



Town Crier

Life's Just Better Here

SPECIAL EDITION June 2021

REDEVELOPMENT IN WILTON MANORS



REDEVELOPMENT IN WILTON MANORS

Establishing a Vision for Future Development

What will Wilton Manors look like in 2030 and beyond? As many of the properties on our commercial corridors age, the City is embracing the opportunity to create guidelines for how new buildings will be constructed, how we will protect and enhance neighborhoods, and where we might accommodate additional height and residential units.

Careful, Modest Redevelopment to Support Vibrancy, Resiliency, and Affordability

As a built-out city, with aging real estate and infrastructure, carefully planned redevelopment offers an opportunity to create vibrant corridors, require environmentally sustainable building practices, and invest in supporting city programs and services. We are developing zoning policies to create vibrant corridors that will be little neighborhoods, and will enhance and maintain the City’s small-town character and established single-family residential areas.

We are creating a vision for redevelopment that will offer developers and investors a template for our expectations, instead of allowing them to drive the vision.

Redevelopment Goals



Maintaining the quality of life and small town feel

Increased walkability



Smart growth and quality design



Protection of our neighborhoods, particularly traditional single family homes



Maintaining affordability



Ensuring sustainable budgets to support service

Reducing our dependence on fossil fuels



- Mixed-use zoning
- Development regulations
- Density
- Height limits
- Development incentives

The Zoning Tool Box



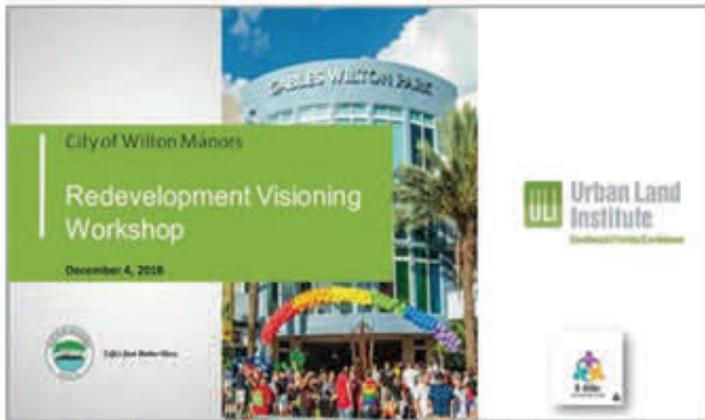
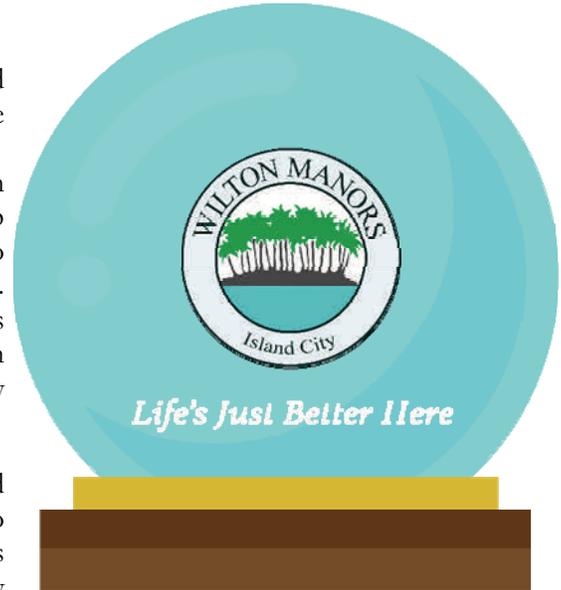
REDEVELOPMENT IN WILTON MANORS

Why do we need to change anything?

The majority of the City’s commercial corridors were developed decades ago and the buildings and configurations are aging and may be redesigned and built to better serve the future of our community.

However, there are challenges preventing redevelopment from happening organically. In December 2018, the City held a workshop with experts brought together by the Urban Land Institute (ULI), to have an open and candid discussion about what those challenges are. Because of the success Wilton Manors has already had, land is expensive and, with older, outdated codes that do not allow for much growth, redevelopment was not economically favorable. Policy changes were needed to prevent stagnation.

Several studies by urban planners, designers, economists, and developers have told us that to counteract those challenges, we have to capitalize on our opportunities. The City has the ability to update its land development regulations to attract growth and also allow the City to accomplish its economic development goals.

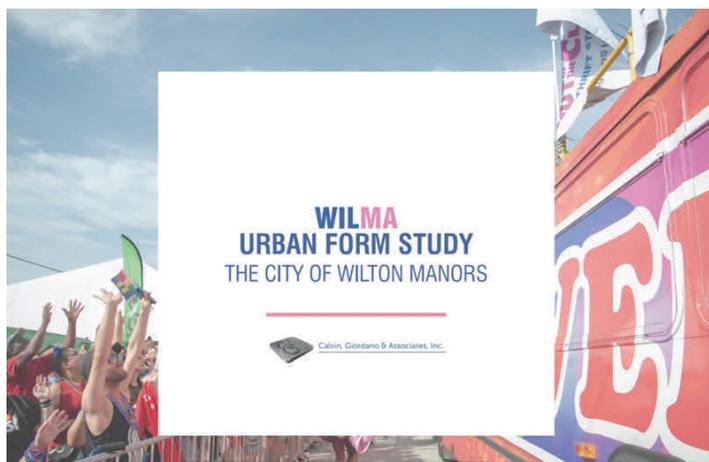


Laying out a Plan

Since the ULI Workshop in late 2018, the City Commission, city staff, residents and other interested stakeholders have been on a path of many meetings, public outreach and workshops to examine our existing built environment and create guidelines for redevelopment.

An important component of this process was the **Urban Form and Density Study** prepared by the City’s Planning Consultant, Calvin, Giordano & Associates, Inc., which was adopted by the City Commission in December 2019. It provided eight key recommendations:

1. Expand the mixed-use zoning districts
2. Reconcile future land use and zoning maps
3. Increase density in appropriate locations and create a development incentive program
4. Buffer single-family homes from development
5. Create great places for people
6. Implement updated parking requirements
7. Increase sustainability and resiliency
8. Connect people to places



Determining How Much Development ,Where it Should Go, and What it Should Look Like



Community Engagement



In 2019, the City hosted well-attended public engagement meetings geared toward residents and the business community. We talked about how buildings can be designed to interact with the street. Green space, wide sidewalks and other street-facing enhancements were also mentioned as methods to provide additional ways for future development to become an integral part of the City’s public realm.

A series of large display boards were provided, and input was sought from the community to identify where additional height and density could occur on the commercial corridors.

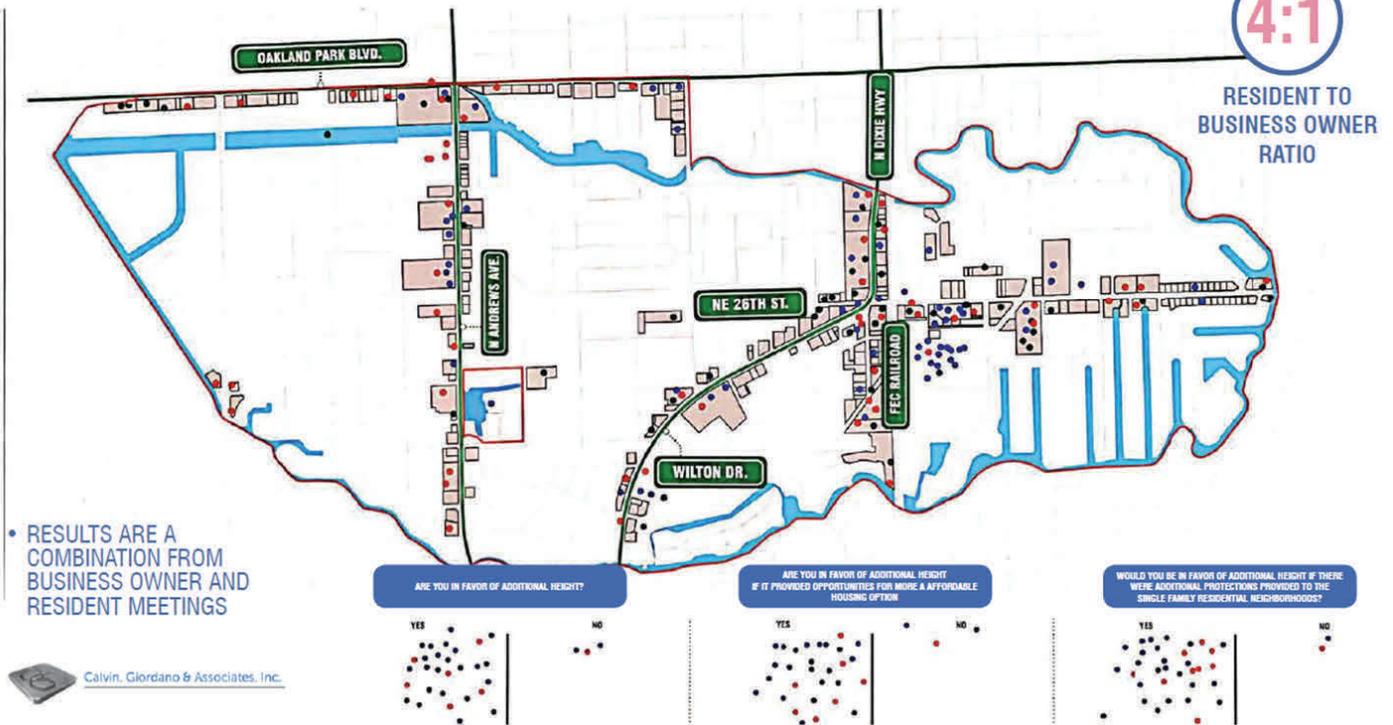
PUBLIC OUTREACH

WHERE DO YOU THINK HEIGHT COULD BE LOCATED?

PLEASE PLACE A STICKER ON THE AREAS THAT YOU SEE AS FAVORABLE FOR HEIGHT IN THE CURRENT LOCATIONS.



RESIDENT TO BUSINESS OWNER RATIO



Turning the Recommendations into Policy

The next step was to develop the policy changes to carry out the vision, using the recommendations of the Urban Form and Density Study. The study served to highlight the need to redevelop important corridors into active, pedestrian-centered, mixed-use districts that, in turn, provide quality of life and marketable benefits to the City. **All of this could not have been possible without the extensive public outreach that was conducted.**

To do this, the City needs to update its Comprehensive Plan and Unified Land Development Regulations to address residential density, height limits, building design standards, and establishing the types of businesses that will be permitted in each zoning district.

Policy Changes Needed

Update the Comprehensive Plan to:

- * Increase allowable residential density per acre
- * Ensure an adequate number of development units

Amend the Unified Land Development Regulations to:

- * Establish new building height limits
- * Identify the public benefit criteria for development incentives
- * Set the building design and site development standards
- * Rezone properties on the Andrews Avenue and Oakland Park Boulevard corridors to Transit Oriented Corridors, allowing mixed-use development

Follow this link for detailed information about:

- The City’s Transit Oriented Corridor Zoning Districts
- How density is calculated and how residential units are allocated

Go here: <https://www.wiltonmanors.com/736/Urban-Form>

Or scan the QR Code to the right with your smartphone/tablet’s camera.

<https://www.wiltonmanors.com/736/Urban-Form>



WHAT ARE THE OPPORTUNITIES YOU SEE FOR WILTON MANORS?

WRITE DOWN ON A POST-IT WHAT THESE TOPICS CAN BRING AS A BENEFIT TO WILTON MANORS.

The image displays six panels, each representing a different urban planning topic. Each panel includes a header, a small illustrative image, and several colorful sticky notes with handwritten text. The topics and their associated images are:

- WALKABILITY + REDUCED RELIANCE ON CARS:** Image shows a busy pedestrian street.
- SAFE PLACES + SOCIAL ACTIVATION:** Image shows a group of people gathered in a public square.
- OPPORTUNITIES FOR AFFORDABILITY:** Image shows a street scene with people walking.
- ECONOMIC VITALITY:** Image shows a street with shops and people.
- INCREASED URBAN CANOPY:** Image shows a street lined with trees.
- INCREASED SUSTAINABILITY + RESILIENCE:** Image shows a park area with a water feature.

SETTING THE STAGE FOR REDEVELOPMENT - THE NEXT STEPS

The City Commission will consider and adopt **changes to Article 30** to the City's Unified Land Development Regulations (ULDR) to establish the necessary requirements to control the height, form and location of future development, and establish increased setbacks (distance requirements) to single-family development within all the existing TOCs. This amendment will also establish density in appropriate locations and the Hubs for future development.

As part of the **rezoning of the TOC-West (Andrews Ave. and Oakland Park Blvd.)**, the City must also update Article 30 to add the necessary regulations for the new district. The next step will be the rezoning of the TOC-W through ordinance, which will allow for mixed-use in future development along Andrews Avenue and Oakland Park Boulevard.

The **ordinance to increase density from 25 units per acre to 60 units per acre** is also expected to be heard in a second public hearing. The City Commission has previously held two public meetings and city staff has held multiple public outreach efforts to gain additional input from residents. The ordinance will also require approval of the Broward County Planning Council.

These items are expected to be considered by the City Commission at its June 22 meeting. The agenda and zoom link will be available on the City's website: <https://www.wiltonmanors.com/342/City-Commission-Agendas-Minutes-and-Vide>.

ANSWERS TO SOME BASIC QUESTIONS:

What is the City's Unified Land Development Regulations?

- It is a section of the City's Code of Ordinances that contains all of the rules and regulations that govern how you can use and develop the land within the City of Wilton Manors which includes but is not limited to zoning, landscaping, and parking requirements.

What is Zoning?

- Zoning is the division of a community, city or county by legislative regulations into areas, or zones which specify allowable uses for real property and where regulations are established governing lot size, building height, density, building setbacks, parking, landscaping and buffering of incompatible uses.

What is Article 30?

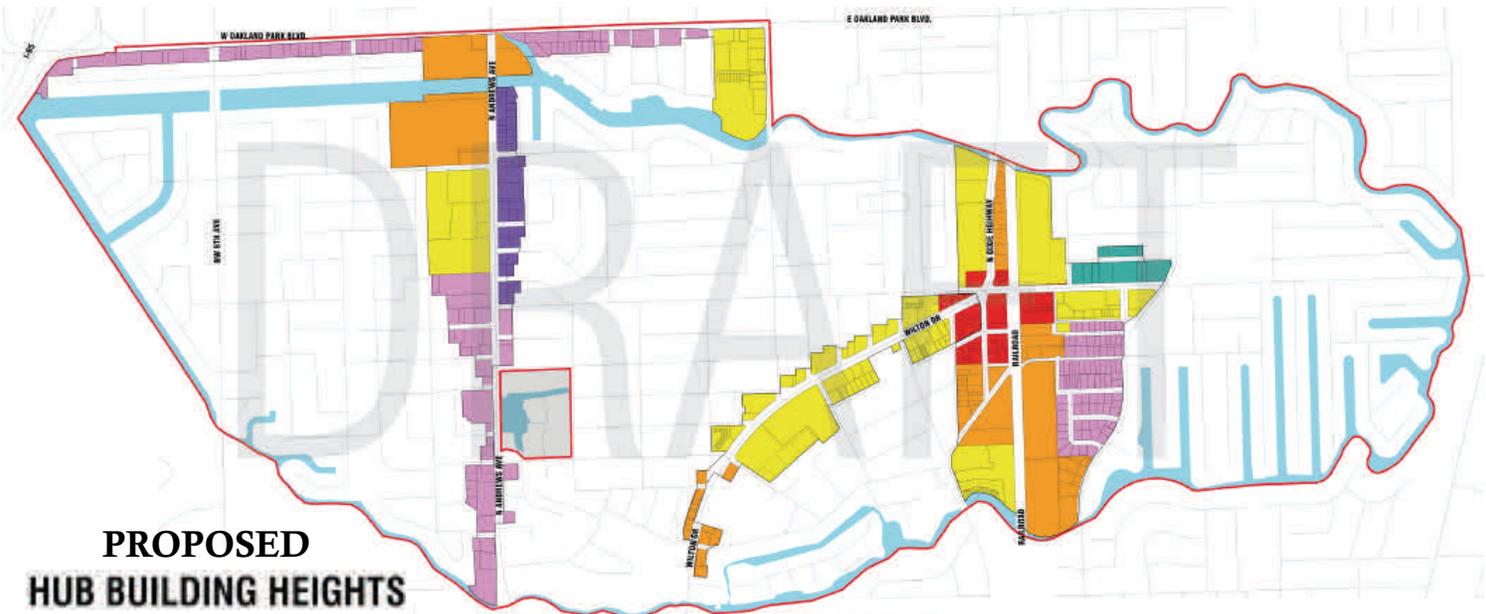
- It is a section of the City's Unified Land Development Regulations that includes the land development regulations for major corridors within the City known as the Urban Center Mixed-Use Zoning Districts which currently includes the Wilton Drive Arts and Entertainment District (WDAE), Transit Oriented Corridor North (TOC-N), Transit Oriented Corridor South (TOC-S), and Transit Oriented Corridor East (TOC-E) (west of NE 15 Avenue/ 16 Avenue and east of the FEC railroad tracks generally along both sides of NE 26 Street).



HEIGHT

The City’s zoning code establishes maximum heights that can be constructed along each of the main commercial corridors. Currently, the height limitations vary from two stories to five stories. The City has held several workshops with the community and City Commission about where additional height can be accommodated and what benefits can be provided with well-designed developments. Those discussions have led to the proposed heights indicated in the map below. The first number is the permitted maximum height. As currently proposed, in some areas, up to two additional floors may be considered in exchange for community incentives. These incentives may include:

1. Building Frontage. Requiring the front of a building that faces two roadways be located on the major roadway (examples are Wilton Drive, NE 26 Street, Andrews Avenue) and the entrance to a parking garage (structured parking) is located on a different road.
2. Street activation. Requiring first floor activities to activate streets socially and economically to enhance the general public health and maximize social capital.
3. Open space dedication. Requiring an additional square footage to be dedicated for open space that will create publicly accessible open space areas including plazas and courtyards with fountains or public art installations to create quality public space for people to gather.
4. Enhanced landscaping. Requiring additional landscaping to be provided that is above code requirements.
5. Green Building Code. Requiring additional green building code components to be provided that is above code requirements.
6. Affordable housing/workforce housing.
7. Ground cover to consist of pervious materials.
8. Public Art installation.



PROPOSED HUB BUILDING HEIGHTS

- 6+2 STORIES
- 4+2 STORIES
- 3+2 STORIES
- 2+2 STORIES
- 3 STORIES
- 2 STORIES

<https://www.wiltonmanors.com/736/Urban-Form>



Calvin, Giordano & Associates, Inc.
 A SAFEbuilt COMPANY
CITY OF WILTON MANORS

DRAFT MAP

COMMUNITY HUBS - PLANNING STRATEGY - COMMISSION MTG FOLLOW-UP
 BASED ON COMMISSION FEEDBACK DATED APRIL 27, 2021

<- Scan QR Code to see full size map. This proposed map will be discussed at the June 22nd, 7p.m., Commission Meeting and is subject to change.



The City of Wilton Manors
2020 Wilton Drive
Wilton Manors, FL 33305

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In Conclusion

After two years of meetings and public outreach, consensus has been reached that redevelopment is necessary for economic development and sustainability purposes– the questions are where, and how much.

There is still time for you to offer your views and input, or to ask questions. **These items are expected to be considered by the City Commission at its June 22 meeting.**

You may contact Community Development Services Director Roberta Moore at 954-390-2180 or rmoores@wiltonmanors.com with any questions.

Reach out to members of the City Commission at 954-390-2123, or email your comments to: publiccomment@wiltonmanors.com

Or contact :

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Vice Mayor Paul Rolli:

prolli@wiltonmanors.com

Commissioner Mike Bracchi:

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Commissioner Chris Caputo:

ccaputo@wiltonmanors.com

Commissioner Gary Resnick:

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