VALUE (USD)	0
LAND VALUE (USD)	\$157,230
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227240090
SITE ADDRESS	2303 N ANDREWS AVE WILTON MANORS 33311-3924
LEGAL DESCRIPTION	MAURERS HIGHPOINT FIRST ADD 34-1 B LOT 12 LESS E 14 FOR RD R/W
BUILDING AREA (S.F.)	4,550
YEAR BUILT	1978
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	75
LOT DEPTH (FEET)	85
LOT AREA (ACRES)	0.14
# OF DRIVEWAYS	0
BUILDING VALUE (USD)	\$247,520
LAND VALUE (USD)	\$75,430
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study

Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227240070
SITE ADDRESS	2225 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	MAURERS HIGHPOINT FIRST ADD 34-1 B LOT 7, LESS S 43.01, LOTS 8, 9 & 10 LESS R/W FOR ANDREWS AVE, LOT 11
BUILDING AREA (S.F.)	20,655
YEAR BUILT	2002
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	319
LOT DEPTH (FEET)	288
LOT AREA (ACRES)	2.00
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$2,451,210
LAND VALUE (USD)	\$1,043,560
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	4494227230050
SITE ADDRESS	2201 N ANDREWS AVE WILTON MANORS 33311-3922
LEGAL DESCRIPTION	MAURERS HIGHPOINT 33-30 B LOT 5 LESS PT FOR RD R/W
BUILDING AREA (S.F.)	1,608
YEAR BUILT	1961
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	86
LOT DEPTH (FEET)	63
LOT AREA (ACRES)	0.12
# OF DRIVEWAYS	0
BUILDING VALUE (USD)	\$163,480
LAND VALUE (USD)	\$62,560
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227230010
SITE ADDRESS	2133 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	MAURERS HIGHPOINT 33-30 B LOT 1 LESS RD R/W
BUILDING AREA (S.F.)	2,120
YEAR BUILT	1961
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	84
LOT DEPTH (FEET)	66
LOT AREA (ACRES)	0.14
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$151,080
LAND VALUE (USD)	\$71,100
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000301
SITE ADDRESS	2117 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	27-49-42 E 125 OF N 130 OF NE1/4 OF SE1/4 OF SW1/4 LYING W OF ANDREWS AVE
BUILDING AREA (S.F.)	1,984
YEAR BUILT	1954
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	130
LOT DEPTH (FEET)	127
LOT AREA (ACRES)	0.38
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$158,480
LAND VALUE (USD)	\$201,070
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000302
SITE ADDRESS	N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	27-49-42 NE1/4 OF SE1/4 OF SW1/4 LYING W OF N ANDREWS AVE EXT LESS N 180 AND LESS W 400 AND LESS WILTON
BUILDING AREA (S.F.)	NO EXISTING BUILDING
YEAR BUILT	N/A
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	87
LOT DEPTH (FEET)	130
LOT AREA (ACRES)	0.26
# OF DRIVEWAYS	0
BUILDING VALUE (USD)	N/A
LAND VALUE (USD)	\$115,660
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000304
SITE ADDRESS	N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	27-49-42 POR OF NE1/4 OF SE1/4 OF SW1/4 DESC AS:COMM AT INTERSEC OF W R/W/L OF N ANDREWS AV & S/L OF
BUILDING AREA (S.F.)	NO EXISTING BUILDING
YEAR BUILT	N/A
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	76
LOT DEPTH (FEET)	175
LOT AREA (ACRES)	0.38
# OF DRIVEWAYS	0
BUILDING VALUE (USD)	N/A
LAND VALUE (USD)	\$170,000
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227BB0000
SITE ADDRESS	2101 N ANDREWS AVE WILTON MANORS 33311-3918
LEGAL DESCRIPTION	27-49-42 PT OF THE S1/2 OF SE1/4 OF SW1/4
BUILDING AREA (S.F.)	4,553
YEAR BUILT	1976
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	330
LOT DEPTH (FEET)	175
LOT AREA (ACRES)	1.33
# OF DRIVEWAYS	3
BUILDING VALUE (USD)	\$2,396,640
LAND VALUE (USD)	\$266,280
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000320
SITE ADDRESS	2001 N ANDREWS AVE WILTON MANORS 33311-3918
LEGAL DESCRIPTION	27-49-42 PT OF THE S1/2 OF SE1/4 OF SW1/4 LYING W OF RD AS DESC IN DB 661/28 & BEG AT INTER OF N/L
BUILDING AREA (S.F.)	4,553
YEAR BUILT	1990
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	150
LOT DEPTH (FEET)	175
LOT AREA (ACRES)	0.61
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$667,960
LAND VALUE (USD)	\$317,230
HOMESTEAD EXEMPT	NO



SELECTED PROPERTY-FOLIO: 494227000320
Source: Broward County Property Appraiser



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227560010
SITE ADDRESS	N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	WUJCEAK 174-23 B PARCEL A
BUILDING AREA (S.F.)	VACANT LAND
YEAR BUILT	N/A
LANDSCAPE BUFFER (ROW)	N/A
LANDSCAPE BUFFER (SIDE)	N/A
PARKING CIRCULATION	N/A
LOT WIDTH (FEET)	141
LOT DEPTH (FEET)	148
LOT AREA (ACRES)	0.45
# OF DRIVEWAYS	0
BUILDING VALUE (USD)	N/A
LAND VALUE (USD)	\$229,220
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000340
SITE ADDRESS	1905 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	27-49-42 PT OF SE1/4 OF SE1/4 OF SE1/4 OF SW1/4 AS DESC IN OR 615/612
BUILDING AREA (S.F.)	7,874
YEAR BUILT	1974
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	160
LOT DEPTH (FEET)	151
LOT AREA (ACRES)	0.56
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$646,750
LAND VALUE (USD)	\$290,890
HOMESTEAD EXEMPT	NO



SELECTED PROPERTY-FOLIO: 494227000340
Source: Broward County Property Appraiser



Appendix C

**Parcel-by-Parcel Analysis
Oakland Park Boulevard**

Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494228080430
SITE ADDRESS	1100 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	OAKLAND BOULEVARD DEV 50-37 B LOTS 17 & 18,19 LESS I-95 R/W, 20 THRU 23,LESS PT DESC AS,BEG AT NE COR OF LOT 20,S 17.58,
BUILDING AREA (S.F.)	11,779
YEAR BUILT	1989
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	368
LOT DEPTH (FEET)	115
LOT AREA (ACRES)	0.99
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	765,910
LAND VALUE (USD)	516,800
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494228080380
SITE ADDRESS	1100 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	OAKLAND BOULEVARD DEV 50-37 B LOTS 12 THRU 16 BLK 3
BUILDING AREA (S.F.)	9,279
YEAR BUILT	1988
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	247
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.77
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	579,460
LAND VALUE (USD)	402,360
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494228080340
SITE ADDRESS	1024 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	OAKLAND BOULEVARD DEV 50-37 B LOTS 8,9,10,11 BLK 3
BUILDING AREA (S.F.)	1,821
YEAR BUILT	1971
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	200
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.62
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	84,240
LAND VALUE (USD)	324,000
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494228080330
SITE ADDRESS	1008 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	OAKLAND BOULEVARD DEV 50-37 B LOT 7 BLK 3
BUILDING AREA (S.F.)	2,099
YEAR BUILT	1971
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	51
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.15
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	151,110
LAND VALUE (USD)	81,010
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494228080300
SITE ADDRESS	1000 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	OAKLAND BOULEVARD DEV 50-37 B LOT 4,5 & 6 BLK 3
BUILDING AREA (S.F.)	6,993
YEAR BUILT	1976
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	150
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.46
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	416,890
LAND VALUE (USD)	243,020
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494228080270
SITE ADDRESS	900 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	OAKLAND BOULEVARD DEV 50-37 B LOTS 1,2 & 3 BLK 3
BUILDING AREA (S.F.)	3,330
YEAR BUILT	1972
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	250
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.76
# OF DRIVEWAYS	3
BUILDING VALUE (USD)	715,440
LAND VALUE (USD)	666,500
HOMESTEAD EXEMPT	NO



SELECTED PROPERTY POLY: 494228080270

Source: Broward County Property Appraiser

2015 AERIALS

0 04 ft



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494228080010
SITE ADDRESS	828 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	OAKLAND BOULEVARD DEV 50-37 B LOT 1 BLK 1
BUILDING AREA (S.F.)	2,055
YEAR BUILT	1975
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	150
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.47
# OF DRIVEWAYS	3
BUILDING VALUE (USD)	367,550
LAND VALUE (USD)	411,260
HOMESTEAD EXPENT	NO

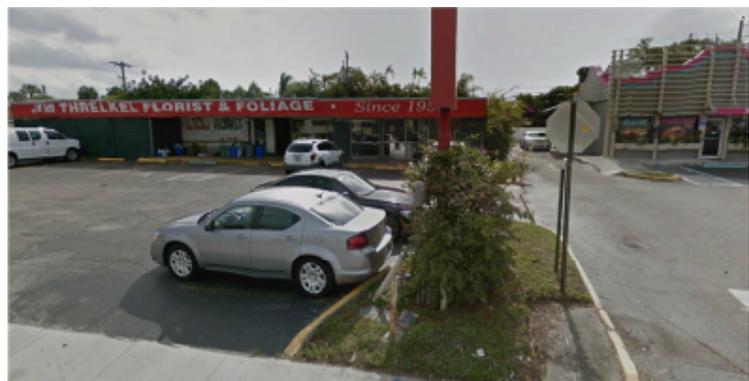


Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494228080020
SITE ADDRESS	828 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	OAKLAND BOULEVARD DEV 50-37 B LOT 2,3 W 10 BLK 1
BUILDING AREA (S.F.)	3,280
YEAR BUILT	1962
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	61
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.19
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	199,570
LAND VALUE (USD)	97,860
HOMESTEAD EXEMPT	NO

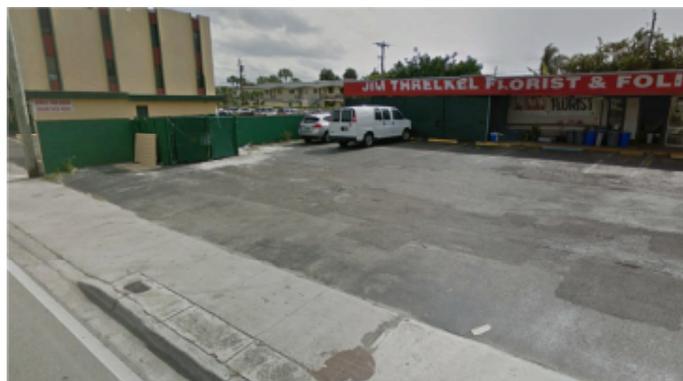


Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494228080030
SITE ADDRESS	820 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	OAKLAND BOULEVARD DEV 50-37 B LOT 3 LESS W 10 BLK 1
BUILDING AREA (S.F.)	5,444
YEAR BUILT	1962
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	41
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.12
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	130,200
LAND VALUE (USD)	65,330
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494228080040
SITE ADDRESS	800 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	OAKLAND BOULEVARD DEV 50-37 B LOT 4,5,6,7,8 LESS E 9.61 BLK 1
BUILDING AREA (S.F.)	18,470
YEAR BUILT	1972
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	241
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.75
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	805,950
LAND VALUE (USD)	391,270
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494228080080
SITE ADDRESS	708 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	OAKLAND BOULEVARD DEV 50-37 B LOT 8 E 9.61,9,10 BLK 1
BUILDING AREA (S.F.)	5,779
YEAR BUILT	1969
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	126
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.39
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	517,590
LAND VALUE (USD)	206,120
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227320280
SITE ADDRESS	664 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	BOULEVARD ESTATES AMEN 38-6 B LOT 10 BLK 2
BUILDING AREA (S.F.)	3,602
YEAR BUILT	1961
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	70
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.21
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	280,870
LAND VALUE (USD)	111,540
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227320290
SITE ADDRESS	660 W OAKLAND PARK BLVD WILTON MANORS 33311-1728
LEGAL DESCRIPTION	BOULEVARD ESTATES AMEN 38-6 B LOT 11 BLK 2
BUILDING AREA (S.F.)	1,823
YEAR BUILT	1961
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO (BACK OUT PARKING)
LOT WIDTH (FEET)	70
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.21
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	65,770
LAND VALUE (USD)	112,060
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227320300
SITE ADDRESS	648 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	BOULEVARD ESTATES AMEN 38-6 B LOT 12 BLK 2
BUILDING AREA (S.F.)	1,823
YEAR BUILT	1962
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	70
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.21
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	198,730
LAND VALUE (USD)	112,210
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227320310
SITE ADDRESS	640 W OAKLAND PARK BLVD 1-2 WILTON MANORS 33311
LEGAL DESCRIPTION	BOULEVARD ESTATES AMEN 38-6 B LOT 13 BLK 2
BUILDING AREA (S.F.)	1,998
YEAR BUILT	1961
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	70
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.22
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	74,940
LAND VALUE (USD)	112,210
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227320320
SITE ADDRESS	632 W OAKLAND PARK BLVD WILTON MANORS 33311-1728
LEGAL DESCRIPTION	BOULEVARD ESTATES AMEN 38-6 B LOT 14 BLK 2
BUILDING AREA (S.F.)	1,743
YEAR BUILT	1996
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	70
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.11
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	127,160
LAND VALUE (USD)	75,050
HOMESTEAD EXEMPT	YES



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227320340
SITE ADDRESS	616 W OAKLAND PARK BLVD WILTON MANORS 33311-1728
LEGAL DESCRIPTION	BOULEVARD ESTATES AMEN 38-6 B LOTA 15,16,17 BLK 2
BUILDING AREA (S.F.)	14,713
YEAR BUILT	2008
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	212
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.65
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	1,449,330
LAND VALUE (USD)	338,710
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227320360
SITE ADDRESS	600 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	BOULEVARD ESTATES AMEN 38-6 B LOT 18 BLK 2
BUILDING AREA (S.F.)	1,926
YEAR BUILT	1969
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	78
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.23
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	119,260
LAND VALUE (USD)	122,560
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227320100
SITE ADDRESS	516 W OAKLAND PARK BLVD WILTON MANORS 33311-1726
LEGAL DESCRIPTION	BOULEVARD ESTATES AMEN 38-6 B LOT 10 BLK 1
BUILDING AREA (S.F.)	1,482
YEAR BUILT	1959
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	75
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.23
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	72,490
LAND VALUE (USD)	121,690
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227320110
SITE ADDRESS	508 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	BOULEVARD ESTATES AMEN 38-6 B LOT 11 BLK 1
BUILDING AREA (S.F.)	1,878
YEAR BUILT	1959
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	72
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.22
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	112,950
LAND VALUE (USD)	113,760
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227320120
SITE ADDRESS	500 W OAKLAND PARK BLVD WILTON MANORS 33311-1726
LEGAL DESCRIPTION	BOULEVARD ESTATES AMEN 38-6 B LOT 12 BLK 1
BUILDING AREA (S.F.)	2,630
YEAR BUILT	1958
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	71
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.22
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	85,890
LAND VALUE (USD)	199,820
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227320130
SITE ADDRESS	408 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	BOULEVARD ESTATES AMEN 38-6 B LOT 13 BLK 1
BUILDING AREA (S.F.)	2,247
YEAR BUILT	1959
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	72
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.22
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	210,230
LAND VALUE (USD)	114,110
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227320140
SITE ADDRESS	404 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	BOULEVARD ESTATES AMEN 38-6 B LOT 14 BLK 1
BUILDING AREA (S.F.)	2,035
YEAR BUILT	1958
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	71
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.22
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	193,620
LAND VALUE (USD)	114,320
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227320150
SITE ADDRESS	320 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	BOULEVARD ESTATES AMEN 38-6 B LOT 15 BLK 1
BUILDING AREA (S.F.)	1,491
YEAR BUILT	1959
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	71
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.22
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	72,510
LAND VALUE (USD)	114,500
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227320160
SITE ADDRESS	308 W OAKLAND PARK BLVD 1-2 WILTON MANORS 33311-1710
LEGAL DESCRIPTION	BOULEVARD ESTATES AMEN 38-6 B LOT 16 BLK 1
BUILDING AREA (S.F.)	2,201
YEAR BUILT	1959
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	71
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.22
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	147,380
LAND VALUE (USD)	76,450
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227320170
SITE ADDRESS	240 W OAKLAND PARK BLVD WILTON MANORS 33311
LEGAL DESCRIPTION	BOULEVARD ESTATES AMEN 38-6 B LOT 17 BLK 1
BUILDING AREA (S.F.)	3,465
YEAR BUILT	1965
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	71
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.22
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	188,560
LAND VALUE (USD)	114,850
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227320180
SITE ADDRESS	240 W OAKLAND PARK BLVD WILTON MANORS 33311-1708
LEGAL DESCRIPTION	BOULEVARD ESTATES AMEN 38-6 B LOT 18 BLK 1
BUILDING AREA (S.F.)	2,949
YEAR BUILT	1958
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	70
LOT DEPTH (FEET)	131
LOT AREA (ACRES)	0.23
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	161,570
LAND VALUE (USD)	114,840
HOMESTEAD EXEMPT	NO



Source: Broward County Property Appraiser

© 2015 AERIALS 04 n

Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000050
SITE ADDRESS	50 W OAKLAND PARK BLVD WILTON MANORS 33311-2522
LEGAL DESCRIPTION	27-49-42 NE1/4 OF NE1/4 OF NW1/4 LYING S OF S R/W OAKLAND PARK BLVD, W OF W R/W N ANDREWS, & N OF CANAL R/W
BUILDING AREA (S.F.)	71,103
YEAR BUILT	1970
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	120
LOT DEPTH (FEET)	421
LOT AREA (ACRES)	5.46
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	2,424,710
LAND VALUE (USD)	2,857,880
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000100
SITE ADDRESS	3095 N ANDREWS AVE WILTON MANORS 33311
LEGAL DESCRIPTION	27-49-42 BEG AT PT 45 W OF & 50 S OF N1/4 COR OF SEC,S 150,W 150, N 150,E 150
BUILDING AREA (S.F.)	3,820
YEAR BUILT	1968
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	151
LOT DEPTH (FEET)	150
LOT AREA (ACRES)	0.51
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	442,420
LAND VALUE (USD)	557,580
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227170191
SITE ADDRESS	12 E OAKLAND PARK BLVD WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOT 19 W 190 LESS RD R/W BLK 1
BUILDING AREA (S.F.)	2,670
YEAR BUILT	1964
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	203
LOT DEPTH (FEET)	100
LOT AREA (ACRES)	0.27
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$124,800
LAND VALUE (USD)	\$142,840
HOMESTEAD EXEMPT	NO

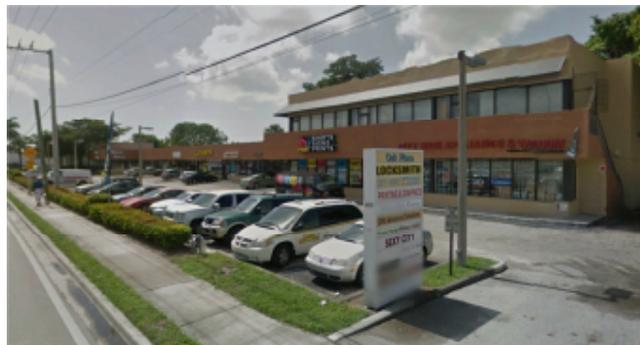


Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227170130
SITE ADDRESS	20 E OAKLAND PARK BLVD WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOT 13 THRU 18 & LOT 19 E 100 BLK 1
BUILDING AREA (S.F.)	11,237
YEAR BUILT	1984
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	330
LOT DEPTH (FEET)	100
LOT AREA (ACRES)	0.76
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$490,490
LAND VALUE (USD)	\$460,890
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227170080
SITE ADDRESS	120 E OAKLAND PARK BLVD WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOT 8,9,10,11 & 12 BLK 1
BUILDING AREA (S.F.)	11,557
YEAR BUILT	1973
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	200
LOT DEPTH (FEET)	100
LOT AREA (ACRES)	0.46
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$637,050
LAND VALUE (USD)	\$239,980
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227170050
SITE ADDRESS	132 E OAKLAND PARK BLVD WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOT 5,6,7 BLK 1
BUILDING AREA (S.F.)	7,104
YEAR BUILT	1970
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	120
LOT DEPTH (FEET)	100
LOT AREA (ACRES)	0.27
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$391,510
LAND VALUE (USD)	\$168,070
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227170030
SITE ADDRESS	204 E OAKLAND PARK BLVD WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOTS 3,4 BLK 1
BUILDING AREA (S.F.)	2,961
YEAR BUILT	1969
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	80
LOT DEPTH (FEET)	100
LOT AREA (ACRES)	0.18
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$150,040
LAND VALUE (USD)	\$112,000
HOMESTEAD EXEMPT	NO

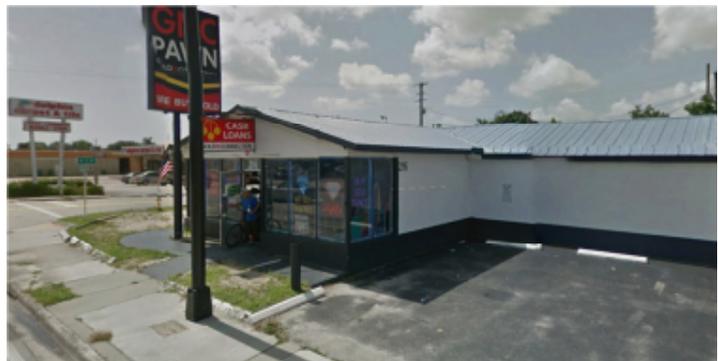


Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227170010
SITE ADDRESS	216 E OAKLAND PARK BLVD WILTON MANORS 33334
LEGAL DESCRIPTION	ALMAR ESTATES RESUB 32-36 B LOT 1,2 BLK 1
BUILDING AREA (S.F.)	1,835
YEAR BUILT	1965
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	80
LOT DEPTH (FEET)	100
LOT AREA (ACRES)	0.18
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$126,540
LAND VALUE (USD)	\$112,110
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227000030
SITE ADDRESS	290 E OAKLAND PARK BLVD WILTON MANORS 33334
LEGAL DESCRIPTION	27-49-42 N 150 OF S 265 OF N 315 OF E 150 OF NW1/4 OF NE1/4, LESS E 10 OF N 10
BUILDING AREA (S.F.)	5,671
YEAR BUILT	1971
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	150
LOT DEPTH (FEET)	146
LOT AREA (ACRES)	0.51
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$449,930
LAND VALUE (USD)	\$313,150
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227150340
SITE ADDRESS	300 E OAKLAND PARK BLVD WILTON MANORS 33334
LEGAL DESCRIPTION	RIVER RANCHES 30-17 B LOT 1,2,3,4,14 BLK 3
BUILDING AREA (S.F.)	14,906
YEAR BUILT	1974
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	211
LOT DEPTH (FEET)	168
LOT AREA (ACRES)	0.82
# OF DRIVEWAYS	3
BUILDING VALUE (USD)	\$484,230
LAND VALUE (USD)	\$502,640
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227150180
SITE ADDRESS	400 E OAKLAND PARK BLVD WILTON MANORS 33334
LEGAL DESCRIPTION	RIVER RANCHES 30-17 B LOT 1 LESS RD R/W,2,3,4 & 16 BLK 2
BUILDING AREA (S.F.)	14,906
YEAR BUILT	1974
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	210
LOT DEPTH (FEET)	168
LOT AREA (ACRES)	0.77
# OF DRIVEWAYS	3
BUILDING VALUE (USD)	\$479,630
LAND VALUE (USD)	\$470,330
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227150010
SITE ADDRESS	500 E OAKLAND PARK BLVD WILTON MANORS 33334
LEGAL DESCRIPTION	RIVER RANCHES 30-17 B LOT 1,2 & 3 LESS RD R/W BLK 1
BUILDING AREA (S.F.)	1,950
YEAR BUILT	1977
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	210
LOT DEPTH (FEET)	80
LOT AREA (ACRES)	0.42
# OF DRIVEWAYS	3
BUILDING VALUE (USD)	\$299,810
LAND VALUE (USD)	\$254,760
HOMESTEAD EXEMPT	NO

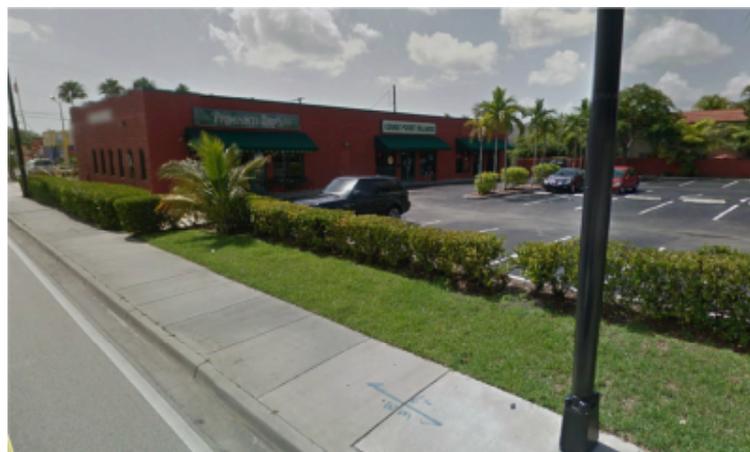


Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227290023
SITE ADDRESS	516 E OAKLAND PARK BLVD WILTON MANORS 33334
LEGAL DESCRIPTION	RIVER TERRACE-RESUB 36-45 B PARCEL A N 140,PARCEL B N 125 LESS E 130
BUILDING AREA (S.F.)	5,500
YEAR BUILT	2002
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	YES
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	200
LOT DEPTH (FEET)	132
LOT AREA (ACRES)	0.62
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$286,880
LAND VALUE (USD)	\$380,040
HOMESTEAD EXEMPT	NO

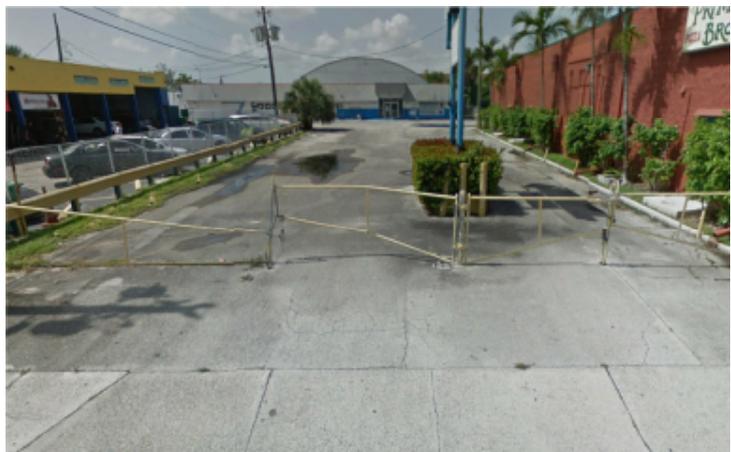


Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227290020
SITE ADDRESS	550 E OAKLAND PARK BLVD WILTON MANORS 33334
LEGAL DESCRIPTION	RIVER TERRACE-RESUB 36-45 B BEG ON W/L OF PAR B 125 S OF NW COR,S 285,E TO E/L OF PAR B, N ALG E/L 285,W 80,N 125 TO N/L
BUILDING AREA (S.F.)	22,274
YEAR BUILT	1965
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	YES
LOT WIDTH (FEET)	185
LOT DEPTH (FEET)	405
LOT AREA (ACRES)	1.35
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$982,280
LAND VALUE (USD)	\$703,680
HOMESTEAD EXEMPT	NO



Wilton Manors Corridor Study



Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227290021
SITE ADDRESS	570 E OAKLAND PARK BLVD WILTON MANORS 33334
LEGAL DESCRIPTION	RIVER TERRACE-RESUB 36-45 B PARCEL B E 80 OF N 125
BUILDING AREA (S.F.)	4,000
YEAR BUILT	1975
LANDSCAPE BUFFER (ROW)	NO
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	80
LOT DEPTH (FEET)	121
LOT AREA (ACRES)	0.23
# OF DRIVEWAYS	1
BUILDING VALUE (USD)	\$206,960
LAND VALUE (USD)	\$119,950
HOMESTEAD EXEMPT	NO

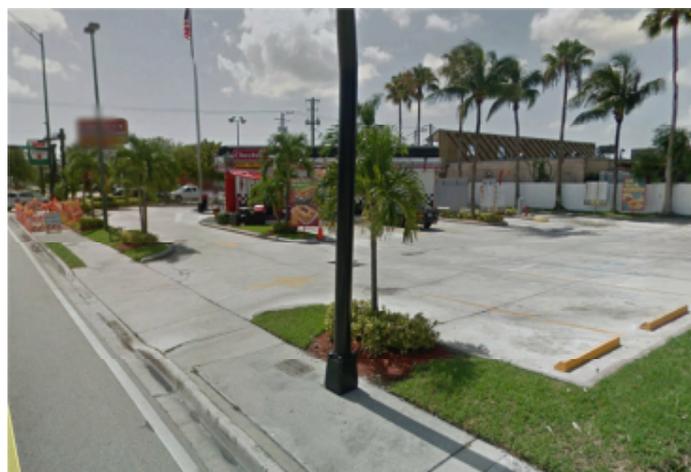


Wilton Manors Corridor Study



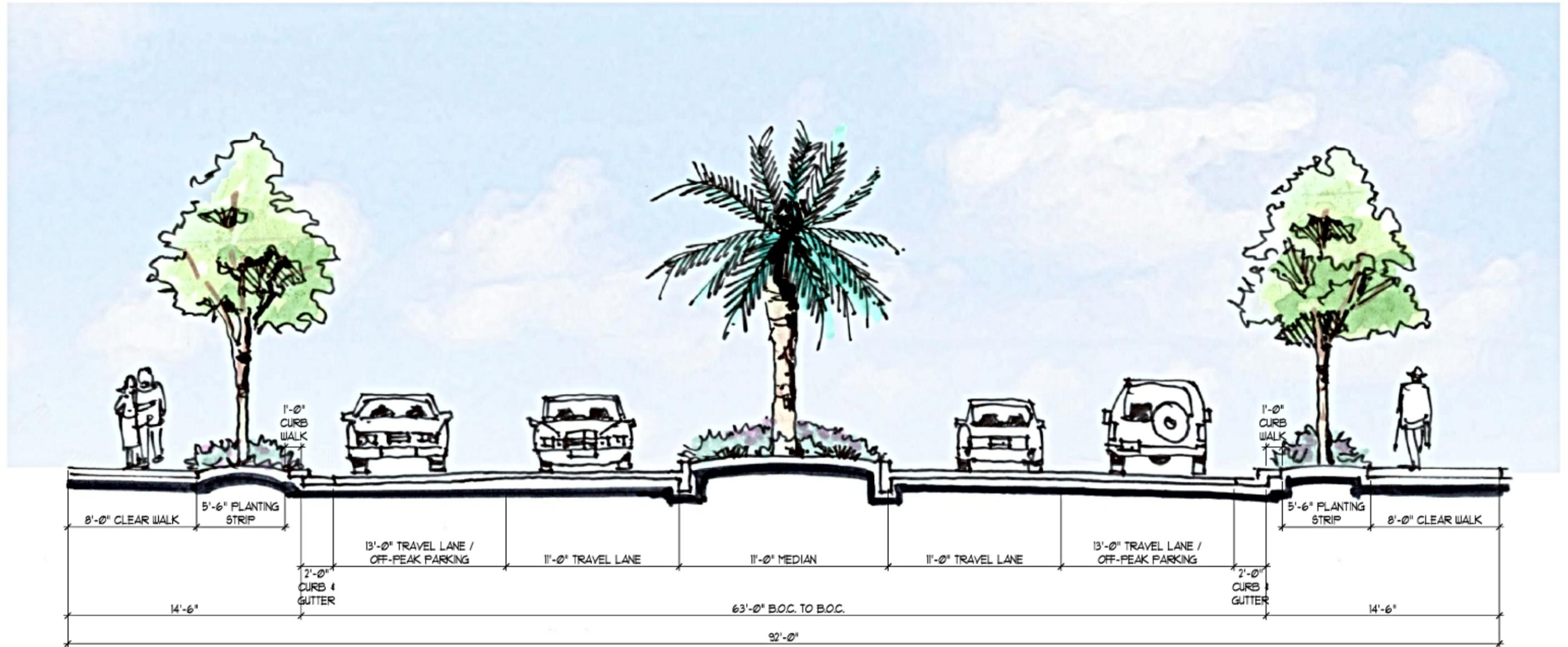
Parcel Data Summary:

LINE ITEM:	DATA:
PARCEL ID	494227290052
SITE ADDRESS	590 E OAKLAND PARK BLVD WILTON MANORS 33334
LEGAL DESCRIPTION	RIVER TERRACE-RESUB 36-45 B PARCEL C N 100 LESS E 5 FOR R/W
BUILDING AREA (S.F.)	819
YEAR BUILT	1992
LANDSCAPE BUFFER (ROW)	YES
LANDSCAPE BUFFER (SIDE)	NO
PARKING CIRCULATION	NO
LOT WIDTH (FEET)	160
LOT DEPTH (FEET)	100
LOT AREA (ACRES)	0.37
# OF DRIVEWAYS	2
BUILDING VALUE (USD)	\$426,020
LAND VALUE (USD)	\$286,250
HOMESTEAD EXEMPT	NO



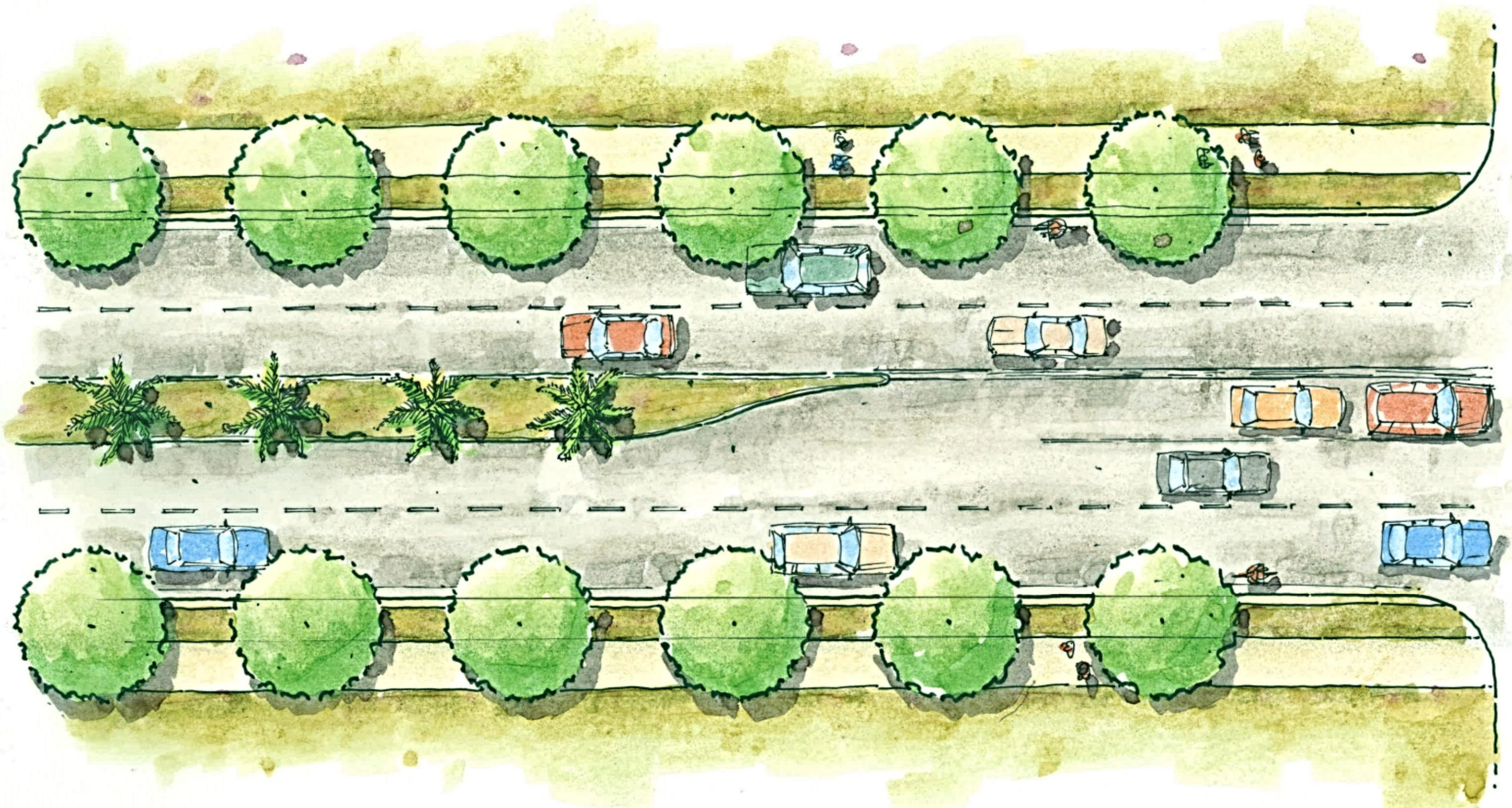
Appendix D

Road Sections Examples & Future Modelling



**Sample Roadway for
 Andrews Avenue
 88 foot to 92 foot**

Sample Intersection Approach for Andrews Avenue





SIDEWALK

BICYCLE LANE

TRAVEL LANE

TRAVEL LANE

TRAVEL LANE

TRAVEL LANE

BICYCLE LANE

SIDEWALK

SPEED
LIMIT
35





Google earth

Image Landsat
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

2011

Imagery Date: 12/15/2014 26°09'49.35" N 80°08'49.16" W elev 5 ft eye alt 250 ft