



CITY OF WILTON MANORS

COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

DATA INVENTORY AND ANALYSIS



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

ADOPTED
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DATA INVENTORY AND ANALYSIS

PURPOSE

The purpose of the Future Land Use Element is the designation of future land use patterns as reflected in the goals, objectives and policies contained in the City of Wilton Manors Comprehensive Plan. The supporting data provides a broad survey of current land use patterns, natural land features, and availability of public facilities for existing and future development. Future land use patterns are depicted on the *Future Land Use Map* (Map FLU 2).

PLANNING TIMEFRAMES

The City of Wilton Manors Comprehensive Plan provides guidance on development and redevelopment over two planning periods: a 5-Year short term planning period ending FY 2023 and a long term planning period ending FY 2038.

EXISTING LAND USE CONDITIONS

The City of Wilton Manors is located in the central east side of Broward County and is generally bounded by the North and South forks of the Middle River and the C-13 Canal. The surrounding municipality is primarily the City of Fort Lauderdale except for on the north side which is the City of Oakland Park. In the southwest portion of the City is a small area that is carved out for the independent municipality of the Village of Lazy Lake. The City is nearly built out. The Future Land Use Element supports the City's desire to maintain its stable single family residential neighborhood, encourage redevelopment of the business area and mixed use areas.

The City's total land area is just less than two square miles. Since the last Comprehensive Plan update there has been no annexations or contractions of the land within the City. There are no surrounding unincorporated lands within or adjacent to the City. Therefore, Wilton Manors

does not anticipate any land area changes in the near future in in the next long term planning period.

Existing land use patterns are depicted on *Map FLU 1 Existing Land Use*. An analysis of Existing Land Use indicates that residential uses make up approximately 55% and commercial uses make up 8.31% of the total land area. Institutional and government use account for 4.26% and 3.05% of the total City acreage. The City is 99% developed with only 7.22 acres vacant in 2018. Existing land uses are listed in Table 1-1 and summarized following the table.

**Table 1-1
Existing Land Use**

EXISTING Land Use	Acres	Percentage of Total Acres
Commercial	104.31	8.31%
Government	38.31	3.05%
Industrial	11.16	0.89%
Institutional	53.41	4.26%
Railroad Right of Way	8.23	0.66%
Residential	690.03	54.99%
Road Right of Way	233.98	18.65%
Vacant	7.22	0.58%
Water/Shoreline	108.22	8.62%
TOTAL ACREAGE	1254.87	100.00%

Source: Broward County GIS Services; Calvin, Giordano & Associates, 2018

Residential

The primary existing land use in the City of Wilton Manors is residential which accounts for approximately 690 acres or 55% of the total land area of the City. The residential land is characterized primarily by single-family residential neighborhoods.

Commercial

Commercial land use accounts for approximately 8.31% of the total acreage in the City. The 104.31 acres of existing commercial property is primarily along the main transportation corridors in the City – Wilton Drive, NE 26th Street, N. Andrews Avenue, Dixie Highway, and Oakland Park Boulevard.

Industrial

There is very limited industrial property in the City. The properties that are currently industrial in nature are along Dixie Highway and/or adjacent to the railroad right-of-way. Most are light industrial or warehouse types of businesses. Industrial property accounts for less than 1% of the total land use in the City.

Government / Institutional

Government land use includes such uses as City Hall and other City property, public parks and open spaces and public schools. Institutional land use includes community facilities such as church and other houses of worship, hospital, nursing homes, and other non-profit type of businesses or organizations. Government land use accounts for 3.05% and Institutional land use accounts for 4.26% of the City's total land use.

Water

Water and associated shoreline property represent 8.62% of the City's total land use. The City is surrounded by the North and South forks of the Middle River. Most of this property is along the edges of the City and associated finger canals.

Other

Road and railroad right-of-way accounts for approximately 20% of the City's land use.

Vacant

The City is almost entirely developed with only 7.22 acres remaining vacant in 2018. This represents less than 1% of the City's total land use. The following table identifies the land use designation of the vacant land.

Table 1-2
Vacant Land by Existing Land Use

Existing Land Use	Vacant Acres	Percentage of Total Vacant Acres
Commercial	2.29 acres	31.68%
Government	0.40 acres	5.55%
Institutional	0.19 acres	2.62%
Residential	4.34 acres	60.15%
TOTAL Vacant Acreage	7.22 acres	100.00%

Source: Broward County GIS Services; Calvin, Giordano & Associates, 2018

POPULATION

Population and Projections

The City's population according to the 2010 U.S. Census was 11,632. By 2040, the City's population is expected to remain relatively stable with slight fluctuations up and down over the next 20 years (See Table 1-3). According to the Florida Housing Data Clearinghouse (FHDC), between 2010 and 2040 the City is projected to see an additional 737 residents, which represents 6.3% growth from 2010.

Table 1-3

Historic Population and Projections, Wilton Manors 2000 - 2040

Year	Population	% Change from 2010 Population
2000	12,689	N/A
2010	11,632	N/A
2015	12,445	+6.9%
2020	12,556	+7.9%
2025	12,557	+7.9%
2030	12,471	+7.2%
2035	12,461	+7.1%
2040	12,369	+6.3%

Source: Shimberg Florida Housing Data Clearinghouse (FHDC) based on U.S. Census Bureau 2000-2010 data

Annexation

No annexations are being considered at this time.

Land Needed to Accommodate Population

The City is almost built-out with only 7.22 acres (0.58%) of vacant land. The only development that is expected over the next planning horizon is redevelopment of existing developed properties. Redevelopment is expected to be at or near existing densities however, most projects which have redeveloped in the past 10 years have been at or below current densities.

PUBLIC FACILITIES ANALYSIS

Sanitary Sewer Facilities

Sanitary sewer treatment capacity is provided by the City of Fort Lauderdale through an interlocal agreement. According to the agreement, Wilton Manors can transmit up to 2.56 MGD of wastewater into Fort Lauderdale wastewater system via the sewer connection located at NE 16th Avenue in Oakland Park. Based on an adopted LOS standard of 160 gpcpd, Wilton Manors will have adequate capacity beyond the year 2035. See the Sanitary Sewer Sub-Element for more information.

Potable Water Facilities

The City of Wilton Manors is supplied with potable water by the City of Fort Lauderdale through a large user agreement and will continue to into the City's next planning horizon. Wilton Manors maintains the water distribution system and is responsible for meter reading and billing. The Cities of Wilton Manors through the update to the potable water sub-element and Fort Lauderdale through their adopted 10-Year Water Supply Facilities Work Plan have coordinated the planning of potable water need and facilities to reflect anticipated population growth and level of service standards as required by Florida Statutes. This coordination will continue with the preparation of the next round of 10-Year Water Supply Plans in 2019. Over the five-year planning horizon, there are only minor distribution system improvements needed for Wilton Manors to maintain its adopted level of service standards. The City of Fort Lauderdale, as the water supplier, has identified capital improvements for the potable water system within their 2015 City of Fort Lauderdale 10-year Water Supply Facilities Work Plan adopted in April 2015. The work plan and capital improvements are formally adopted by Wilton Manors by reference in Policy 2.3 of this element. See the Potable Water Sub-Element for more information.

Solid Waste

All solid waste from Wilton Manors is taken to the Wheelabrator Waste-to-Energy Facility in Davie, FL (South Broward County Resource Recovery Facility). Collection is provided by a private company, Waste Management, Inc. which the City has contracts with for the next eight (8) years. There are no deficiencies identified at this time for solid waste collection or disposal. See the Solid Waste Sub-Element for more information.

Stormwater Drainage Facilities

Wilton Manors has included drainage standards of the South Florida Water Management District and Broward County in its Unified Land Development Regulations and implements these standards for all redevelopment activities. There are no specific stormwater capital improvement projects needed to maintain adopted level of service standards. See the Drainage Sub-Element for more information.

Transportation

The major north-south roadways in the City of Wilton Manors are:

- Andrews Avenue (County);
- NE 4th Avenue/Wilton Drive (State); and
- Powerline Road (State).

The major east-west roadways are:

- NE 26th Street (County); and
- Oakland Park Boulevard (State).

The level of service analysis for existing conditions (2017) indicates that the following major roadways have portions operating at failing level of service F:

- Oakland Park Boulevard.

Five (5) bus routes from Broward County Transit travel through the City. More information about the City's transportation system can be found in the Transportation Element.

Parks and Recreation

The City has an adopted Level of Service of 4.25 acres of publicly-owned lands per 1,000 permanent population. The City has approximately 66.79 acres of publicly-owned parks space and will continue to meet their level of service through the short term and long term planning periods. In total Wilton Manors has eighteen (17) park and recreation facilities throughout the City, including seven (7) community parks, ten (10) neighborhood parks and one (1) public waterway. See the Recreation and Open Space Element for more information.

Public Schools

There are no educational facilities that are under the local jurisdiction's control. Broward County in its entirety is under one public school system. The City of Wilton Manors is part of this countywide system. Located within the corporate limits is one (1) public school - Wilton Manors Elementary School. Currently there is a charter school in the City as well – Somerset Academy. There are no public middle or high school facilities within the City. Broward County will continue to implement the provisions according to State Statute through the Interlocal Agreement for Public School Facilities Planning (ILA), and together with the various municipalities including the City of Wilton Manors will continue implementing public school concurrency under provisions set forth in the State Statutes.

Elementary:

- *Wilton Manors Elementary School*

The school is currently and projected to have sufficient capacity to meet level of service standards in the short term and long-term planning time frames.

Capital Improvements

The City prepares a 5-Year Schedule of Capital Improvements in the Capital Improvements Element. For FY 2018/2019 the City has no deficiencies or LOS issues that need to be addressed.

HISTORIC PRESERVATION

The Bureau of Archaeological Research within the Florida Office of Cultural and Historic Preservation maintains the Florida Master Site File (MSF), a database that contains information on archaeological and historic resources in Florida. The MSF includes 38 records for the City of Wilton Manors: two (2) historical bridges; three (3) resource groups; and 33 Historical Structures.

The Florida Department of Historic Resources has jurisdiction over historic and archaeological sites if there are human remains or if a state or federal permit is requested. If a private property owner develops or redevelops their property and their property is listed on the MSF, the state historic preservation officer should be contacted for guidance.

The Wilton Manors City Commission has identified two (2) properties as Historic Landmark Sites; Richardson Historic Park and Nature Preserve, 1937 Wilton Drive; and Wilton Manors Woman's Club, built in 1955 - 600 NE 21st Court. Wilton Manors Historical Society has awarded Historic House plaques to eight (8) homes within the community along with awarding five (5) Historical Structure plaques to commercial and non-residential entities (See Map FLU-3).

NATURAL RESOURCES ANALYSIS

Map CVN 2 - Soils identifies and maps native habitat within the City. The land coverage can be categorized as Developed. There are no native preserves or remaining native habitats or wetlands within the City.

Water Resources

Residents of the City of Wilton Manors receive their potable water supply from the City of Fort Lauderdale. The source of potable water is the Biscayne Aquifer. Reuse water is not available in the City. The Infrastructure Element goes into greater detail on water supply. The City of Wilton

Manors and Broward County fall within the South Florida Water Management District's (SFWMD) Lower East Coast (LEC) water supply planning region. The City coordinates water facilities planning with the City of Fort Lauderdale and was an active participant in the development of the City of Fort Lauderdale Water Supply Facilities Work Plan (WSFWP) adopted on April 7, 2015. The City of Wilton Manors has included information from the City of Fort Lauderdale WSFWP in this update to the Comprehensive Plan and will continue to coordinate with the City of Fort Lauderdale in the next round of water supply facilities work plan updates based on the LEC Water Supply Plan Update 2018.

Wellfield Protection

There are no public wellfields or wellfield protection zones located in the City of Wilton Manors.

Soils

The native soil surface of the City is shallow in many areas. In many parts of the City, it is necessary to dig into the limestone just below the surface to plant trees and shrubs. The distribution of soils is shown in Map CVN 2 - Soils. The following, is a list of the soil types mapped in the City; Arents, Organic Substratum Arents, Dade, Immokalee, Matlacha, Plantation, Udorthents and Urban Land.

Soil Erosion

There are no known areas with significant soil erosion problems in the City of Wilton Manors. The City is relatively flat, is nearly built out, and has no ongoing sand or limestone mining operations. The shorelines of the North and South forks of the Middle River that surround the City are subject to erosion through wake action if shorelines are not protected through vegetation or other proactive armoring.

Commercially Valuable Minerals

The lime rock which underlines the City represents a significant mineral resource. However, there are no commercial mining or mineral extraction activities in the City.

Development and Redevelopment on Flood Prone Areas

Map CVN-1 Flood Zones locates the flood zones within the City. Nearly the entirety of the City is an X-Shaded zone; this zone is spread throughout the City. The AH zone falls generally north of NE 26th Street; the AE zone is located in the north and south corridors of the City; and X zones reside on the south side of the City between N. Andrews and N. Dixie Hwy. Existing land uses found within these flood zones are discussed earlier in this Element.

Topography

Map CVN 3- Topography, identifies the topography of the City. The City is nearly flat with elevations ranging only from 0 to 10 feet. The vast majority of the City has an elevation of 6 feet or less. The lowest elevation is found along south portion of the City – south of NE 26th Street. The highest elevation is located in the south east section of the City.

Hazard Mitigation

Within the City there is the potential for impacts from lightning, floods, tornadoes and tropical storms, but the most significant natural disaster threat the City needs to plan for is the event of a hurricane.

During a hurricane evacuation, a significant number of vehicles will have to be moved across the local and regional road network. There are limited route choices, *Map TRN-8 Evacuation Routes* identifies the designated evacuation route for the City. There are no emergency shelters located within the City.

Resiliency Planning / Adaptation to Climate Change

The City of Wilton Manors continues to identify and address existing and emerging resiliency concerns. Located near the coast in Southeast Florida the City recognizes they are in one of the areas of the United States that will be most highly impacted by climate change; and that rising seas, higher temperatures, shifting rainfall patterns, extreme rain and storm events, and saltwater intrusion are some of the climate related matters that need to be threaded throughout their community resiliency planning processes. See the Coastal Management Element DIA for more information regarding the City's efforts on community resiliency planning as well as the Goals, Objectives and Policies of each element for more specifics.

FUTURE LAND USE PLAN

Map FLU 2 Future Land Use designates future land uses in the City and provides a blueprint of the City and the physical relationship of land uses. The Future Land Use Map guides future development according to the vision of residents, property owners and business owners in the City. The land use designation description outlines the intent, function, standards, and permitted activities for each land use category and describes the relationship among the various land use categories. The Future Land Use Map reflects a planning horizon of at least 10 years and serves as the basis for zoning designations provided in the Zoning Code. Table 1-4 shows the distribution of future land uses in the City.

**Table 1-4
Future Land Use**

FUTURE LAND USE DESIGNATION	Acres	Percentage of Total Acres
Commercial	113.37	9.04%
Community Facilities	25.68	2.05%
Low-5 Residential	507.96	40.48%
Low-Medium-10 Residential	59.44	4.74%
Medium-16 Residential	96.61	7.70%
Recreation and Open Space	12.46	0.99%
Right of Way	253.30	20.19%
Transit Oriented Corridor	87.46	6.97%
Water	98.50	7.85%
TOTAL	1254.79	100.00%

Source: Broward County GIS Services; Calvin, Giordano & Associates, 2018

Approximately 52.92 % of the total land area is designated for residential uses with the majority of the residential uses designated as Low-5 Residential (40.48%). Following residential uses, the highest percentage uses consist of; Right of Way with 20.19%, Commercial uses with 9.04%, and Water with 7.85% of the overall land area.

Residential

Residential land use is the predominant land use within the City. It accounts for approximately 664 acres or 52.92% of the total land area of the City. There are three (3) residential land use categories within the City as shown on the Future Land Use Map (Map FLU 2) including: Low-5 Residential, Low-Medium-10 Residential, and Medium-16 Residential. The Low-5 Residential category is the largest with approximately 508 acres (40.48% of the total City acres) and represents the single-family residential nature of the City. Commercial land uses have potential

for residential dwelling units subject to Flexibility Units and Redevelopment Units allowed by the Broward County Land Use Plan and the City's availability of Flexibility Units.

Commercial

Commercial land use is primarily along the City's primary transportation routes including Wilton Drive, NE 26th Street, N. Andrews Avenue, and Oakland Park Boulevard. There is approximately 113 acres designated Commercial on the City's Future Land Use Map (Map FLU 2) which represents 9% of the City's total land cover.

Transit Oriented Corridor

The Transit Oriented Corridor is a mixed use land use designation that is focused along the FEC Railroad and Dixie Highway corridors of the east central portion of the City. It represents approximately 87.46 acres or 6.97% of the total land area of the City.

Other

The remaining land use designations within the City include: Community Facilities, Recreation and Open Space, Right-of Way, and Water. Right-of-Way which includes the public roadways and FEC Railroad tracks accounts for approximately 253 acres or 20% of the total land area of the City.

CONCLUSION

Past land use plans and accompanying zoning ordinances have produced a relatively desirable development pattern and the future physical form of Wilton Manors is not expected to vary significantly from existing patterns of development. As discussed earlier in this Chapter, there are no annexation possibilities for the City, the population projections for the next planning horizon are modest, and the City is almost built-out with only 7.22 acres of vacant land. The only development that is expected over the next planning horizon is redevelopment of existing developed properties. Redevelopment is expected to be at or near existing densities however,

most projects which have redeveloped in the past 10 years have been at or below current densities.

However, the need and opportunity for infill, redevelopment, revitalization, and reuse exists. As such, the goals, objectives, and policies of the Future Land Use Element emphasize infill, redevelopment, revitalization, and reuse. There is redevelopment potential in the TOC but it is subject to the private sector market.

Plan Implementation Requirements

Permitted Uses in Future Land Use Categories

This section identifies those uses permitted in the future land use categories established within the Wilton Manors Future Land Use Plan. The permitted uses and densities are more specifically described in the City's Unified Land Development Regulations. The City's Future Land Use Plan must be consistent with the Broward County Land Use Plan since the County, as a Charter County, maintains the official land use plan for the County and it is effective within all jurisdictions. The City does, however, maintain its right to prohibit or restrict any of the land uses permitted within any land use category in the Broward County Land Use Plan. A local jurisdiction may not assign a more lenient or permissive zoning category than the land use designation permits. Areas designated on the City's Future Land Use Plan Map are approximate. The exact boundaries are established on the City's Official Zoning Map. The City will establish in the Zoning Code or Unified Land Development Regulations those uses which will be permitted, allowed by special exception or not permitted consistent with the uses listed below.

Residential Use

The areas designated for residential use on the Wilton Manors Future Land Use Map are intended primarily for dwellings, but other land uses related to a residential environment, including neighborhood shopping centers, neighborhood parks and schools, may also be appropriate therein.

Uses permitted in areas designated residential are as follows:

1. Dwelling units, subject to the density limits for a parcel as designated on the Future Land Use Plan Map and as explained in the following Residential Density subsection.
2. Home occupations and other uses accessory to a dwelling unit.
3. Parks, golf courses, and other outdoor recreational facilities, and recreational, civic, or other cultural buildings ancillary to the primary outdoor recreational use of the site.

4. Community facilities designed to serve the residential area such as schools, day care centers, churches, clinics, nursing homes, rehabilitation centers, governmental administration, police and fire protection facilities, libraries and civic centers.
5. Public utilities, including water and wastewater treatment plants, pumping stations, power plant substations and transmission facilities and solid waste disposal and transfer stations.
6. Communication facilities.
7. Offices and/or neighborhood retail sales of merchandise or services, subject to the following:
 - a. No more than a total of five percent (5%) of the area designated for residential use on the Broward County Future Land Use Map (Series) within Wilton Manors may be used for neighborhood offices and/or neighborhood retail sales of merchandise or services.
 - b. No such contiguous area used for neighborhood offices and/or retail sales of merchandise or services may exceed ten (10) acres. For the purpose of this provision, contiguous is defined as attached; located within 500 feet; or separated only by streets and highways, canals and rivers, or easements.
 - c. Regardless of the constraints of a. and b. above, space within residential buildings in areas designated for Medium-High (25) Residential density or higher may be used for offices and/or retail sales of merchandise or services, as long as no more than 50 percent of the floor area is used for said purposes.
 - d. Regardless of the constraints of a. and b. above, space within residential buildings in areas designated for Medium (16) Residential density may be used for offices, as long as no more than 50 percent of the floor area is used for offices.
8. Special Residential Facilities, subject to: meeting one of the Category definitions as contained in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan and the Definitions section of the Wilton Manors Comprehensive Plan; meeting density

provisions by Category type stated below; and the limitations as expressed by the certified land use plan map; and if applicable, the provisions regarding the use and allocation of flexibility units or bonus sleeping rooms as contained in the “Administrative Rules Document” of the Broward County Planning Council and adopted by reference in this Element.

a. Density Provisions:

- i. Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.
- ii. Special Residential Facility Category (2) development shall count as two (2) dwelling units each.
- iii. Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.

Residential Density

1. Density Standards

Residential areas as shown on the City’s Future Land Use Map can accommodate four ranges of density.

- a. The Low (5) Residential category permits up to five (5) dwelling units per gross acre.
- b. The Low-Medium (10) Residential category permits up to ten (10) dwelling units per gross acre.
- c. The Medium (16) Residential category permits up to sixteen (16) dwelling units per gross acre.
- d. The Medium-High (25) Residential category permits up to twenty-five (25) dwelling units per gross acre.

Other land use categories and land uses are subject to density standards as follows:

- a. Special Residential Facilities are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection of the Plan Implementation Requirements section of this plan.
- b. Hotels, motels and similar lodging are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection of the Plan Implementation Requirements section of this plan.

2. Density Calculation

All references to density within the Wilton Manors Land Use Plan mean gross density. Gross density means the number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas by the Land Use Plan.

Calculations of acreage covered by different land use categories on the City's Future Land Use Map will necessarily be approximate due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow those lines. A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent non-submerged land. The Middle River and the rivers and canals of the primary drainage system as identified within this plan shall not, however, be construed as having credit towards residential density.

3. Arrangement of Dwelling Units

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the City Land Use Plan as long as the maximum number of dwelling units permitted within a parcel is not exceeded. The distribution of residential units will be determined by the City's zoning and land development regulations.

4. Flexibility Units

“Flexibility units” mean the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Future Land Use Plan Map (Series) and the number of dwelling units permitted within the City’s certified Future Land Use Map, plus additional remaining permitted dwelling units, fixed at the adoption date of the 2017 Broward County Land Use Plan and formerly defined as “Reserve Units” which were equal to two percent (2%) of the total number of dwelling units permitted by the City’s certified future land use plan map.

Since the City’s certified land use plan map may be more restrictive than the Broward County Future Land Use Plan Map (Series), available flexibility units may be utilized by the City to rearrange residential densities consistent with policies of the Broward County Land Use Plan.

Commercial Use

The areas designated for commercial use on the Wilton Manors Future Land Use Plan Map, provides land area for business, office, retail, service and other commercial enterprises which support both the residential population and other commercial activities of Wilton Manors.

Uses permitted in areas designated commercial are as follows:

1. Retail uses.
2. Office and business uses.
3. Wholesale storage.
4. Hotels, motels and similar lodging.
5. Recreation and open space, cemeteries, and commercial recreation uses.
6. Community facilities and utilities.
7. Special Residential Facilities Category (2) and Category (3)
 - a. Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation

Requirements section of the Broward County Land Use Plan and the Definitions section of the Wilton Manors Comprehensive Plan.

- b. Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan and the Definitions section of the Wilton Manors Comprehensive Plan.
8. Residential uses, up to 10 acres (up to 20 acres for projects that include a minimum of 15% affordable housing restricted to such use for a minimum of 15 years) are permitted via City Commission allocation of “flexibility units” and/or “redevelopment units,” provided that the total residential uses do not exceed 10% of the land area designated “Commercial” with the City.
9. Transportation and communications facilities.

The specifics of the permitted uses are documented in the City’s Land Development Regulations and zoning ordinance.

Commercial Intensity Standards

1. Intensity Standards

Commercial areas as shown on the City’s Future Land Use Map are subject to the following maximum intensity standard: 30-foot maximum height and 15 percent minimum open space.

This maximum intensity standard does not preclude the City from its ability to authorize variances to its Land Development Regulations to exceed the parameters due to unusual circumstances and unnecessary hardship, provided that no variance shall exceed standards by one story.

Industrial Use

The purpose of reserving land for industrial uses is to provide opportunity for the retention and expansion of Wilton Manors’ economic base activities. Although other uses are permitted in

areas designated industrial, at least 80 percent of such land area must be devoted to industrial use, such as manufacturing, warehouse distribution, research and development, or other substantial employment based activities.

The general uses permitted in areas designated industrial are as follows:

1. Light manufacturing, processing and assemblage uses.
2. Heavy commercial uses, including bakeries, carpentry, cabinet shops and other trade shops; ice manufacturing; propane gas sales and repair; and salvage yards.
3. Educational, scientific and industrial research facilities, research laboratories, and medical or dental laboratories.
4. Office uses.
5. Transportation and communication facilities.
6. Recreation and open space, cemeteries, and commercial recreation uses, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
7. Ancillary commercial uses within buildings devoted to primary industrial uses.
8. Wholesaling uses.
9. Those uses listed in the Community Facilities category and utilities.
10. The following uses may be permitted if certified by the Broward County Planning Council in Wilton Manors' land use plan and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industrial uses:
 - a. Commercial and retail business uses.

Industrial Intensity Standards

1. Intensity Standards

Industrial areas as shown on the City's Future Land Use Map are subject to the following maximum intensity standard: 35-foot maximum height and 15 percent minimum open space.

This maximum intensity standard does not preclude the City from its ability to authorize variances to its Land Development Regulations to exceed the parameters due to unusual circumstances and unnecessary hardship, provided that no variance shall exceed standards by one story.

Recreation and Open Space Use

The primary intent of the recreation and open space category is to accommodate recreation and open space uses identified within the City's comprehensive plan to serve public recreation needs. In general, land uses within this category are low intensity in character with a minimum of impervious surface coverage and retain as much natural vegetation and landscape as possible.

Areas designated as recreation and open space on the City's Future Land Use Plan Map include existing public and private park sites intended to remain as permanent open space.

Those uses permitted in areas designated recreation and open space are as follows:

1. Passive recreational uses, including, but not limited to: nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
2. Golf courses which are intended to remain as permanent open space.
3. Camping ground and facilities.
4. Active recreational uses, including, but not limited to: tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches and bikeways.
5. Outdoor cultural, educational and civic facilities, including, but not limited to: animal exhibits, habitats, bandshells and outdoor classrooms.
6. Concessions only when accessory to the above uses. Examples of such concessions are refreshment stands, pro shops, souvenir shops and rental facilities.
7. Boat ramps and docks and non-commercial fishing activities.

Open Space and Recreation Intensity Standards

1. Intensity Standards

Open Space and Recreation areas as shown on the City's Future Land Use Map are subject to the following maximum intensity standard: maximum Floor Area Ratio (FAR) of 0.10.

This maximum intensity standard does not preclude the City from its ability to authorize variances to its Land Development Regulations to exceed the parameters due to unusual circumstances and unnecessary hardship, provided that no variance shall exceed standards by one story.

Community Facilities Use

Community Facilities areas are designated on the Future Land Use Plan Map to provide a full range of regional and community uses such as educational, medical, governmental, religious, civic, and cultural facilities.

Community facilities may be permitted where consistent with the City's adopted Land Use Plan and Land Development Regulations in areas designated residential, commercial, and industrial. Civic and cultural buildings may also be permitted in areas designated for recreation and open space use if they are ancillary to the primary recreation use of the site.

Uses permitted in areas designated community facilities are as follows:

1. Community facilities uses such as public and private education facilities, churches, hospitals, governmental administration, police and fire stations, libraries, civic centers, nursing homes, cemeteries, and park and recreation facilities.
2. Special Residential Facility Category (2) and Category (3)
 - a. Special Residential Facility Category (2) development as defined in the Definitions subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan and the Definitions section of the Wilton Manors Comprehensive Plan.
 - b. Special Residential Facility Category (3) development as defined in the Definitions subsection of the Plan Implementation Requirements section of the

Broward County Land Use Plan and the Definitions section of the Wilton Manors Comprehensive Plan.

Community Facilities Intensity Standards

1. Intensity Standards

Community Facilities areas as shown on the City's Future Land Use Map are subject to the following maximum intensity standard: 30-foot maximum height and 25 percent minimum open space.

This maximum intensity standard does not preclude the City from its ability to authorize variances to its Land Development Regulations to exceed the parameters due to unusual circumstances and unnecessary hardship, provided that no variance shall exceed standards by one story.

Utilities Use

Currently there are no Utilities designations on the Wilton Manors Future Land Use Plan Map. This land use designation is used by Broward County to identify significant utility uses to ensure that adequate land is available to accommodate the facilities needed to maintain the utility levels of service.

Utilities are also allowed in areas designated residential, commercial and industrial.

Uses permitted in areas designated utilities are as follows:

1. Utilities such as water and wastewater treatment plants, pumping stations, electrical power plants and substations, solid waste disposal and transfer stations.
2. Other uses determined to be ancillary to the primary uses described in 1.

The following uses may also be permitted in the areas designated utilities as long as the location of these uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities:

1. Recreation and open space uses.
2. Communication facilities.

Recreation and Open Space

The Recreation and Open Space requirements of the Broward County Land Use Plan are based upon those standards recommended within the Open Space Study, 1975, which were mandatory requirements of the 1977 Broward County Land Use Plan. The updated Wilton Manors Land Use Plan sets forth a higher standard in order to provide for enhanced recreation and park opportunities for its citizens.

In order to receive certification of their Future Land Use Plan, local government entities within Broward County are required to provide for a minimum of three (3) acres of Community level parks for every 1,000 existing and projected permanent residents within their jurisdiction.

The acreage that may be used to meet the County's Community parks requirements for certification are as follows:

Community Parks

1. All park acreage that is owned by the local government entity and zoned for open space use.
2. Recreational acreage that is part of the educational facilities of the Broward County School Board and is either leased by the local government entity for public recreational purposes or made available to the public by other agreement with the School Board. Since the School Board may, at some time in the future, choose to terminate the lease or other agreement and/or sell the property, the local land use plan must include provisions for the replacement of the lost recreational land needed to meet the required parks standards within three (3) years.
3. Other private recreational acreage or open areas over 0.5 acres that are zoned and deed restricted for open space use including a mixture of active and passive recreational facilities. The entirety of the site that is recreational may be counted toward the acreage

requirements, provided the area does not exceed 3 acres per 1,000 residents sharing the facilities.

4. If the purchase of park land use is a joint venture of Broward County and a local government entity, the local government entity is entitled to its proportionate share of the acreage to apply towards the Community Parks requirements.

IMPLEMENTATION REGULATIONS & PROCEDURES

Development Review Requirements

The City's Unified Land Development Regulations set forth the procedures and criteria, consistent with the adopted goals, objectives and policies in the City's Land Use Plan, which constitute the City's Concurrency Management System. After the effective date of the Broward County Land Use Plan, the City may grant an application for a development permit consistent with the Broward County Land Use Plan, the City's certified land use plan and the City's Unified Land Development Regulations. See the City's Unified Land Development Regulations for more information on requirements.

Procedures for County Certification

In order for the Land Use Plan for the City of Wilton Manors to become the effective Land Use Plan for the City, it must be certified by the Broward County Planning Council.

The certification process is required by Broward County so as to establish a locally developed Land Use Plan that meets and/or exceeds the standards and requirements established by the County in the development of a countywide Land Use Plan. In order to be found in compliance, the local plans must meet the criteria established in the county planning process. This ensures the local enforcement, as well as implementation does not conflict with the county efforts. The basis for this certification process falls in the County Charter wherein the County establishes itself as the local planning authority with the responsibility of overseeing land use planning.

See the Broward County Land Use Plan for more information on the County Certification process.

Wilton Manors' Land Use Plan Amendment Procedures

The Land Use Plan may be amended by the Wilton Manors City Commission after conducting an analysis of the merits of the proposed change and holding public hearings on the matter in accordance with state and local requirements and providing for public input. The number of times the plan may be amended is limited to twice a year by State Law.

The City's Planning and Zoning Board, acting as the Local Planning Agency, shall hold an advertised public hearing prior to the City Commission's transmittal hearing and issue a recommendation to the City Commission. The City Commission shall hold a Transmittal Hearing prior to formally submitting the amendment. The City Commission shall hold adoption hearings in accordance with the City's adopted procedure for ordinances. Proposed amendments shall be available for review by the public prior to the public hearing. All public hearings shall be advertised consistent with the City's established procedure for public hearings.

Those land use amendments which are also subject to the review and approval by the county will be processed in the manner provided by the Broward County Charter and Florida Local Government Comprehensive Planning and Land Development Regulation Act, in conformance with the rules and regulations adopted by the Broward County Planning Council within its "Administrative Rules Document" for the consideration of proposals for amendments to the Broward County Land Use Plan and the submittal of recommendations and proposals to the Broward County Commission. In order for the amended land use element to become effective, all amendments to the certified land use element must be re-certified by the Broward County Planning Council in accordance with the procedures set forth in its "Administrative Rules Document"

Local Land Development Regulations & Procedures

- a. The Wilton Manors Land Use Plan shall be implemented by adoption and enforcement of appropriate development regulations on the development of lands and waters within the jurisdiction of the local government entity.
- b. No public or private development may be permitted except in compliance with the certified Wilton Manors Land Use Plan.
- c. A local government entity which does not have a land use plan certified by the Broward County Planning Council:
 - i. May grant an application for a development permit, provided:
 1. The proposed development would be consistent with the Broward County Land Use Plan, and
 2. The proposed development would be in compliance with local land development regulations, and
 3. The development permit is granted in compliance with the “Development Review Requirements” subsection of the county plan or with local unified land development regulations which meet or exceed the requirements of said subsection.
 - ii. May adopt unified land development regulations, a land development code, or amendments thereto which are consistent with the Broward County Land Use Plan.
 - iii. Shall transmit to the Broward County Planning Council for review, no less than forty-five (45) days prior to adoption, a copy of all proposed unified land development regulations, a land development code, or amendments thereto, and notice of all proposed changes of zoning districts.
- d. A local government entity which does have a land use plan certified by the Broward County Planning Council and is effective:
 - i. May grant an application for a development permit provided:
 1. The proposed development would be consistent with the applicable certified land use plan, and

2. The proposed development would be in compliance with local land development regulations, and
3. The development permit is granted in compliance with the “Development Review Requirements” subsection of the county plan or with local land development regulations which meet or exceed the requirements of said subsection.
4. May adopt unified land development regulations, a land development code or amendments thereto, and amend zoning districts consistent with its certified land use plan.

Monitoring & Enforcement Procedures for Wilton Manors Land Use Plan

- a. The City shall prepare and transmit to the Broward County Planning Council the information listed below within time periods as specified. If no activity has occurred which would normally be reported, then no report will be issued by the City.

This information is required by the County for the purposes of monitoring compliance with the Broward County Land Use Plan and for maintaining current, countywide records of land development activities on which to base future planning. Information shall be transmitted, when necessary, in a format to be prescribed by the Broward County Planning Council.

- i. A yearly summary regarding allocation of acreage proposed for commercial or residential uses within lands designated residential, Activity Center, or Commerce utilizing the flexibility provisions of the Broward County Land Use Plan and the certified Wilton Manors Land Use Plan as described within the Permitted Uses subsection of those plans.

Evaluation and Monitoring Procedures

In accordance with the State of Florida's Growth Management Legislation, the City of Wilton Manors has established a more formal program and procedures for monitoring and evaluating the implementation of the Plan. As a result, the City will be able to continue to prepare the State mandated Evaluation and Appraisal Review as well as continuously monitor and respond to changing conditions which affect and possibly adversely impact the City. At a minimum, the Evaluation and Appraisal Review will update base data and changes in State statutes and local conditions. Based upon the Evaluation and Appraisal Review, new or modified goals, objectives or policies and/or land use plan map amendments will be proposed to correct identified changes.

The following procedures address the specific requirements of the State of Florida's Growth Management Legislation. It is expected, however, that these requirements will be expanded upon and refined over time.

CITIZEN PARTICIPATION

In order to provide for and encourage public participation throughout its comprehensive planning process, the City of Wilton Manors will continue to require that any action considered which will amend the Comprehensive Plan as adopted will be conducted within a public hearing. This will be done so as to ensure that the public will have the opportunity to participate and comment either in person, through a representative, or in writing. Pursuant to the State of Florida's Growth Management Legislation, these procedures will ensure that the general public and private property owners will be informed and notified of all public meetings regarding the evaluation and appraisal report as well as amendments to the plan and kept adequately informed. These procedures for scheduling and advertising public hearings before the Local Planning Agency and the City Commission are outlined in the Plan Implementation Requirements component of this Comprehensive Plan and the City's adopted Code of Ordinances.

UPDATING BASELINE DATA

The City of Wilton Manors will review and update, as necessary, the base data contained within the Wilton Manors Land Use Plan during the evaluation and appraisal review. All data and analyses activities will be conducted in accordance with the requirements of the State of Florida's Growth Management Legislation. The major emphasis will be on updating the data and analysis sections directly supporting the goals, objectives and policies of the plan, such as the plan's population projections, analysis of the availability of public services and facilities, and the analysis of development that has occurred.

CONTINUOUS MONITORING

In order to ensure the successful long-term implementation of Wilton Manors' goals, objectives and policies, the City will monitor the plan on a continuous basis. In this regard, Wilton Manors will, prior to acting upon any proposed amendment, assess the individual and cumulative impacts of all proposed plan amendments to determine their degree of consistency with the adopted goals, objectives and policies of the City's Comprehensive Plan.



Life's Just Better Here

CITY OF WILTON MANORS

COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

GOALS OBJECTIVES AND POLICIES



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

Adopted June 22, 2021

I. Future Land Use Element

Goals, Objectives and Policies

Introduction

The primary purpose of the Future Land Use Element is to create the physical framework of the City by establishing the classification, spatial distribution, relationship, balance, and density/intensity of land uses.

Pursuant to the requirements of the Broward County Charter the Future Land Use Element must be consistent with the *Broward County Land Use Plan*. Consistency is confirmed by certification of the City's Future Land Use Element with the County plan by the Broward County Planning Council.

Goal

To ensure that the City maintains viable and attractive residential areas with quality recreation and a balanced supply of commerce to meet the needs of the residents and other commercial and industrial activities and to ensure that quality new development, infill, redevelopment, revitalization, and reuse occurs in Wilton Manors.

Objective 1

Future development and redevelopment will be controlled through the adoption and enforcement of land development regulations.

Policy 1.1

Continue to review and amend the Unified Land Development Regulations as necessary to implement the adopted Comprehensive Plan as amended and, at a minimum, to:

- a. Regulate the subdivision of land to ensure the general health, safety and welfare of the public is protected by evaluating the proposed land division against standards contained in the development codes.
- b. Regulate the use of land consistent with this Element and ensure the compatibility of adjacent land uses through buffering provisions or setback requirements; and the proper design, buffering and location of solid waste and recycling containers.
- c. Ensure that existing recreation, open space and conservation areas are preserved.
- d. Regulate the size and placement of signage to ensure consistency with the City's character and historic development and with infill, redevelopment, revitalization, and reuse initiatives.
- e. Ensure that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the Level of Service Standards adopted in this Comprehensive Plan.
- f. Ensure that areas identified as being subject to seasonal and periodic flooding are addressed.

- g. Ensure that prior to plat approval, the public facilities and services necessary to meet the Level of Service Standards established within the City's Comprehensive Plan will be available concurrent with the impacts of development, consistent with Chapter 163.3202(g) Florida Statutes and the Concurrency Management policies included within Objective 3 of the Capital Improvements Element.
- h. Ensure that right-of-way sufficient to meet the requirements of the Broward County Trafficways Plan is conveyed to the public by deed, easement or other legal means at the time of plat recordation.
- i. Ensure that the transportation corridors identified on the Broward County Trafficways Plan are protected by not issuing building permits or development orders for construction within identified rights-of-way.
- j. Regulate the use of industrial land to minimize potential adverse impacts including noise, vibration, air pollution, glare, heat, solid waste, fire and explosion.

Policy 1.2

Residential development shall be consistent with the following density and intensity standards:

- a. Low (5) Residential - up to 5.0 residential units per gross acre;
- b. Low-Medium (10) Residential - 5.1 to 10.0 residential units per gross acre;
- c. Medium (16) Residential - 10.1 to 16.0 residential units per gross acre;
- d. Medium-High (25) Residential - 16.1 to 25.0 residential units per gross acre;
- e. Commercial –
 - a. Properties fronting Wilton Drive and within Arts and Entertainment Zoning District – maximum of 60 residential units per gross acre;
 - b. All other commercial areas shall have a maximum of 25 residential units per gross acre;
- f. TOC and TOC-W – maximum of 60 residential units per gross acre;

Policy 1.3

Nonresidential development shall be consistent with the following density and intensity standards:

- a. Commercial: 50-foot maximum height and 15 percent minimum open space;
- b. Industrial: 35-foot maximum height and 15 percent minimum open space;
- c. Open Space and Recreation: maximum Floor Area Ratio of 0.10;
- d. Community Facilities: 30-foot maximum height and 25 percent minimum open space.

These maximum intensity standards shall not preclude the City from its ability to authorize variances to its Unified Land Development Regulations to exceed these parameters due to unusual circumstances and unnecessary hardship, provided that no variance shall exceed standards by one story.

Policy 1.4

Continue to ensure the location and intensity of nonresidential uses are in accordance with the City's adopted Future Land Use Map, the Unified Land Development Regulations and the Zoning Ordinance of the City.

Policy 1.5

Continue to ensure the Unified Land Development Regulations address performance standards for:

- a. buffering and open space requirements; and
- b. the intensities of the use of the land.

Policy 1.6

All commercial developments requiring a development order shall meet the off-street parking and loading facilities requirements as established in the City's Unified Land Development Regulations.

Policy 1.7

The City shall periodically review the parking provisions in the Unified Land Development Regulations and amend as necessary to update provisions which address construction standards, location, design, configuration, dimension and number of parking spaces and screening in a manner that promotes safety, compatibility and aesthetics.

Policy 1.8

The City shall periodically review the parking regulations in the Unified Land Development Regulations and amend as necessary to allow for alternative parking considerations for new commercial and industrial development, infill, redevelopment, revitalization, and reuse projects in vital commercial and industrial areas.

Policy 1.9

Commercial uses as provided for in Policy 1.3 shall be further defined as neighborhood commercial or community commercial in the Unified Land Development Regulations within one year of certification.

Policy 1.10

The City shall continue to ensure the Unified Land Development Regulations provide for both the timely completion and regular maintenance of all required capital improvements and amenities.

Policy 1.11

Continue to ensure the Unified Land Development Regulations include provisions to exclude those applications deemed appropriate for exemption from the mandatory formal site plan review process, wherein all departments within the City and other applicable agencies are provided the opportunity to respond to pending developments, by the City.

Objective 2

Support, encourage and guide infill, redevelopment and revitalization activities in appropriate areas.

Policy 2.1

The redevelopment of residential neighborhoods shall be designed to include a more efficient system of internal circulation, including the provision of collector streets to feed the traffic onto arterial roads and highways.

Policy 2.2

Promote infill development through the provision of potable water and sanitary sewer service to those developed portions of Wilton Manors which are currently inadequately served.

Policy 2.3 4

The lands encompassed by the Traditional Neighborhood District overlay zoning district as defined by the City Commission and the Powerline Road, Andrews Avenue, and Oakland Park Boulevard corridors shall be target areas for the promotion of infill, redevelopment, revitalization and reuse activities.

Policy 2.4

The City shall continue to identify strategies and programs to encourage infill, redevelopment, revitalization, and reuse activities in appropriate areas of the City.

Policy 2.5

The City shall continue to implement, and amend as necessary, its affordable housing program.

Policy 2.6

The City shall encourage increased density within appropriate areas and ensure the impacts of the increased density are mitigated by increased investment in facilities and services.

Objective 3

The City shall continue to protect parks and natural resources of the City.

Policy 3.1

Continue to ensure that recreational development and enhancement of existing and future facilities are compatible with the surrounding environment and continue to apply the performance standards adopted in the applicable Unified Land Development Regulations of the City and all other jurisdictions.

Policy 3.2

The clearing of trees, other than the necessary minimum for site clearance and preparation, shall be controlled through implementation of the Broward County Tree Removal and Replacement program.

Policy 3.3

The developer/owner of any site shall be responsible for the on-site management of runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

Policy 3.4

The City shall periodically evaluate the Unified Land Development Regulations and amend them as necessary to ensure adequate provisions are in place to limit activities which have the potential to contaminate water, soil, or natural resources, whether it be directly or indirectly.

Policy 3.5

Continue to protect groundwater quality through implementation of the City's Unified Land Development Regulations.

Policy 3.6

Continue to implement, and amend as necessary, the Unified Land Development Regulations intended to protect and enhance the City's rivers and marine resources identified on the Natural Resource Map Series of the Future Broward County Land Use Map Series.

Policy 3.7

Priority shall be given to water-dependent uses such as marine and public access to waterways, in decisions affecting waterfront property.

Policy 3.8

The City shall encourage the location of new boat ramps and other water-dependent uses in a manner which protects manatees in those areas which manatees frequent.

Policy 3.9

The City shall consider the potential impacts of land use plan amendments on wetland resources and strive to minimize those impacts to the extent feasible.

Policy 3.10

The City shall discourage land use plan map amendments for uses with the potential to cause aquifer contamination.

Objective 4

The City shall periodically assess, and amend as necessary, the Unified Land Development Regulations to incorporate innovative land development techniques and enhance the quality of development and redevelopment within the City.

Policy 4.1

Through its Unified Land Development Regulations, the City shall continue to encourage Mixed Use development, as appropriate, consistent with the Plan Implementation Requirements section of the City's Comprehensive Plan.

Policy 4.2

Innovative planning and similar techniques shall be used in conjunction with redevelopment activities as a means of increasing open space areas within the City.

Policy 4.3

Unified Land Development Regulations shall include provisions for the transfer of development rights which:

- a. provide for the transfer of development rights from environmentally sensitive areas in order to protect and preserve same; and
- b. provide for the transfer of development rights to encourage the development of and preservation of open space, whether it be public or private.

Policy 4.4

Encourage professional standards of architectural and urban design, site planning, and landscaping.

Policy 4.5

The City shall periodically evaluate the feasibility of amending the Unified Land Development Regulations to include architectural standards, and enhanced site planning and landscaping requirements for nonresidential development.

Policy 4.6

Continue to apply innovative planning techniques to development and redevelopment projects.

Policy 4.7

Through its Unified Land Development Regulations the City shall ensure that new housing developments are in keeping with the character of, or compatible with, the overall neighborhood character, as expressed through prevalent architectural style or other characteristics, where the preservation of such character is deemed desirable.

Policy 4.8

Continue to implement, and amend as necessary, the landscape provision of the Unified Land Development Regulations to ensure, at a minimum, the standards:

- a. promote the maximization of open/green space through appropriate project design,
- b. maximize the use of Florida Friendly landscaping, and other water conservation techniques,
- c. require the provision of adequate sight distances, and
- d. require maintenance of all on-site landscaping and prompt replacement of dead or diseased vegetation-
- e. Sustainable landscape practices.

Policy 4.9

In accordance with the Unified Land Development Regulations, require that site lighting be provided in an aesthetically pleasing manner with illumination levels compatible with adjacent areas and designed to ensure safe movement of pedestrian and vehicular traffic and to promote security and crime prevention.

Policy 4.10

In accordance with the Unified Land Development Regulations, require development and redevelopment to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including lighting, street design, natural surveillance, natural access control and territorial reinforcement.

Policy 4.11

The Unified Land Development Regulations shall encourage increased use of mixed densities and housing product types within a development to increase the diversity of housing choices.

Policy 4.12

Facilitate pedestrian and bicycle movement and increase the use of mass transit by using such measures as innovative site design and transportation-oriented design.

Policy 4.13

Ensure that City programs, and the permitted uses and development standards of the Unified Land Development Regulations, adequately address the housing needs of the City’s diverse populations.

Policy 4.14

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

Policy 4.15

The City supports the principles of AARP’s Livable Communities policy book and shall incorporate the principles into the ULDRs and other City documents as appropriate.

Objective 5

In accordance with Florida Statutes and the Broward County Land Use Plan, all development orders and permits for future development and redevelopment activities shall be issued only if public facilities subject to concurrency are in place or under construction within three years of building permit approval. Those facilities which are subject to concurrency requirements include public education facilities, transportation, recreation and open space, drainage and flood protection, potable water, sanitary sewer and solid waste. These facilities are required to meet adopted level of service standards identified in the Capital Improvements Element of this comprehensive plan.

Policy 5.1

The City shall continue to ensure its established review and approval process is in conformance with Florida’s Community Planning Act, including Section 163.3180 Florida Statutes, as amended, and:

- a. requires that facilities and services are available in accordance with the adopted Level of Service Standards; and

- b. requires that facilities are available concurrent with the impacts of development, or that the development orders are conditioned upon the availability of the infrastructure necessary to serve the proposed development; and
- c. requires that facilities that provide utility service to the land uses are authorized at the same time as the land uses are authorized.

Policy 5.2

Public facilities and utilities shall be subjected to an evaluation conducted under the City's direction prior to construction to:

- a. maximize the efficiency of services provided;
- b. minimize their cost;
- c. minimize their impacts on the natural environment; and
- d. consider utilizing US Green Building Council (USGBC) Leadership in Energy Efficient Design (LEED) criteria or other comparable certification program criteria.

Policy 5.3

Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports.

Policy 5.4

The City shall consider the individual and cumulative impacts of proposed development on existing and planned local public services and facilities and regional roadway network taking into account the City's seasonal population and Broward County's tourist demands.

Policy 5.5

The City shall require that the highway capacity methodology endorsed by the Broward County Metropolitan Planning Organization and approved by the Broward County Board of County Commissioners be used to determine the capacities and levels of service on the regional roadway network.

Policy 5.6

Regional and community facilities shall be located close to major transportation corridors and mass transit routes.

Policy 5.7

All development permits shall be reviewed for approval consistent with the City's Future Land Use Element and Plan Implementation Requirements section and with the Development Review Requirements subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

Policy 5.8

The City shall ensure that adequate police, fire and emergency medical services and facilities exist to serve current and future residents.

Policy 5.9

The City shall consider transit in designating any area as a redevelopment area.

Policy 5.10

The City shall review the consistency of land use plan map amendments with the City's water supply availability. The consistency finding shall address whether sufficient capacity is available or anticipated to be available to accommodate the projected population of proposed amendments.

Policy 5.11

The City shall coordinate review of land use plan map amendments with the City's potable water supplier, the City of Fort Lauderdale, to ensure that potential water usage needs are met.

Policy 5.12

The City shall promote the location of publicly supported services within walking distance of regional transit services.

Objective 6

The City shall continue to implement adopted land use programs that encourage the elimination or reduction of incompatible land use patterns and land uses that are inconsistent with any applicable interagency hazard mitigation report recommendations, and to ensure the compatibility of future development.

Policy 6.1

Expansion or reconstruction of land uses which are inconsistent with the Future Land Use Plan shall be prohibited.

Policy 6.2

The City's Future Land Use Plan shall ensure that commercial, industrial and other non-residential Land Use Plan designations are located in a manner which facilitates their serving, but does not adversely impact, existing and designated residential areas or wellfield protection zones of influence.

Policy 6.3

The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the City's Future Land Use Plan Map.

Policy 6.4

The City shall periodically review the Future Land Use Plan Map to identify any amendments necessary to ensure consistency with the City's vision and shall initiate the land use amendment process for those amendments.

Policy 6.5

The City shall continue to ensure the zoning of each land parcel within the City is consistent with its Future Land Use Designation with the exception of those parcels which have been identified for land use amendments as a result of Policy 6.4.

Policy 6.6

To allow both the public and private sectors to respond to changing conditions and permit the appropriate location of neighborhood commercial uses within or adjacent to established residential neighborhoods, the City's Future Land Use plan shall permit 5% of the area designated residential to be used for neighborhood commercial uses as identified and in accordance with this Plan and the rules established within the "Administrative Rules Document: Broward County Land Use Plan."

Policy 6.7

The City's Future Land Use Plan may decrease by 20% the lands designated "Commercial" on the City's Plan and "Commerce" on the Broward County Land Use Plan Map for residential use in accordance with the rules established within the "Administrative Rules Document: Broward County Land Use Plan" and the Chapter 163, Florida Statutes plan adoption and amendment process. The City's Land Use Plan must be certified by the Broward County Planning Council.

Policy 6.8

The City of Wilton Manors may rearrange the residential densities shown on the Broward County Land Use Plan within the City by utilizing "Flexibility units" and/or "redevelopment units" in accordance with the Broward County Land Use Plan and the rules established within the "Administrative Rules Document: Broward County Land Use Plan". The City's Land Use Plan must be certified by the Broward County Planning Council.

Policy 6.9

Continue to implement the Nonconforming Uses provisions of the City's Land Development Regulations.

Policy 6.10

The preservation and protection of stable residential areas shall be a major consideration in the review of commercial and industrial development proposals.

Policy 6.11

Periodically evaluate the buffering and setback requirements in the City's Unified Land Development Regulations and amend as necessary to ensure compatibility of adjacent uses.

Policy 6.12

Periodically amend the Unified Land Development Regulations as necessary to ensure appropriate use, setback, height and buffering requirements are in place to protect residential areas from disruptive land uses and nuisances consistent with sound planning principles.

Policy 6.13

Continue to ensure the Unified Land Development Regulations include enhanced buffering and landscaping requirements for commercial and industrial projects, particularly where they abut residential neighborhoods.

Policy 6.14

Continue to ensure that the Unified Land Development Regulations require commercial and industrial properties to be properly screened, provide adequate parking, include orderly traffic circulation patterns, and integrate appropriate design features to enhance safety, efficiency, and site appearance and mitigate the impacts of noise, traffic, odor, and glare.

Policy 6.15

Future planning decisions shall be coordinated with and consistent with established Hurricane Evacuation Plans of the South Florida Regional Planning Council and Broward County.

Policy 6.16

The City shall evaluate the feasibility of creating a hazard mitigation/post-disaster redevelopment plan. The plan, at a minimum, shall consider appropriate redevelopment for hazard prone areas including:

- a. Infrastructure
- b. Nonconforming uses
- c. Densities
- d. Land use patterns
- e. Creation of a post-disaster continuity plan;
- f. Assistance for businesses within the City; and
- g. Reduction of building permit application fees for disaster resistant shutters, windows, and roof clips

Objective 7

Coordinate future land uses with topography and soil conditions to protect the City's water supply and minimize flooding problems.

Policy 7.1

The City shall continue to maintain an approval process that requires an assessment of topography concerns and soil conditions for all development orders.

Policy 7.2

Continue to ensure the Unified Land Development Regulations include provisions to regulate development on flood prone soils, as defined by the U.S. Soil Conservation Service, consistent with the criteria and mapping of the Federal Emergency Management Administration.

Policy 7.3

The City shall continue to require redevelopment within identified floodplains to address existing flooding problems.

Policy 7.4

Continue to ensure the Unified Land Development Regulations require public roads and parking lots to be designed consistent with the criteria of the South Florida Water Management District.

Objective 8

The City shall enforce the Property Maintenance Standards Code to eliminate deterioration of property and to maintain safe and sanitary conditions throughout the City.

Policy 8.1

Periodically evaluate the standards contained within the City's Property Maintenance Code, and amend as necessary to better serve the City's needs in meeting the objective.

Policy 8.2

Assess housing conditions in each neighborhood on a regular basis and identify deteriorating or dilapidated areas.

Policy 8.3

Continually inspect dilapidated and deteriorated areas for enhanced code enforcement activities and potential redevelopment opportunities.

Policy 8.4

Continue to enforce the County's minimum housing standards as set forth in the Florida Building Code.

Policy 8.5

Continue to link the licensing and regulation of residential rental units to compliance with Property Maintenance Standards.

Objective 9

Protect historic resources within the City from deterioration and/or loss.

Policy 9.1

Continue to designate historically, architecturally and archaeologically significant properties consistent with the standards and procedures established in the City's Unified Land Development Regulations.

Policy 9.2

Maintain a current list and map of historically, architecturally and archaeologically significant properties.

Policy 9.3

Continue to enforce the provisions in the City's Unified Land Development Regulations that address the protection of these historic resources.

Policy 9.4

The City shall consider the impacts of land use plan amendments on historic resources.

Policy 9.5

The City shall coordinate historic resource protection activities with applicable State and Federal laws and with the Broward County Historical Commission.

Policy 9.6

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

Objective 10

The City of Wilton Manors shall support the Broward County School Board in ensuring that public education facilities operate at the adopted level of service and will be available to meet the current and future needs of the school population.

Policy 10.1

Public schools are considered community facilities and as such are permitted in the following land use categories:

- a. Residential
- b. Commercial
- c. Community Facilities
- d. Industrial

Policy 10.2

The City shall consider the individual and cumulative impacts of land use plan amendments on existing and planned public education facilities.

Policy 10.3

The City shall coordinate with the Broward County School Board to expedite development review for public education facilities proposed within the City.

Policy 10.4

The City shall coordinate with the Broward County School Board regarding long range planning by providing requested population projections and coordinating comprehensive planning activities.

Policy 10.5

The City shall consider the feasibility of collocating public facilities such as libraries, parks and community centers with public schools. Collocation of public schools with community facilities shall be considered when:

- a. New or replacement schools are funded in the School Board's Capital Budget and are adjacent to other public facilities;
- b. New public facilities are funded in the City's Capital Improvement Plan and can be located adjacent to public schools; and/or
- c. Joint use projects are created and implemented.

Policy 10.6

The City of Wilton Manors shall review the consistency of land use plan amendments with the City's Public School Facilities Element. The consistency finding shall address whether sufficient capacity is available, or anticipated, to accommodate the projected student impact of the proposed amendments. As provided for within the Interlocal Agreement for Public School Facilities Planning (ILA), as may be amended from time to time, the School Board of Broward County shall advise the City regarding the projected student impact of proposed land use amendments and the availability of capacity at impacted schools.

Policy 10.7

The City shall abide by the requirements and responsibilities as set forth for municipalities in the Amended Interlocal Agreement for Public School Facility Planning.

Policy 10.8

The City shall continue to inform the Broward County School Board of Planning and Zoning Board (local planning agency) decisions on comprehensive plan amendments, rezonings, or equivalents that may impact public education facilities.

Objective 11

The City of Wilton Manors shall support the State's efforts to reduce greenhouse gas emissions and to promote energy efficiency and conservation through the development and implementation of local policies and programs that are focused on resiliency and sustainability.

Policy 11.1

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

Policy 11.2

The City shall continue to periodically review its Unified Land Development Regulations to identify any regulatory barriers to promoting green building (e.g., prohibition of photovoltaic panels) in conjunction with technological advances in green building techniques and equipment. Upon identification of regulatory barriers to said program, the City shall amend the Unified Land Development Regulations as necessary to support energy efficiency and the use of renewable energy resources while continuing to ensure compatibility and a high standard of development.

Policy 11.3

The City shall support residential and commercial construction that meets the intent of the City's Green Building Code within the Code or Ordinances.

Policy 11.4

The Community Development Services Department shall encourage residents, businesses, and developers to embrace low impact development practices including green buildings by providing readily-available information and resources to these parties. Information and resources may include how-to-guides or information on available funding sources for green development or energy efficient improvements (e.g., tax credits, low interest loans, grants).

Policy 11.5

The City shall continue to include incentives in its Unified Land Development Regulations (e.g., expedited review process) for constructing green-certified buildings or implementing low impact development practices as identified by the City of Wilton Manors.

Policy 11.6

The City shall continue to support the efforts of local utility providers to reduce energy and water consumption of residences and businesses in the City of Wilton Manors.

Policy 11.7

The City shall continue to support the existing Broward County Transit bus routes that service the City.

Policy 11.8

The City shall continue to provide a curbside recycling program.

Objective 12 Transit Oriented Corridor

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

Policy 12.1

Residential use is required as a principal component within a Transit Oriented Corridor. The location of residential uses shall be incorporated into a mixed use project or mixed use building with the location of residential uses. Exclusively residential buildings, not part of an overall mixed use project shall be discouraged unless supporting commercial and office is within 1000' linear feet. The TOC through implementing regulations or agreements shall ensure that an appropriate balance of residential and non-residential uses occur in a manner to support each other.

Policy 12.2

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

Policy 12.3

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

Policy 12.4

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

Policy 12.5

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

Policy 12.6

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

- Integrated transit stops with shelter or station (within the TOC area);
- Pedestrian and bicycle paths ranging in width from 6 to 30 feet (or minimum width consistent with Federal ADA requirements) shall be required that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements;
- Buildings shall front the street with zero or minimal setbacks as required per the land development regulations adopted to implement the TOC land use category;
- Vehicle parking strategies shall be adopted that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, maximum allowable parking and/or reduced parking ratios). The City shall provide, as

part of the street master plan for on-street parking, and investigate opportunities for public/private partnerships for structured and other mechanisms for reducing vehicle parking requirements; and,

- Streets, both internal to and adjacent to the TOC shall be designed to discourage isolation and provide connectivity.

Policy 12.7

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

Policy 12.8

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

Policy 12.9

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

Policy 12.10

The City will continue to coordinate with the Utilities to ensure that adequate water and wastewater facilities are available for all future development.

Policy 12.11

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

Policy 12.12

It is the intent of the City to recognize and respect judicially acknowledged or constitutional protected private property rights. It is the intent of the City that all ordinances, regulations, and programs adopted pursuant to the TOC must be developed, promulgated, implemented and applied with sensitivity for private property rights and not be unduly restrictive, and property owners must be free from actions of others which would harm their property.

Policy 12.13

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

Policy 12.14

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

Policy 12.15

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

Policy 12.16

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

Policy 12.17

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

Objective 12.1 Transit Oriented Corridor Land Use Category

Policy 12.1.1

The City shall maintain a Transit Oriented Corridor (TOC) designation located just west of the North Dixie Highway corridor to NE 15th Avenue and from the City limits to the north and the City limits to the south. Redevelopment and development of this area shall be guided with the approved TOC Design Guidelines. Nothing in this policy will impair or diminish the rights of existing landowners or their successors or assigns, to continue the use and enjoyment of their properties consistent with the land uses existing at the time of adoption of the TOC designation.

Within the TOC land use category, the following mix of uses shall be included within the designated land. Residential, Commercial and Industrial uses shall be the principal uses. In addition, the maximum intensity allowed within the TOC is as indicated below:

Hotel:	172 rooms
Residential Land Uses:	622 dwelling units*

Commercial Land Uses:	538,200 square feet
Industrial Land Use:	71,600 square feet
Rec. & Open Space	6.9 acres minimum
Transportation:	7.8 acres (FEC ROW/Train Station)

*Consisting of

High Rise:	382 units
Single Family:	30 units
Town Home:	44 units
Garden Apt:	72 units
Duplex:	84 units
Studio:	10 units

No more than 124 additional residential dwelling units shall be permitted within the TOC during the planning horizon of 2025. However, in the event that additional residential dwelling units are requested before the 2025 planning horizon, the City Commission will hear such request and determine if additional units are necessary to further the TOC. In no case shall development proceed before the necessary concurrency requirements have been addressed.

Nothing in this policy shall limit the ability to address future redevelopment needs in the planning horizon post 2025 or to expand existing public water and wastewater facilities. Total residential and non-residential development may be limited by available water supply and wastewater treatment. The amount of development permitted within the TOC has been calibrated to match existing water and wastewater capacities and reflects a projected capacity of the existing public water and wastewater facilities. No more than 124 additional residential units shall be permitted unless it can be demonstrated that sufficient wastewater and water supplies are available or necessary upgrades are incorporated into the Capital Improvements Program and Element.

Within the TOC land use category, the maximum residential density shall be 60 residential units per gross acre. Intensity for each project shall be guided by the requirements set forth within the zoning district.

Policy 12.1.2

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

Objective 12.2 Transit Oriented Corridor West

Policy 12.2.1

The TOC West designation shall apply to 117.8 acres generally located south of Oakland Park Boulevard, east of I-95 and west of NE 6th Avenue; and parcels to the west and east of North Andrews Avenue, south of Oakland Park Boulevard and north of the South Fork of the Middle River. Redevelopment and development within this area shall be subject to the approved TOC West Design Guidelines.

Within the TOC West land use category, the following mix of uses shall be included within the designated land. Residential, Commercial, and Community shall be the principal uses. In addition, the maximum intensity allowed within the TOC West is indicated below:

Residential Land Uses:	1,429*
Commercial Land Uses:	697,000 SF
Community Land Uses:	185,500 SF

* Consisting of:	Single Family:	72 dwelling units
	Garden Apartments:	1,357 dwelling units

Nonresidential uses shall have a maximum FAR of 5.0. Nonresidential uses within a mixed-use development shall have a minimum FAR of 0.25 unless the City Commission finds that a lesser FAR is necessary to prevent a hardship due to site constraints. Single-family and garden apartment dwelling units may be substituted for dwelling units of another category (ex: townhomes, mid-rise, etc.) provided that the substitution results in the same or lesser student generation using the County’s adopted student generation rates.

Within the TOC-West land use category, the maximum residential density shall be 60 residential units per gross acre. Intensity for each project shall be guided by the requirements set forth within the zoning district.

Policy 12.2.2

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

Policy 12.2.3

New residential development shall be designed to be integrated into to the existing neighborhoods within the TOC West. Compatibility and appropriate transitional design elements will be reviewed at the time of site plan review, consistent with the land development regulations adopted to implement the TOC West land use category.

Policy 12.2.4

The land development regulations shall establish minimum onsite urban open space requirements within the TOC West.

Policy 12.2.5

Redevelopment of riverfront properties should incorporate the river as a component in onsite public open space. Examples include riverside parks, promenades and boat ramps.

Policy 12.2.6

The full width of the Middle River abutting a public riverside open space shall be included in the acreage of such open space within the City’s open space inventory.

Policy 12.2.7

Inasmuch as an existing robust public transit system serves the needs of the TOC along Oakland Park Boulevard and Andrews Avenue, the City shall encourage use of the existing transit system within the TOC West, in lieu of the development of an internal transit system.

Policy 12.2.8

Future Trafficways planning shall occur in coordination with Broward County Transit and the Broward Metropolitan Planning Organization.

Policy 12.2.9

The southwest corner of the Andrews Avenue / Oakland Park intersection shall function as an activity node within the TOC.

Objective 13

Increase community resiliency through land use and built environment decisions.

Policy 13.1

The City shall encourage greener, more energy-efficient and climate resilient construction practices through the Green Building Code of the Code of Ordinances.

Policy 13.2

The City shall implement expedited permitting for photovoltaic systems to promote the use of solar energy.

Policy 13.3

The City shall implement expedited permitting for the installation of alternative fuel and electric vehicle charging infrastructure.

Policy 13.4

The City, shall continue to review and evaluate the zoning code, and Unified Land Development Regulations according to sustainable community development practices, such as those outlined in the criteria recommended by the United States Green Building Council’s Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) certification, the Smart

Growth Principals developed by Smart Growth America, the case studies of the Urban Land Institute, or by application of a national rating system for local governments, such as the STAR Community Index™ (STAR) and make recommendations on feasible revisions for incorporating increased sustainability.

Policy 13.5

An integral part of the City planning processes shall be considerations for adapting the built environment to the impacts of climate change including resource management, flood control and stormwater management, community development and capital planning. Adaptation strategy options may include but are not limited to: protection; accommodation; managed retreat; avoidance, and/or; other options.

Objective 14

Increase opportunities for the community to learn about and participate in decision-making processes regarding resiliency and climate change adaptation.

Policy 14.1

The City shall provide information to the public and community stakeholders about the current and potential impacts of climate change and sea level rise, as well as mitigation, protection, accommodation and adaptation strategies.

Policy 14.2

The City shall continue to support public education and outreach programs addressing issues including but not limited to: energy efficiency; water conservation; solid waste reduction and recycling; urban forests; native landscaping; air quality, greenhouse gas reduction, and climate change adaptation and response planning.

Objective 15

Incorporate the relevant objectives and policies of the Broward County Land Use Plan into the City's Future Land Use Element to facilitate certification of the City's Comprehensive Plan.

Policy 15

The Future Land Use Element includes by reference the following Objectives and Policies found elsewhere in the City's Comprehensive Plan:

- a. Transportation Element Policies 1.1 and 5.1, and Objective 3
- b. Housing Element Objective 1 and Policy 6.6
- c. Infrastructure Element Objective 1.2, Policy 4.5.2, and Policies 3.1.3, 3.1.4
- d. Coastal Management Element Objective 2, Objective 4 and Policy 4.4 and Objective 5 and Policies 5.1, 5.5, and 5.6
- e. Conservation Element Objective 4 and Policy 4.4
- f. Recreation and Open Space Element Objective 1 and Policies 1.1 and 5.1 Policy 5.3
- g. Intergovernmental Coordination Element Objective 1
- h. Plan Implementation Requirements

Future Land Use Map

The adopted Future Land Use Map, FLU 2, depicts the future land uses and the major natural resources of the City of Wilton Manors and is located in the Data, Analysis, and Inventory of the Future Land Use Element.

The specific uses that are permitted within the various categories are identified in the Plan Implementation Requirements Section of the Comprehensive Plan. Following is a generalized listing of the permitted uses in the categories identified on the Future Land Use Map (Map 1.1).

Residential

"R-LD" Low Density	0 to 5.0 Dwelling units/acre
"R-L/MD" Low/Medium Density	5.1 to 10.0 Dwelling units/acre
"R-MD" Medium Density	10.1 to 16.0 Dwelling units/acre
"R-M/HD" Medium/High Density	16.1 to 25.0 Dwelling units/acre

Commercial

"C"

This category provides land area for commercial activities including retail sales, services, and offices.

Industrial

"I"

This category provides land area for industrial activities which involve the manufacturing, assemblage, and distribution of products, research and development, or other substantial employment based activities.

Recreation and Open Space

"OS"

This category is for areas which contain passive or active recreation areas.

The passive recreational areas would also be considered open spaces. This category includes both public and private recreational areas. The private recreational areas would be those under the ownership and control of an entity other than a government.

Community Facilities

"CF"

This category is used to designate land used for facilities which provide some form of service to the community whether it be public or semiprivate. This category includes public facilities such as public schools, government buildings, and hospitals and semiprivate facilities such as private schools, houses of worship (e.g., churches), clubs and cemeteries.

Water

"W"

This category is used to identify that portion of the north fork of the Middle River which is a primary drainage facility under the jurisdiction of the South Florida Water Management District.

Transit Oriented Corridor

This category allows for a mix of uses residential and non-residential uses within two main areas, TOC East in close proximity to the FEC Railroad and TOC West along Oakland Park Boulevard and Andrews Avenue.

The following categories are not currently applicable to the Future Land Use Map of Wilton Manors:

Historical Resources

There are no areas within the City that have been identified which meet this category as it is defined in Florida State Statutes 163. As such, this category is not included on the Existing Land Use Map or Future Land Use Map.

Agriculture

There are no agricultural areas located within the City. As such, this category is not included on the Existing Land Use Map or Future Land Use Map.

Conservation

The two areas in Wilton Manors that would best be identified under this category are Colohatchee Park and Island City Park Preserve, both are City-owned and maintained parks. These areas are considered as open passive recreational space and are designated as Recreation and Open Space on the Existing Land Use Map and Future Land Use Map. For that reason this category is not included on the Existing Land Use Map or the Future Land Use Map.



Life's Just Better Here

CITY OF WILTON MANORS

COMPREHENSIVE PLAN

TRANSPORTATION ELEMENT

DATA INVENTORY AND ANALYSIS



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

ADOPTED
February 9, 2021

DATA, INVENTORY AND ANALYSIS

Roadways

Maintenance and Right of Way Preservation

Major roads in Broward County are owned and maintained either by the county or the state.

Except for a few jurisdictions, changes to traffic control devices and striping on all major roads are the responsibility of Broward County through interlocal agreements with the incorporated municipalities.

The Broward County Trafficways Plan requires all municipalities to reserve sufficient right of way to achieve the cross sections of the roads as they are shown in the plan.

Functional Classification

The functional classification process has to occur on all roads at least once every ten years, and usually occurs after the decennial census, accompanied by needed revisions to the urban area boundary revealed by the census process. The functional classification process is conducted by the state for approval by the Federal Highway Administration (FHWA). A road's functional classification affects its eligibility for the use of federal funds to improve it. For example, all urban roads classified higher than a local road (collectors and arterials) and rural roads classified higher than a minor collector are eligible for Surface Transportation Program (STP) funding. All principal arterials are eligible for National Highway Performance Program funding. Design standards tend to vary with functional classification. Any road segment can move up or down in the classification hierarchy based on changes in its utilization. A request to review the classification of an individual road segment can be submitted to the FDOT. A database containing the current functional classification of major county roads is maintained by the Broward Metropolitan Planning Organization (MPO).

The functional classifications of major roadways within Wilton Manors are shown in Table 2-1.

Table 2-1 – 2010 Functional Classification

ROADWAY NAME	FROM	TO	JURIS-DICTION	FUNCTIONAL CLASS. 2010 DESCRIPTION
ANDREWS AVE	NE 16 ST/NW 16 ST	PROSPECT RD/NW 44 ST	County	U_Minor_Arterial
DIXIE HIGHWAY/SR 811	SR 838/SUNRISE BL	SR 810/HILLSBORO BLV	State	U_Minor_Arterial
DIXIE HWY	NE 13 ST	DIXIE HWY	State	U_Minor_Collector
DIXIE HWY	NE 17 CT	NE 26 ST/WILTON DR	State	U_Minor_Collector
NE 15 AVE	NE 15TH AVE ROUNDABOUT	NE 26 ST	City	U_Major_Collector
NE 16 AVE	NE 26 ST	OAKLAND PARK BLVD	City	U_Major_Collector
NE 26 ST	ANDREWS AVE	US 1/SR-5/N FEDERAL HWY	County	U_Major_Collector
NE 6 AVE	WILTON DR	SR 870/COMMERCIAL	County	U_Major_Collector
OAKLAND PARK BLVD	SR 817/UNIVERSITY DR	US 1/SR 5	State	U_Principal_Arterial_Other
POWERLINE RD	NW 19 ST	PALM BEACH COUNTY LN	State	U_Principal_Arterial_Other

Transit Service

Fixed Route

Broward County Transit (BCT) operates the fixed route services in Broward County.

Within the City of Wilton Manors, BCT operates routes 14, 20, 50, 60, and 72.

Complete and current information on hours of service, frequency and route changes is available at www.broward.org/BCT

Paratransit Service

Broward County Transit operates transportation options (TOPS!), which provides transportation to individuals in accordance with the Americans with Disabilities Act of 1990 (ADA) and the Commission for the Transportation Disadvantaged (TD) guidelines. Door to door shared ride transportation is provided to individuals who have a functional disability, are transportation disadvantaged and/or are financially disadvantaged and cannot travel on the BCT fixed-route bus service independently. Riders who are 14 years of age may travel unaccompanied. Same day service is not available.

TOPS!:

- Requires a fare.
- Does not provide emergency or stretcher transportation.
- Does not provide Personal Care Attendants (PCA).
- Does not provide wheelchairs or other mobility aids.
- Operates during the same days and hours as the BCT fixed-route bus service, early morning until late at night.

For more information contact:

Customer Service: **954-357-8400**

TD Helpline: **1-800-983-2435**

TD Helpline TTY: **1-800-648-6084**

Hearing Impaired may contact any of the above telephone numbers, during the indicated times, through the Florida Relay Service: **1-800-955-9771**

Web Site: www.broward.org/BCT/Riders/Pages/Paratransit.aspx

Multi-Modal

There are no airports or seaports within the City of Wilton Manors. The Florida East Coast Railway (FEC) line passes through the city east of Dixie Highway, and serves freight and Brightline passenger traffic. There are no rail stations within the City of Wilton Manors.

Evacuation

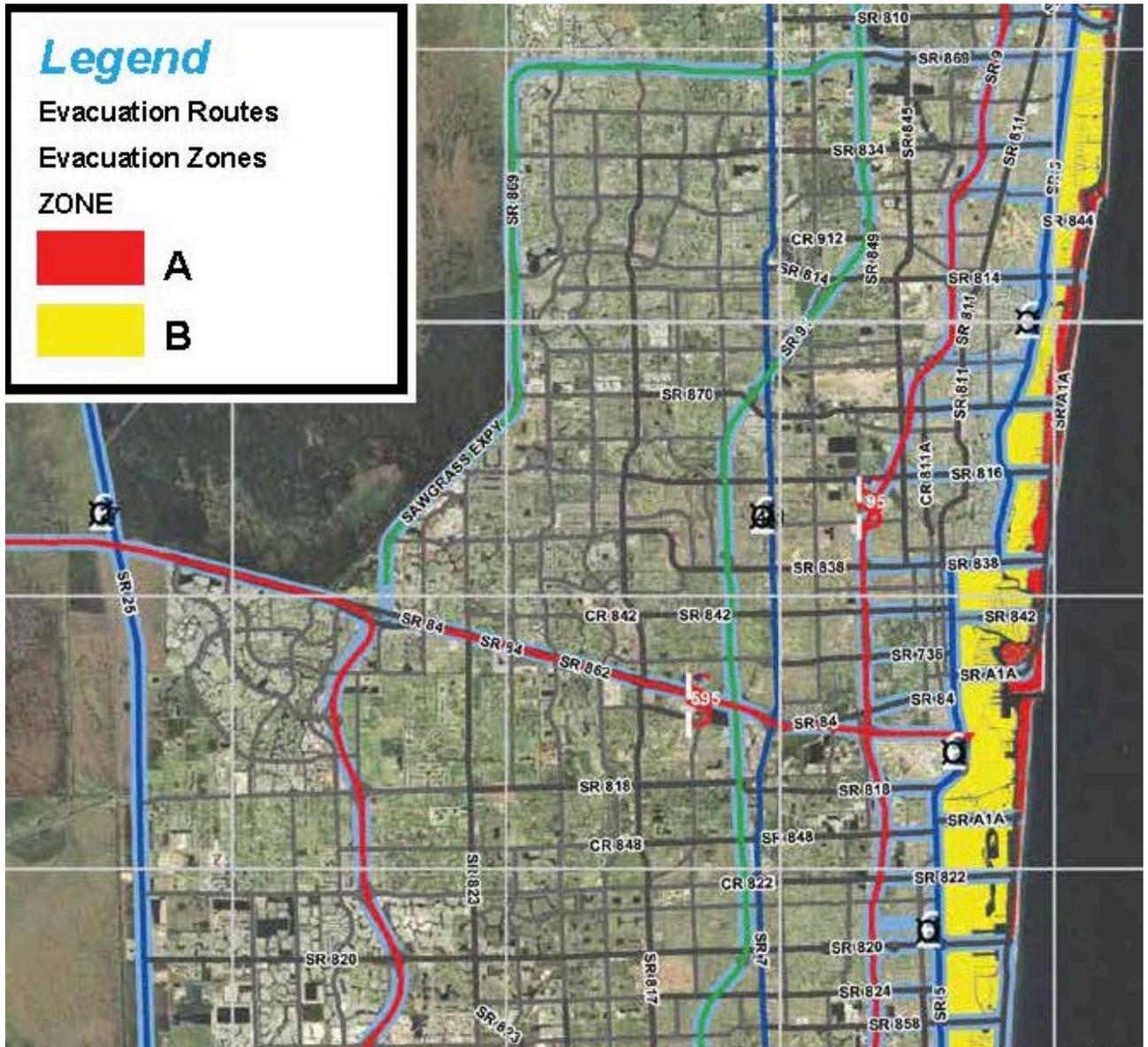
The mandatory evacuation zones in Broward County are Zone A (east of the Intracoastal Waterway, evacuated in storm categories 1 or stronger) and Zone B (east of US-1, evacuated in storm categories 3 or stronger). Evacuation routes are shown in Figure 2-1. No part of the City of Wilton Manors is within either zone. The nearest shelter for residents is Arthur Ashe/Rock Island – 1701 NW 23rd Avenue, Ft. Lauderdale, FL 33311.

Means of Transportation to Work

Based on American Community Survey (ACS) data from 2008 to 2015, the journey to work in Wilton Manors involved (in descending frequency):

- Drive Alone 73.1%
- Work at Home 12.1%
- Carpool 5.8%
- Public Transport 3.9%
- Other 2.2%
- Walk 1.9%
- Bicycle 0.9%

Figure 2-1 - Broward County Evacuation Routes and Zones



Level of Service

Broward County uses different measures of level of service (LOS) for concurrency (development review) and long range planning.

Concurrency LOS

For concurrency purposes, in the southwest and northwest corners of Broward County, the Broward County Comprehensive Plan's Transportation element sets LOS D as the level of service standard for each road segment.

The remainder and majority of the county is divided into Transportation Concurrency Management Area (TCMA)s, which have a collection of LOS concurrency standards. For all TCMA's, the standards are to "achieve and maintain the following by FY 2023:

- Increase transit ridership 10%
- Provide 1.4 million fixed-route revenue service hours
- Construct bus shelters at 1/3 of stop locations
- Maintain average fleet age of 6 years or less
- Maximum vehicular traffic volume 75% above LOS standard*
- Ensure adequate transit maintenance infrastructure to accommodate fleet demand
- Study and develop two additional intermodal transit centers
- Increase fixed-route fleet by up to 15 vehicles to support new and expanded service
- Procure up to 40 vehicles to support Community Bus operations."

In the Central TCMA, which contains the City of Wilton Manors, two additional LOS standards are:

- 30 minute peak hour headways on 60% of bus routes; and
- Maintain and enhance Lauderhill Transit Center and West Regional Terminal.

*The current adopted Peak Hour Two-Way Maximum Service Volumes in the Central TCMA (numbers in brackets are expected to be adopted in 2019) are:

- Two-lane arterials 2,555 (2,800)
- Four-lane arterials 5,442 (6,265)
- Six-lane arterials 8,190 (9,433)
- Eight-lane arterials 10,605 (12,618)

These service volumes are obtained from the FDOT Generalized Service Volume tables, which are updated periodically. At this time, the adopted Broward County Transportation element contains service volumes from the FDOT's 2002 version. The updated element is expected to be adopted in 2019 and contains service volumes from the 2012 version, which was the latest version available when the county comprehensive plan update process began.

Long Range Planning LOS

For long range planning purposes on state facilities, Broward County uses the level of service targets set by the state:

- LOS D in urbanized areas; and
- LOS C outside urbanized areas.

For all other facilities within Broward County, the standard is LOS D, except within the Eastern Core TCMA, where the standard is E.

Level of service information is provided by the Broward MPO. Tables 2-2 and 2-3 contain the level of service information for east-west roads and north-south roads respectively for both the most recent count year 2017, and the current long range forecast year 2040.

Table 2-2 East–West Roadways Peak Hour Peak Direction Traffic Volume and Level of Service 2017 and 2040

E/W Roadway	Segment	Design Code	Number of Lanes	2017		Design Code 40	Number of Lanes 40	2040	
				Pk Hr Pk Dir				Pk Hr Pk Dir	
				Volume	LOS			Volume 2040	LOS 2040
NE 26 St	E of Andrews Ave	264	2	2280	F	264	2	1074	D
NE 26 St	E of Dixie Hwy	464	4	1663	D	464	4	1995	D
Oakland Pk Blvd	E of I-95	632	6	6223	F	632	6	6612	F
Oakland Pk Blvd	E of Andrews Ave	632	6	3990	D	632	6	5054	F

Source: Broward MPO

Table 2-3 North-South Roadways Peak Hour Peak Direction Traffic Volume and Level of Service – 2017 and 2040

N/S Roadway	Segment	Design Code	Number of Lanes	2017		Design Code 40	Number of Lanes 2040	2040	
				Pk Hr Pk Dir				Pk Hr Pk Dir	
				Volume	LOS			Volume 2040 Pk	LOS 2040
Andrews Ave	N of Sunrise Blvd	464	4	1739	D	464	4	3658	F
NE 15 Ave	N of NE 18 St	264	2	1283	F	264	2	1748	F
NE 4 Ave/Wilton Dr	N of Sunrise Blvd	432	4	1758	D	432	4	2679	D
NE 6 Ave	N of Dixie Hwy	264	2	1140	D	264	2	1007	D
Powerline Rd	N of NW 19 St	622	6	2328	C	622	6	5016	C

Source: Broward MPO

Improvement Programming

Every five years, the Broward Metropolitan Planning Organization (MPO) develops the Long Range Transportation Plan (LRTP) for Broward County. The LRTP includes all transportation improvement projects that will or may involve the use of state and federal funds. Any transportation improvement project accomplished with only local funds does not have to appear in the LRTP. Because major transportation improvement projects are invariably eligible for federal funds, they usually utilize them, and appear in the LRTP as required. The adopted version is *Commitment 2040*. The 2045 update is under development (adoption in late 2019) and is being rebranded as a Metropolitan Transportation Plan (MTP).

Annually, the MPO develops the Transportation Improvement Program (TIP) which contains all transportation improvement projects using state or federal funds in the next five years in Broward County.

Major projects on county roads will likely appear in both the TIP and the Capital Improvement Element (CIE) of Broward County due to the mixture of funds (county, state, federal) used to accomplish them.

Small projects that do not involve state or federal funds will likely not appear in the TIP, only the CIE of the jurisdiction (county or city) implementing them.

Minor improvement projects may be eligible for funding under the MPO's Complete Streets and Localized Initiatives Program (CSLIP). This competitive grant program can fund small projects, within existing rights of way, such as (but not limited to): complete streets projects, traffic calming and intersection improvements, Americans with Disabilities Act (ADA) upgrades, mobility hubs, bus shelters, bike racks and technology advancements such as transit signal priority and traffic control devices. The MPO invites applications annually for project funding under this program. Applications must include a detailed scope, accurate cost estimate, and resolution of support from the owner of the facility being affected.

Major transit improvements are planned during development of the Broward County Transit Development Plan (TDP). All proposed investments of state and federal funds related to transit appear first in the LRTP and, when the first funded phase is within five years, in the TIP.

Broward County has a Bicycling and Pedestrian Advisory Committee, with staff support from the Department of Planning and Development Management. Its purpose is to study and advise the Board of County Commissioners on all matters related to bicycling and walking, in particular, to review road construction projects at their planning and design stages for the possible inclusion and/or placement of bicycle and pedestrian facilities. Complete and current information is available at:

<http://www.broward.org/Planning/About/Pages/Bicycling-and-Pedestrian-Advisory-Committee.aspx>

The Broward MPO has a Complete Streets Advisory Committee that uses a holistic approach to address the bicycle/pedestrian needs of the region and guides the Broward MPO Complete Streets Initiative.

More information is available at:

<http://www.browardmpo.org/index.php/our-committees/complete-streets-advisory-committee>

Planned Improvements

Wilton Manors LRTP projects:

- SR-816/Oakland Park Blvd. – Sawgrass Mills Mall to SR A1A – Upgrades to support enhanced bus service – 2019 -2025.
- SR-816/Oakland Park Blvd. at SR-845/Powerline Road – Intersection Improvement – 2019 – 2025.

Wilton Manors TIP Projects

- SR-811/NE 4 Ave – Sunrise Blvd. to NE 26th Street – Bike Lane/Sidewalk – Construction in FY 18 (Project FM 4316571);
- SR-816/Oakland Park Blvd. – SR-817/University Drive to SR-5/US-1 – Oakland Park Transit Corridor Improvements – Construction in FY 19 (Project FM 4295694);
- SR-816/Oakland Park Blvd. – Atrium West to SR-A1A – Intersection Lighting Improvements – Construction in FY 19 (Project FM 4400881);
- NE 26 St. – Andrews Ave. to SR-811/Dixie Hwy. – Bike Lane/Sidewalk – Construction in FY 19 (Project FM 4381221);
- NE 26 St. - SR-811/Dixie Hwy. to SR-5/US-1/Federal Hwy. – Sidewalk – Construction in FY 22 (Project FM 4399921).

Wilton Manors TDP Projects

- Oakland Park Blvd. Corridor Study - Transit amenities and Transit Signal Priority (TSP) improvements along the corridor will continue (Project FM 4295694).



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COMPREHENSIVE PLAN

TRANSPORTATION ELEMENT

GOALS OBJECTIVES AND POLICIES



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ADOPTED
February 9, 2021

Transportation Element

Goals, Objectives, and Policies

Goal

To maintain a safe, convenient, efficient, financially feasible and aesthetically pleasing multimodal transportation system that meets the mobility needs of the City's existing and future residents, businesses and community facilities, and furthers the City's goals of neighborhood stabilization and redevelopment.

Objective 1

The City shall continue to cooperate and coordinate with other governmental agencies to provide for a safe and efficient multimodal transportation system.

Monitoring and Evaluation:

- Monitor and participate in the transportation planning activities of Broward County, Florida Department of Transportation District IV, and other applicable transportation planning agencies.

Policy 1.1

The City shall continue to implement through the development review process the Unified Land Development Regulations which control the connections and access points of driveways and roads to roadways consistent with the Broward County Land Development Code and the Florida Department of Transportation (FDOT) Highway Access Manual, as appropriate.

Policy 1.2

The City shall amend the Unified Land Development Regulations as necessary to maintain consistency with Broward County and FDOT access standards as they may be revised from time to time.

Policy 1.3

The City shall continue to control on-site vehicular and pedestrian circulation, related signage and sight lines by implementation of the Unified Land Development Regulations through the development review process.

Policy 1.4

The City shall continue to require, through the Unified Land Development Regulations, that all new development and redevelopment provide a sufficient number of parking and loading spaces.

Policy 1.5

The City shall continue to ensure that the parking and on-site circulation standards in the Unified Land Development Regulations promote safety both on site and along adjacent roadways.

Policy 1.6

The Wilton Manors Police Department shall continue to investigate accidents involving motor vehicles, pedestrians, bicyclists and transit riders, and cooperate with the appropriate agencies to improve safety within the City.

Policy 1.7

The City shall cooperate with Broward County's Transportation System Management (TSM) strategies designed to improve system efficiency, such as improvements to road conditions and intersections, and computerized traffic signals.

Policy 1.8

The City shall continue to provide for the safety of pedestrians, bicyclists and motorists in neighborhoods served by local streets by conducting thorough analyses of traffic patterns, volumes and speeds in neighborhoods with identified problems and evaluating alternative traffic calming techniques for permanent implementation, consistent with the City of Wilton Manors Traffic Calming Management Manual.

Policy 1.9

The City shall continue to install traffic calming measures on local streets which satisfy the criteria adopted by the City Commission.

Policy 1.10

The City shall continue to implement the Unified Land Development Regulations that require installation of sidewalks adjacent to public streets for new development and redevelopment requiring plat or site plan approval.

Policy 1.11

The City shall inventory the existing pedestrian and bicycle network to identify and address missing links and unsafe conditions as needed.

Policy 1.12

The City shall support the bicycle and pedestrian safety program of Broward County to improve the safety of high frequency bicycle and pedestrian crash locations.

Policy 1.13

The City shall conduct an ongoing review of the Unified Land Development Regulations to ensure that standards for bicycle and pedestrian facilities remain consistent with the most current FDOT and Broward County safety standards.

Policy 1.14

The City shall continue to review for crime prevention through environmental design (CPTED) techniques for roadways, bikeways and pedestrian ways.

Policy 1.15

The City shall cooperate with Broward County's activities designed to promote public safety on the waterways within the City, such as boat speed limits and signage.

Policy 1.16

The City shall periodically inspect the condition of and access to City-owned boat ramps and make improvements as necessary to insure public safety.

Policy 1.17

The City of Wilton Manors shall ensure that its neighborhoods are well-connected to essential public goods and services (e.g., schools, grocery stores) by means other than the automobile. This shall be accomplished through the land development requirements, and/or other provisions that will result in the further development of bicycle paths, sidewalks, and greenways in the City of Wilton Manors.

Policy 1.18

The City shall purchase ultra-low emission vehicles for its fleet, as feasible and appropriate.

Objective 2

The City shall continue to cooperate and coordinate with other governmental agencies to provide for a convenient multimodal transportation network through increased transportation facility availability and mobility choices.

Policy 2.1

The City shall continue, through implementation of the Unified Land Development Regulations and cooperation with the Broward County Development Management Division, to ensure that all properties have access to roadways, consistent with adopted access management standards.

Policy 2.2

The City shall continue to cooperate with Broward County and FDOT to maintain and improve the hierarchy of roadways adopted as part of this Comprehensive Plan including the local roads which serve as access roads for private property.

Policy 2.3

Through its participation on various technical coordinating committees including the Metropolitan Planning Organization (MPO) and the Technical Advisory Committee (TAC) of the MPO the City shall encourage route extensions or modifications to improve the availability of transit service within the City, particularly along east-west roadways.

Policy 2.4

The City shall cooperate with Broward County Transit (BCT) to secure bus shelter easements and otherwise support and encourage the improvement of the amenities and route information at bus stops within the City.

Policy 2.5

The City shall continue to operate the Senior Transportation Services Program for the elderly and to cooperate with Broward County's Paratransit Program (TOPS!) to maintain and improve the access of the transportation disadvantaged within the City to transit services.

Policy 2.6

The City shall cooperate with Broward County and FDOT to ensure that road construction projects within the City continue to include sidewalks and bikeways, where feasible.

Policy 2.7

The City shall continue to coordinate with Broward County on bicycle facilities and provides for connections to and among public recreation and open space areas, educational facilities, public community facilities, business districts and transit stops.

Policy 2.8

The City shall cooperate with Broward County and adjacent cities in the development and implementation of the Broward County Greenways Master Plan in order to link greenways and blueways, to the extent feasible.

Policy 2.9

The City shall encourage the development of a transportation system that allows users to reach destinations by non-polluting modes of travel.

Objective 3

In accordance with Florida Statutes and the Broward County Land Use Plan, the City shall continue to coordinate the transportation system with the City's Future Land Use Map and land use planning activities to ensure that existing and proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve them and the established transportation Level of Service Standards. All development orders and permits for future development and redevelopment activities shall be issued only if transportation facilities subject to concurrency are in place or under construction within three years of building permit approval. These facilities are required to meet adopted level of service standards identified in the Capital Improvements Element of this comprehensive plan.

Policy 3.1

The City shall amend the Unified Land Development Regulations to establish that for purposes of permitting through the concurrency management system, new development and

redevelopment which would generate increased traffic impacts on the regional roadway network is subject to meeting the Level of Service standards of the regional roadway network and the Transportation Concurrency Management Area (TCMA) in which it is located and is subject to transportation impact fees adopted by Broward County.

Policy 3.2

For concurrency purposes, the City shall use the following level of service standards:

- a. Local Streets: LOS C
- b. Local Collectors (not including NE 15th/NE 16th Avenue): LOS D
- c. NE 15th/NE 16th Avenue: LOS D+25 percent
- d. State and County Collectors and Arterials: LOS D+75 percent

Policy 3.3

Within six months of adoption by Broward County of any amendments to the Transportation Element which modify the adopted Level of Service Standards for roadways or public transit which would apply to development within the City of Wilton Manors, the City shall initiate amendments to the City's Transportation Element and Unified Land Development Regulations to maintain consistency with County and FDOT standards.

Policy 3.4

The City shall support Broward County's efforts to improve mobility within the City by:

- a. Providing information requested by the County regarding the type and amount of development approved and actually developed within the City;
- b. Informing the County of public transit improvement needs within the City;
- c. Assisting BCT in acquiring easements for bus shelters;
- d. Cooperating with the County, through the concurrency management system, in acquiring contributions toward the cost of public transit infrastructure from developers, subject to platting or plat note amendments within the City.

Policy 3.5

The City shall continue to utilize standards established in the Unified Land Development Regulations related to minimum intensities and densities needed to support priority mass transit routes including commuter rail corridors.

Policy 3.6

The City shall continue to coordinate land uses with the transportation system by taking access to the transportation system into consideration when reviewing proposed amendments to the Future Land Use Map and Zoning Map, including the following guidelines:

- a. Industrial uses shall be located with access to arterial roadways.
- b. Commercial uses shall be located with access to arterial roadways or collectors.
- c. Community facilities which serve the public shall be located with access to public transit.

- d. Residential uses in the Low Density range shall be located with direct access to local streets or collectors.
- e. Residential uses in the Medium Density range shall be located with access to minor arterials or collectors.
- f. Residential uses in the Medium High Density range shall be located with adequate access to arterial roadways, public transit routes, and expressways, and shall not be located with direct access on local streets.

Policy 3.7

Through its representation on the MPO and as requested by Broward County, the City shall continue to cooperate with Broward County's implementation of strategies adopted in Policy T4.4.1 of the Broward County Transportation Element to facilitate local traffic to use alternatives to the SIS to protect its interregional and intrastate functions.

Policy 3.8

Through its representation on various technical committees, the City shall continue to support and cooperate with Broward County's implementation of transit-related improvements designed to facilitate local traffic to use alternatives to the SIS, including double-tracking of the South Florida Transportation Corridor parallel to I-95, improved service to Tri-Rail stations for City residents and employees, public education regarding public transit services, development of a bus rapid transit route along Powerline Road parallel to I-95 and support for the Tri-Rail Coastal Link.

Policy 3.9

The City shall monitor projects with de minimis impacts that are exempt from established levels of service.

Objective 4

The City shall establish plans and implement strategies to promote the use of bicycles and walking within the City.

Policy 4.1

The City shall continue to coordinate bicycle and pedestrian circulation within the City which is coordinated with the master recreation and open space plan and which prioritizes improvements and identifies funding mechanisms.

Policy 4.2

The City shall coordinate pedestrian and bikeways plans with adjacent municipalities and the County to ensure consistency and to provide for connections with other networks.

Policy 4.3

In developing pedestrian and bikeways plans, safety, continuity, connection to recreational areas, schools and other activity areas shall be major considerations.

Policy 4.4 6

The City shall provide for enhanced pedestrian and bicyclist comfort and an aesthetically pleasing roadway network by continuing to enforce Unified Land Development Regulations which require the planting of street trees, subject to right-of-way availability.

Policy 4.5 7

Through the development review process, the City shall continue to implement Unified Land Development Regulations which require that development/redevelopment projects provide for convenient and safe access for pedestrians and non-motorized vehicles and to encourage the provision of bicycle storage facilities where appropriate.

Policy 4.6 8

The City shall continue to include secure bicycle storage facilities at City recreational and community facilities.

Objective 5

The City shall support the efforts of BCT to provide an efficient public transit system which serves existing and future land uses within the City, adjacent major trip generators and attractors, and the special needs of the transportation disadvantaged.

Policy 5.1

The City shall inform BCT of any significant trip generators or attractors or development serving the transportation disadvantaged within one month of site plan approval.

Policy 5.2

The City shall inform BCT of public transit amenity needs within the City, including benches, shelters, improved signage, lighting, trash receptacles, and accessibility at least semiannually.

Policy 5.3

The City shall continue to promote and assist in creating community awareness of the City's and County's paratransit services available within the City.

Policy 5.4

The City shall inform BCT of customer complaints regarding transit service within the City, including on-time performance, routes, safety, on-board conditions, and service availability at least quarterly.

Policy 5.5

The City shall cooperate with Broward County in its efforts to implement the Central Transportation Concurrency Management Area (TCMA).

Objective 6

The City's Unified Land Development Regulations shall provide for the availability and protection of existing and future rights-of-way from building encroachment as a part of the development review process.

Policy 6.1

The City shall continue to protect future rights-of-way from building encroachment by cooperating with Broward County in securing at the time of plat approval the dedication to the public of right-of-way for future trafficways as delineated on the Broward County Trafficways Plan as it may be amended from time to time to accommodate roadways, intersections, turn lanes, bicycle facilities, sidewalks, bus pullout bays, bus shelters, and roadway drainage facilities.

Policy 6.2

The City shall evaluate existing conditions and amend the Unified Land Development Regulations as needed to ensure that the established future right-of-way widths for local streets within the City are adequate and that their acquisition and protection are provided for through the development review process.

Policy 6.3

The City shall maintain standards in the Unified Land Development Regulations, consistent with those established in the Broward County Land Development Code, which provide for the protection of existing and future rights-of-way within the City delineated on the adopted Broward County Trafficways Plan.

Policy 6.4

The City shall, as part of the development review process, continue to protect the existing and adopted future rights-of-way through implementation of the setback and related criteria established in the Unified Land Development Regulations including development which is not subject to platting or site plan review.

Objective 7

The City shall coordinate its transportation system and transportation planning activities with the transportation plans and programs of other relevant entities.

Policy 7.1

The City of Wilton Manors shall continue to work with FDOT District IV, and Broward County, particularly through representation on the MPO and the TEAC, to ensure that the Florida Transportation Plan, the Florida Department of Transportation Adopted Work Program and the County's long-range transportation plans address the City's transportation needs.

Policy 7.2

The City shall continue to maintain interaction with FDOT, Broward County and other relevant agencies to ensure compatibility between State and County transportation plans and projects within or affecting the City and the City's redevelopment plans and adopted land use policies.

Policy 7.3

The City shall continue its participation with the MPO and support implementation of the multi modal 2040 Cost Feasible Plan through active interaction with the MPO and TAC representatives.

Policy 7.4

The City shall coordinate development and implementation of the bicycle and pedestrian ways master plan and the local roadway network with the County's 2040 Cost Feasible Plan, the County's Transit Development Plan, and the MPO's Complete Streets Master Plan.

Policy 7.5

The City shall actively pursue representation for small population cities on the TAC and MPO to expand the City's voice in transportation planning matters affecting Wilton Manors.

Policy 7.6

The City shall assist in coordinating transportation-related adaptation policies across jurisdictional boundaries and ensure consistency among broader planning and plan implementation efforts, specifically strategies preparing for sea level rise, such as increasing road surface elevation standards, subsurface stabilization, stormwater management and drainage, and adjustment of bridge heights to allow for navigation.



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HOUSING ELEMENT

DATA INVENTORY AND ANALYSIS



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February 9, 2021

HOUSING ELEMENT

Introduction

The purpose of the Housing Element is to evaluate and assess the condition and quality of the City's current housing stock and to develop plans to remedy any existing or anticipated deficiencies. The Housing Element serves as both an inventory of existing conditions as well as an analysis of the demographics of the City in order that both existing and potential housing demands may be identified and addressed.

Historical Growth Patterns

The development of the City began in 1924, when the first plats were recorded by E.J. Willingham. The City was incorporated in September 1947. From that point, the City grew rapidly through the first growth "explosions" of the 1950's and 60's.

By 1970 the City had reached 10,948 people, according to the U.S. Census for that year, and over the next decade it grew to a peak of 12,742 by 1980.

The more recent history of Wilton Manors is characterized by moderate fluctuations in population. Between 1980 and 1990, the City experienced a slight population decrease, falling to 11,804 people (an approximate 7.4 percent loss). Over the following decade, the population grew back almost to 1980 levels, reaching 12,697 as of the 2000 Census. Then, by the following Census count in 2010, the population had once again declined (this time down to 11,632, or an 8.4 percent drop).

The U.S. Census 2012-2016 American Community Survey (ACS) provides an estimate of 12,682 population for 2016 which is about 9 percent more than the 2010 Census population, and close to the previous peak counts. The City's population is expected to continue to grow slightly as redevelopment and mixed-used projects are anticipated during the next planning period.



Source: U.S. Census Bureau

Inventory of Existing Housing Characteristics

Housing Type

The City of Wilton Manors is a small community located in Broward County which is often referred to as the Island City, because its boundaries primarily follow the North and South Forks of the Middle River. Wilton Manors is comprised of predominantly 1-unit detached structures, which make up 35.9 percent of the total 7,625 units estimated as of 2015 in the U.S. Census 2011-2015 American Community Survey (ACS) 5-Year Estimates. The proportion of single family detached units has declined by 3.5 percent since the 2010 U.S. Census, which reported a share of 39.4 percent single family detached units. Approximately 8.1 percent of the total units are attached single family units, while the remaining 56.0 percent are considered multi-family units. There are no mobile homes or boat, RV and vans in the 2011-2015 ACS estimates.

In contrast, when Broward County is considered as a whole, approximately 41.3 percent of housing units are single-family detached homes, followed by units in structures with 20 units or more (27.6 percent), then single-family attached units (8.3 percent). Wilton Manors has a larger share of multi-family units in its housing stock than the County. Table 3.1 illustrates the City's dwelling units by type, compared with Broward County.

Table 3.1: Detail of Housing Units by Type, Compared (2015)

Units in Structure	Wilton Manors		Broward County	
	Number	Percent (%)	Number	Percent (%)
Single family (detached)	2,734	35.9	336,671	41.3
Single family (attached)	620	8.1	67,608	8.3
Multi-family, 2 units	346	4.5	20,568	2.5
Multi-family, 3-4 units	368	4.8	36,145	4.4
Multi-family, 5-9 units	372	4.9	46,983	5.8
Multi-family, 10-19 units	754	9.9	59,671	7.3
Multi-family, 20+ units	2,431	31.9	224,792	27.6
Mobile home or trailer	0	0.0	21,521	2.6
Other	0	0.0	495	0.1
Total	7,625	100	814,454	100

Source: Shimberg FHDC based on U.S. Census Bureau 2011-2015 ACS 5-Yr Estimates

Age of Housing

The City's initial housing construction period began prior to 1939 with the majority of units being constructed in between 1950 and 1980. In this 30 year time span over 81.0 percent of all residential units were constructed. The housing development has continued into the 2000's but at a significantly slower pace. Wilton Manors is one of the older communities in Broward County, with the median age of structures ranging being between 39 and 48 years old. Table 3.2 shows the age of the housing stock.

Table 3.2: Housing Units by Year Built and Median Age of All Structures (2015)

Year Built	Wilton Manors	
	Number	Percent (%)
2010 or after	10	0.1
2000-2009	850	11.1
1990-1999	280	3.7
1980-1989	408	5.4
1970-1979	2,276	29.8
1960-1969	1,763	23.1
1950-1959	1,936	25.4
1940-1949	23	0.3
1939 or earlier	79	1.0
Median Age of Structures	39-48 Years	
Total	7,625	100

Source: Shimberg FHDC based on U.S. Census Bureau 2011-2015 ACS 5-Yr Estimates

Housing Occupancy Status

Approximately 84.9 percent of all units in Wilton Manors are occupied, compared with 82.3 percent in the County. Owner-occupied and renter-occupied units are reflective of year-round occupancy, while the remaining share of units are vacant or held for seasonal or occupational use. The U.S. Census ACS indicates there are 1,151 vacant units in the City, or a vacancy rate of 15.1 percent, as of 2015. Wilton Manors has a lower vacancy rate than the Broward County rate of 17.7 percent. The vacancy rate in the City has remained relatively constant since the 2010 the Census (15.2 percent), reaching a low of 13.2 percent in 2014. Table 3.3 illustrates occupancy status in the City and Broward County.

Table 3.3: Housing Occupancy Status, including Seasonal Vacancies, Compared (2015)

Occupancy Status of Unit	Wilton Manors		Broward County	
	Number	Percent (%)	Number	Percent (%)
Occupied	6,474	84.9	670,284	82.3
Vacant	1,151	15.1	144,170	17.7
Seasonal Vacancies (as a fraction of total Vacant units)	461	40.1	77,751	53.9
Total	7,625	100	814,454	100

Source: Shimberg FHDC based on U.S. Census Bureau 2011-2015 ACS 5-Yr Estimates

Housing Tenure

About 55.3 percent of all households in the City in 2015 owned their own home, compared to 44.7 percent of households who rented their home, as shown in table 3.4a, below.

Table 3.4a: Tenure Status of Households, Compared (2015)

Household Status	Wilton Manors		Broward	
	Number	Percent (%)	Number	Percent (%)
Owner	3,826	55.3	497,282	67.2
Renter	3,089	44.7	242,339	32.8
Total	6,915	100	739,621	100

Source: Shimberg FHDC

About 56.0 percent of all occupied units were owner-occupied in 2015, an increase of 21.3 percent when compared to the number of owner-occupied units in 2010 (3,153). Renter-occupied housing accounted for the remaining 44.7 percent of the units in 2015. Overall, the City has a lower owner-occupancy rate and a higher rental occupancy rate than the County's (67.2 and 32.8 percent, respectively). The tenure rates may be indicative of the demographic makeup of Wilton Manors.

According to the U.S. Census 2011-2015 ACS, only 28.2 percent of all households in the City were family households. Of those, only 19.7 percent were married-couple families. Moreover, while non-family households accounted for 71.8 percent of all household types, 53.0 percent of those non-family households consisted of persons living independently. As of 2015, 71.1 percent of owner-occupied and 72.7 of renter-occupied units were occupied by non-family households. The average household size of owner-occupied units in 2015 was 1.66, and the average household size of renter-occupied units was 1.95. Tables 3.4b compare tenure of occupied units between the City and County.

Table 3.4b: Tenure of Occupied Housing Units, Compared (2015)

Tenure Status	Wilton Manors		Broward	
	Number	Percent (%)	Number	Percent (%)
Owner-occupied	3,626	56.0	422,354	62.8
Renter-occupied	2,848	44.0	250,634	37.2
Total	6,474	100	672,988	100

Source: U.S. Census Bureau ACS 2011-2015 5-Yr Estimates

The U.S. Census 2011-2015 ACS showed of the 1,151 vacant units overall 461 units (40.1 percent) were for seasonal, recreational or occasional use and 129 units (40.1 percent) were for rent. Table 3.5 compares the tenure of vacant units in the City and County.

Table 3.5: Vacancy Status of Units, Compared (2015)

Vacancy Status	Wilton Manors		Broward County	
	Number	Percent (%)	Number	Percent (%)
For Rent	129	11.2	21,268	14.8
For Sale Only	82	7.1	10,037	7.0
Rented or Sold, Not Occupied	140	12.2	11,618	8.1
For Seasonal, Recreational or Occasional Use	461	40.1	77,751	53.9
For Migrant Workers	0	0.0	147	0.1
Other Vacant	339	29.5	23,349	16.2
Total	1,151	100	144,170	100

Source: Shimberg FHDC based on U.S. Census Bureau 2011-2015 ACS 5-Yr Estimates

Housing Value

According to the U.S. Census 2011-2015 ACS, the majority of the City’s owner-occupied housing units are valued between the \$300,000 and \$500,000 price range, followed by those in the \$200,000 and \$300,000 range. Approximately 4.2 percent of units were valued less than \$50,000. Nearly 11 percent of the owner-occupied units are valued at greater than \$500,000. Wilton Manors homes have a higher median value than Broward County’s (\$245,000 versus \$202,300 in 2015, which is 21.1 percent higher value). The housing value in Wilton Manors is an indication that the homes are of a better quality or desirability and maintain their value even though they are “aging.” Wilton Manors desirable location and proximity to Fort Lauderdale beaches also increase its marketability.

Table 3.6: Value of Owner-Occupied Units, Compared (2015)

Value of Owner-Occupied Units	Wilton Manors		Broward	
	Number	Percent	Number	Percent
Less than \$50,000	153	4.2%	39,029	9.2%
\$50,000-\$99,999	341	9.4%	67,131	15.8%
\$100,000-\$149,999	605	16.7%	58,966	13.9%
\$150,000-\$199,999	335	9.2%	61,155	14.4%
\$200,000-\$299,999	756	20.8%	82,520	19.4%
\$300,000-\$499,999	1050	29.0%	78,366	18.4%
\$500,000 or more	386	10.6%	38,524	9.0%
Total	3,626	100%	425,691	100%
Median Value	\$245,000		\$202,300	

Source: Shimberg FHDC based on U.S. Census Bureau 2011-2015 ACS 5-Yr Summary File

The following table tracks the median sales price of existing single-family homes and condominiums.

Table 3.7: Median Sales Price for Existing Homes (Nominal, 2010-2016)

Year	Single Family	Yearly Change	Condominium	Yearly Change
2010	\$259,000	-13.1%	\$89,950	2.8%
2011	\$225,000	15.5%	\$92,500	13.5%
2012	\$259,950	26.0%	\$105,000	9.5%
2013	\$327,500	3.8%	\$115,000	16.3%
2014	\$340,000	5.9%	\$133,750	6.2%
2015	\$360,000	5.6%	\$142,000	3.5%
2016	\$380,000	13.4%	\$147,000	-4.8%
2017 ¹	\$430,750		\$140,000	

Source: Shimberg FHDC based on Florida Department of Revenue, Sales Data File
 Note 1: Sales figures for 2017 are based on 1st quarter and 2nd partial quarter data

Monthly Mortgage Costs

Wilton Manors has actually experienced a reduction of about 7.41 percent in the median monthly mortgage costs since the 2010 Census. The median monthly mortgage cost in 2010 was \$2,063 compared to \$1,910 in 2015. The monthly mortgage costs are fairly evenly distributed, but the greatest share of sampled occupied units with a mortgage pay between \$1,500 and \$1,999, with the \$2,500 to \$2,999 range being the second largest (17.0 percent). Approximately 16.4 percent of residents pay \$3,000 or more on housing costs. In Broward County, the median cost of housing is \$175 less than in Wilton Manors. Monthly housing costs for owner-occupied units without a mortgage are lower for Wilton Manors (\$506) than for Broward County (\$564). Nearly 43 percent of occupied households in Wilton Manors spent more than 30 percent of their household income in 2015. The share of cost-burdened households is comparable to that of Broward County as a whole, where just slightly more than 44 percent of households spend more than 30 percent of their income on housing-related costs. Given that the median sales price for existing homes in Wilton Manors (Table 3.6) is consistently and significantly higher than Broward's, the numbers suggest that housing in Wilton Manors is more attractive to homebuyers despite the higher costs.

Table 3.8 shows the monthly costs of owner-occupied units, including units with and without a mortgage.

Table 3.8: Monthly Costs of Specified Owner-Occupied Units, Compared (2015)

Monthly Costs of Owner-Occupied Units	Wilton Manors		Broward	
	Number	Percent	Number	Percent
Mortgaged Units				
Less than \$500	14	0.6%	3,064	1.1%
\$500-\$999	366	16.3%	36,097	12.9%
\$1,000-\$1,499	371	16.6%	67,578	24.1%
\$1,500-\$1,999	451	20.1%	63,299	22.6%
\$2,000-\$2,499	288	12.9%	44,549	15.9%
\$2,500-\$2,999	381	17.0%	27,084	9.7%
\$3,000 or more	368	16.4%	38,816	13.8%

Total	2,239	100%	280,487	100%
Median Cost/Month	\$1,910		\$1,747	
Non-Mortgaged Units				
Less than \$250	25	1.8%	6,532	4.8%
\$250-\$399	262	18.9%	18,215	13.5%
\$400-\$599	554	39.9%	33,025	24.5%
\$600-\$799	269	19.4%	39,660	29.4%
\$800-\$999	53	3.8%	26,077	19.3%
\$1,000 or more	224	-	11,521	8.5%
Total	1,387	84%	135,030	100%
Median Cost/Month	\$506		\$564	

Source: Shimberg FHDC based on U.S. Census Bureau 2011-2015 ACS 5-Yr Summary File, and U.S. Census Bureau 2011-2015 ACS 5-Yr Estimates Selected Housing Characteristics (DP04)

Monthly Cost of Renter-Occupied Units

Comparative monthly renter cost data for Wilton Manors and Broward County are presented in Table 3.9. Approximately 85.6 percent of renter-occupied units in Wilton Manors pay between \$500 and \$1,999 in monthly gross rent. The median gross rent increased by 4.9 percent between 2010 (\$1,026) and 2015 (\$1,074). This, in turn, is twice as much as the median gross rent of \$507 in 1990. Residents in Wilton Manors have a slightly lower median rent cost than in the County overall.

Table 3.9: Gross Rent of Housing, Compared (2015)

Occupied Units Paying Rent	Wilton Manors		Broward County	
	Number	Percent	Number	Percent
Less than \$500	104	3.8%	7,837	3.3%
\$500-\$999	1,129	41.0%	66,883	28.4%
\$1,000-\$1,499	869	31.5%	96,564	41.0%
\$1,500-\$1,999	361	13.1%	42,740	18.2%
\$2,000-\$2,499	199	7.2%	12,664	5.4%
\$2,500-\$2,999	65	2.4%	4,595	2.0%
\$3,000 or more	28	1.0%	3,980	1.7%
Total	2,755	100%	235,263	100%
Median Rent/Month	\$1,074		\$1,191	
Occupied Units Not Paying Rent	93		9,330	

Source: U.S. Census Bureau 2011-2015 ACS 5-Yr Estimates Selected Housing Characteristics (DP04)

Household income

In 2015, the median household income in Wilton Manors was \$53,642 and the median family income \$67,20, compared to \$49,991 and \$60,070 in 2010. This represents increases of 6.0 and 11.9 percent, respectively.

The 2015 median household income in Broward County overall was slightly less than the City's, at \$51,968 as shown in Table 3.10. More than a third of all the City's households makes less than \$35,000 in annual income, with 13.1 percent of the households earning less than \$15,000. Approximately 35 percent earn an income between \$35,000 and \$75,000, and 22 percent earn more than \$100,000.

Table 3.10: Household Income, Compared (2015)

Income Range	Wilton Manors		Broward County	
	Number	Percent	Number	Percent
Less than \$15,000	875	13.1%	81,894	12.2%
\$15,000-\$24,999	630	9.4%	74,589	11.1%
\$25,000-\$34,999	625	9.3%	70,760	10.6%
\$35,000-\$49,999	1,026	15.3%	94,903	14.2%
\$50,000-\$74,999	1,298	19.4%	121,555	18.1%
\$75,000-\$99,999	756	11.3%	76,789	11.5%
\$100,000-\$149,999	708	10.6%	83,883	12.5%
\$150,000-\$199,999	326	4.9%	33,341	5.0%
\$200,000 or more	443	6.6%	32,570	4.9%
Total	6,687	100%	670,284	100%
Median Household Income	\$53,642		\$51,968	

Source: U.S. Census Bureau 2011-2015 ACS 5-Yr Estimates Selected Economic Characteristics (DP03)

Household Cost to Income

The U.S. Department of Housing and Urban Development (HUD) considers a cost-to-income ratio of more than 30 percent to be a sign of excessive housing cost, i.e. a household is cost burdened if it spends more than 30 percent of its overall income on housing costs.

In Wilton Manors, of the owner-occupied housing units with a mortgage in 2015, 57.1 percent of the owning households pay less than 30 percent of their income on housing, compared to 53.7 percent in Broward County, as shown in Table 3.11. The remaining 42.9 percent of residents in Wilton Manors pay more than 30 percent of their income on housing, with 34.8 percent spending more than 35 percent on housing costs.

For owner-occupied units without a mortgage, only 22.1 percent of the City's households pay more than 30 percent of their income on housing (this percentage is close to Broward County's). The cost burden of

residents is reflective of the affordability gap, especially for the owner-occupied units where the units cost more to maintain.

Table 3.11: Cost-to-Income Ratio of Owner-Occupied Units, Compared (2015)

Cost as a % of Household Income	Wilton Manors		Broward	
	Number	Percent	Number	Percent
Mortgaged Units				
Less than 20.0%	488	22.1%	77,257	27.7%
20.0%-24.9%	510	23.0%	38,990	14.0%
25.0%-29.9%	266	12.0%	33,358	12.0%
30.0%-34.9%	179	8.1%	25,300	9.1%
35.0% or more	770	34.8%	103,526	37.2%
Total Mortgaged Owner Units	2,213	100%	278,431	100%
Not computed	26	-	2,056	-
Non-Mortgaged Units				
Less than 10.0%	269	19.8%	41,960	29.7%
10.0%-14.9%	370	27.3%	24,715	17.5%
15.0%-19.9%	100	7.4%	18,016	12.7%
20.0%-24.9%	217	16.0%	13,005	9.2%
25.0%-29.9%	102	7.5%	9,079	6.4%
30.0%-34.9%	54	4.0%	6,855	4.8%
35.0% or more	245	18.1%	27,878	19.7%
Total Non-Mortgaged Owner Units	1,357	100%	141,508	100%
Not computed	30	-	3,969	-

Source: U.S. Census Bureau 2011-2015 ACS 5-Yr Estimates Selected Housing Characteristics (DP04)

Table 3.12 shows that for renter-occupied households in Wilton Manors, 55.9 percent pay less than 30 percent on housing compared to a significantly lower share of 38.4 percent in Broward County.

Conversely, renter households paying more than 30 percent account for 43.7 percent of the households in Wilton Manors and 61.6 percent in Broward County.

Table 3.12: Gross Rent as a Percentage of Household Income, Compared (2015)

Percent of Gross Rent	Wilton Manors		Broward	
	Number	Percent	Number	Percent
Less than 15.0%	199	7.3%	13,785	6.0%
15.0%-19.9%	275	10.1%	20,914	9.1%
20.0%-24.9%	503	18.5%	26,597	11.6%
25.0%-29.9%	553	20.3%	26,829	11.7%
30.0%-34.9%	167	6.1%	22,844	10.0%
35.0% or more	1,022	37.6%	118,531	51.6%
Total Occupied Units Paying Rent	2,719	100%	229,500	100%
Not computed	129	-	15,093	-

Source: U.S. Census Bureau 2011-2015 ACS 5-Yr Estimates Selected Housing Characteristics (DP04)

Housing Conditions

Housing condition generally refers to the physical state of a dwelling. Different though similar definitions are used in describing the condition of housing, both internally and externally.

Section 420.0004(15) (Definitions) of the Florida Statutes applies, the term “substandard” to any dwelling units that are in violation of one or more major sections of the applicable building and/or housing codes, where such violation threatens the health of the occupants; or to units that have been declared unfit for human habitation but could be rehabilitated for less than 50 percent of the property value; or to units that lack complete plumbing or sanitary facilities for the exclusive use of the occupants. Local governments may determine that units without heating are not substandard if they are located in areas where the temperature extremes do not indicate heating as a life safety factor.

Internal Housing Conditions

The following indicators from the U.S. Census Bureau are used to determine internal housing conditions:

- Lack of indoor plumbing
- Lack of indoor kitchen facilities
- Lack of telephone service
- Overcrowding (number of occupants per room)

The U.S. Census considers more than 1.01 persons residing per room to be a measure of overcrowding and more than 1.50 persons per room as severely overcrowded. Only 0.5 percent of all occupied housing units in the City are overcrowded compared to 3.7 percent in the County. Both the City and the County have minimal or null rates of units lacking complete plumbing and kitchen facilities, as shown in Table 3.13 which compares internal housing conditions in the City to Broward County. About 1.0 percent of the units in the City lack telephone service (this includes cellphones according to the U.S. Census,

<https://www2.census.gov/programs-surveys/acs/about/qbyqfact/Housing.pdf>).

Table 3.13: Internal Condition of Occupied Housing Units, Compared (2015)

Condition	Wilton Manors		Broward	
	Number	Percent	Number	Percent
Total Occupied Housing Units	6,474	-	670,284	-
Lacking complete plumbing facilities	0	-	1,887	0.3%
Lacking complete kitchen facilities	122	0.5%	4,732	0.7%
Lacking telephone service	237	1.0%	16,178	2.4%
Overcrowded units	76	0.3%	18,648	2.8%
Severely overcrowded units	42	0.2%	5,852	0.9%
Total Occupied Units w/ Substandard Conditions	477	2.0%	47,297	7.1%

Source: U.S. Census Bureau 2011-2015 ACS 5-Yr Estimates Selected Housing Characteristics (DP04)

External Housing Conditions

The City has adopted and utilizes the Florida Building Code.

In 2017 the City issued 2,904 code violations. Violations that are written in the City only reflect code violations that affect the aesthetic value of the community, such as landscaping maintenance, driveways in disrepair, building maintenance and exterior building maintenance.

According to the City Code Compliance Division, violations are not concentrated in any particular area; rather the violations are generally evenly distributed throughout the City. Along with a number of foreclosures and abandoned structures, the financial inability of some residents to dedicate the necessary funds to upkeep and maintain their home has been a major factor in housing deterioration, according to the Division.

Assisted Housing

At the County level, public sector housing is subsidized by one of four agencies according to the Broward County Comprehensive Plan. The City does not administer its own housing programs so therefore residents utilize the County programs if needed.

Table 3.14 illustrates number of persons in the City on some form of public assistance, Table 3.15 shows the inventory of federally, state and locally assisted rental housing in the City (in this case, a facility with an anticipated opening in 2019).

Table 3.14: Residents on Public Assistance

Type of Public Assistance	# Households	Percent
Cash Public Assistance Income	142	2.1%
Food Stamp/SNAP Benefits (past 12 months)	716	10.7%

Source: U.S. Census Bureau 2011-2015 ACS 5-Yr Estimates Selected Economic Characteristics (DP03)

Table 3.15: Inventory of Federally, State and Locally Assisted Rental Housing

Development Name	Street Address	# Units	Assisted Units	Status	Program	Target
Residences at Equality Park	N. Dixie Highway at NE 20th Dr	48	48	Opening in 2019	Housing Credits 4%	Persons with disabilities

Source: Shimberg FHDC

Group Homes

The Housing Element of the Broward County Comprehensive Plan, which is undergoing an update in the form of the Broward Next 2.0 effort, currently defines a group home as a facility which provides a living environment for unrelated residents that operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. The term “group home” has been used in general to describe facilities in which six or more persons share group quarters but may vary in type and function. Adult Congregate Living Facilities, comparable in size to group homes, are included in this definition, but rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters are not.

Group home facilities are generally licensed and/or regulated by agencies such as the Florida Department of Children and Families (DCF), the Agency for Persons with Disabilities (APD), the Florida Agency for Healthcare Administration (AHCA), and the Florida Department of Health.

The Florida Department of Health does not license group homes but it does conduct inspections related to food hygiene and physical plant of group home facilities. Table 3.16 shows an inventory of the Assisted Living Facilities registered with AHCA and located in Wilton Manors.

Table 3.16: City of Wilton Manors Community Residential Facilities (as of May 2018)

Facility Name	Facility Type	Address	# Licensed Beds
Catholic Charities of the Archdiocese of Miami, Inc.	Adult Day Care Center	1503 NE 26th St.	50
Independence Hall	Assisted Living Facility	1639 NE 26th St	125
Manor Pines Convalescent Center	Nursing Home	1701 NE 26th St	206
The Senior Spot	Adult Day Care Center	410 E Oakland Park Blvd	20
Williamsburg Landing	Assisted Living Facility	1776 NE 26 th Street	100
Wilton Manors Health and Rehabilitation Center	Nursing Home	2675 N. Andrews Ave.	147
Windsor Place Retirement Home	Assisted Living Facility	1850 NE 26th St.	80

Source: Florida Agency for Health Care Administration, <http://floridahealthfinder.gov/facilitylocator/ListFacilities.aspx>

The City is also served by local community-based care (CBC) organizations. The lead CBC agency serving the City of Wilton Manors is ChildNet, a non-profit chosen by the DCF to serve in both Broward and Palm Beach Counties. According to DCF, community based care organizations were established as a redesign of Florida’s child welfare system. The program (<http://www.myflfamilies.com/service-programs/community-based-care>) seeks to combine outsourcing of foster care and related services to competent service agencies to promote increased local community ownership of service delivery and design. The goal is to improve accountability, resource development, and system performance.

According to the ChildNet website (<http://www.childnet.us/portal/broward-county-foster-care-agencies>), there are three foster home management agencies with a presence within the City.

- Kids in Distress, a private, community supported non-profit agency that provides care for physically and sexually abused children. Kids in Distress, Inc. provides day treatment for those in need as well as a 24 hour emergency center, with services such as counseling, behavioral health, therapeutic and domestic violence services. The organization is closely monitored by the State and the local courts due to the sensitivity of the cases.
- Mount Bethel Human Services Corp, an organization that, among other services, provides foster care services for children who have been removed from their homes as a result of abuse, neglect or abandonment. Mount Bethel Human Services trains, licenses, places children, and manages the foster homes.
- The Twelve for Children and Families of Florida, Inc., is a health care organization with Community/Behavioral Health listed as their primary medical specialization.

There are no AHCA-licensed residential treatment centers for either adults or children and adolescents in Wilton Manors at present.

Mobile Homes

The City currently has no mobile home park facilities located within its limits. The City's last mobile home park, Middle River Trailer Park, was replaced in 2016 by a 179-unit high-end rental apartment complex, The Metropolitan.

Historically Significant Housing

There are six (6) records of historically significant residential structures in the Florida Master Site File; none are eligible for NRHP based on information obtained in June 2018. Of these, however, the Richardson Property is of unique interest to the City and includes two buildings of historical significance—a manor house and carriage house—and was the site of Broward County's third golf course which was built in 1936 (no longer in existence). The Wilton Manors Historical Society, created in 2002, sought to have the Richardson Park initiated as the City's first historical landmark and in September 2007, the Richardson Historic Park and Nature Preserve was officially opened.

The City currently has approximately 3,801 units which were built prior to 1968, meaning they are either approximately 50 years of age or older. The National Register of Historic Places’ Criteria for Evaluation provides the context for determining if a property is eligible for listing.

Housing Analysis

Methodology

The U.S. Census, the Shimberg Center for Housing Studies Florida Housing Data Clearinghouse (FHDC) and locally prepared data by the Broward County were used to compile the information required for the Housing Analysis.

Both data sets are utilized for the population and household projections to provide the most recent and available data, as required by the Florida Statutes. The City will continue to provide housing units for its existing and future population based on actual realized demographic changes that occur over time within the City.

Population and Household Projections

Overall population projections from both Broward County and the Shimberg Center for the period between 2015-2040 are shown in Table 3.17, below. The different methodologies utilized by the County and Shimberg create disparities between the various projections, but the two sets are not far apart, especially after the year 2025. Generally, Broward County’s projections are slightly lower than Shimberg’s, but predict that the City’s population will continue to grow, though very marginally, through 2040.

Table 3.17: Projected Population through 2040, Compared

Forecast Model	Base	2020	2025	2030	2035	2040
Shimberg	12,445*	12,556	12,557	12,471	12,461	12,369
Broward County	11,910**	11,920	11,847	12,124	12,103	12,069

Source: Shimberg FHDC, Broward County Traffic Analysis Zones and Municipal Forecasts Update 2014

* 2016 Estimate ** 2015 Estimate

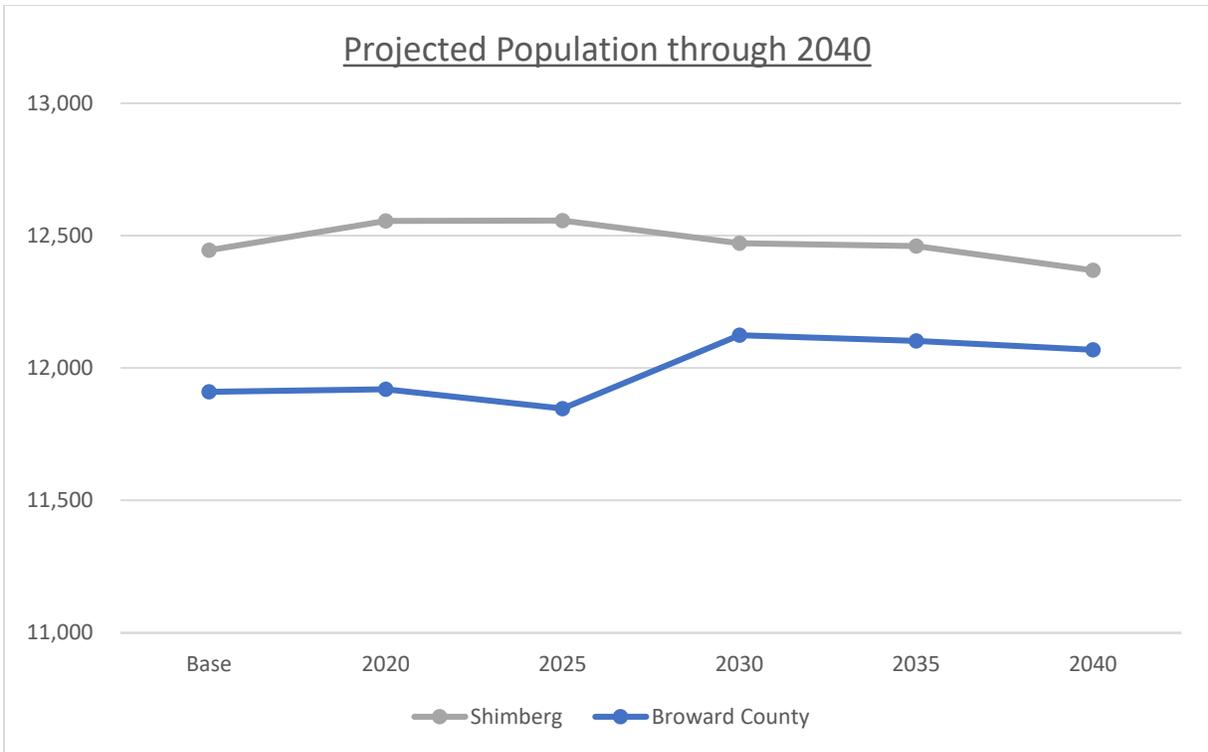


Table 3.18 shows a projection of the population by age cohorts, based on Shimberg’s forecast. Given that Wilton Manor is a mature, built-out city and that its demographics tend to favor older, smaller households, the key outcome (regardless of which projection is favored) is that future population growth can be expected to be both rather minor and slow over the next 20 years.

Table 3.18: Population Projections by Age Group, 2016-2040
(Permanent and Institutional)

Year	2016	2020	2025	2030	2035	2040
Age Group						
0-14	843	758	658	550	475	396
15-24	675	540	454	392	350	306
25-34	1,285	1,124	950	711	612	541
35-44	1,951	1,924	1,666	1,402	1,200	921
45-54	2,675	2,389	2,199	2,163	1,905	1,642
55-64	2,576	2,902	2,811	2,466	2,315	2,320
65-74	1,355	1,705	2,180	2,605	2,605	2,360
75+	1,085	1,214	1,639	2,182	2,999	3,883
Total	12,445	12,556	12,557	12,471	12,461	12,369

Source: Shimberg FHDC

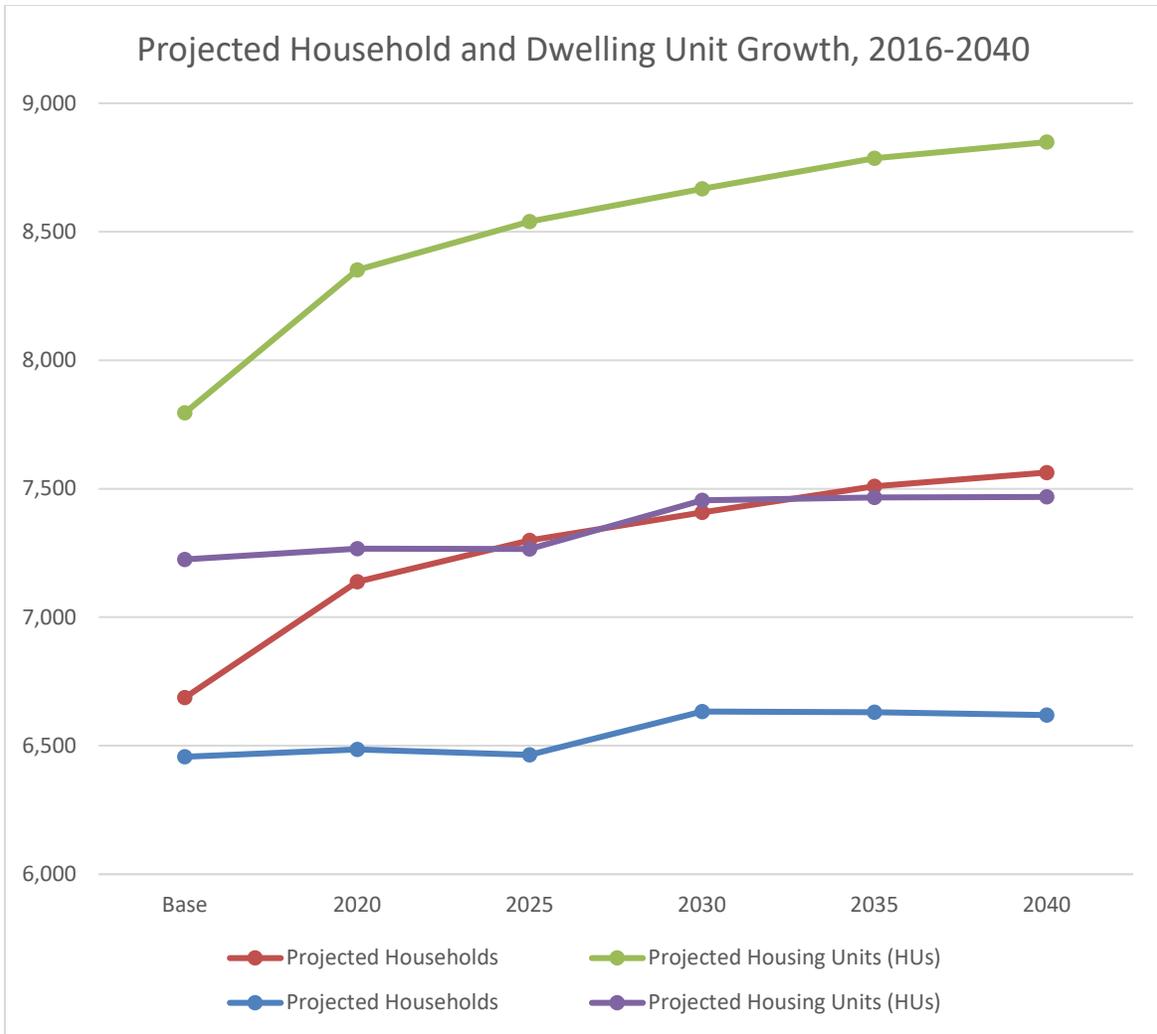
Table 3.19, below, compares the projected growth of households according to the two forecast models. Similar to the population forecast, Shimberg projects a generally higher rate of growth in households, although the growth curve begins to flatten after 2020. With the exception of 2030, the Broward County forecast is rather flat altogether (even predicting negative growth in 2025 and 2040). Dwelling units are expected to increase throughout the projection period, but also at a low rate. This, as stated previously, is indicative of the mature character of the City.

Table 3.19: Projected Growth in Households and Housing Need through 2040, Compared

Year	Base	2020	2025	2030	2035	2040
Shimberg Forecast						
Projected Households (HH)	6,687	7,138	7,299	7,408	7,509	7,563
Proj. 5-Yr HH Increment (%)	12.3%	6.7%	2.3%	1.5%	1.4%	0.7%
Projected Housing Units (HUs)	7,795	8,351	8,540	8,667	8,786	8,849
Proj. 5-Yr Growth in HUs Need (%)	11.4%	7.1%	2.3%	1.5%	1.4%	0.7%
Broward County Forecast						
Projected HH	6,457	6,485	6,465	6,633	6,630	6,619
Proj. 5-Yr HH Increment (%)	3.2%	0.4%	-0.3%	2.5%	0.0%	-0.2%
Projected Housing Units (HUs)	7,225	7,267	7,266	7,455	7,466	7,468
Proj. 5-Yr Growth in HUs Need (5%)	0.6%	0.6%	0.0%	2.6%	0.1%	0.0%

Source: Shimberg FHDC, Broward County Traffic Analysis Zones and Municipal Forecasts Update 2014, U.S Census 2012-2016 ACS 5-Year Estimates, Selected Housing Characteristics (DP04)*

* 2016 Estimate ** 2015 Estimate



Household Size Projections

Table 3.20 shows projected average household size through 2040, based on the population-household growth ratio. The Shimberg-based projection indicates that household size will continue to shrink and likely be dominated by the one to two person households. In the projection based on Broward County, the average household size remains rather constant. The predominant age of householders will continue to increase throughout the projection period, with householders 75 years old and above predominating after 2035.

Table 3.20: Projected Average Household Size and Predominant Householder Age
through 2040, Compared

Year	Base	2020	2025	2030	2035	2040
Projected HH Size (using Shimberg)	1.86	1.76	1.72	1.68	1.66	1.64
Projected HH Size (using Broward County)	1.84	1.84	1.83	1.83	1.83	1.82
Predominant Age Range of HH	45-64	55-64	55-64	65-74	75+	75+

Source: Estimated by CGA from U.S. Census ACS 2011-2015 Selected Housing Characteristics (DP04), Shimberg FHDC and Broward County 2014 Household projections

* 2016 Estimate;

** 2015 Estimate

Projections by Income Range

Projected income ranges developed by the Shimberg Center were analyzed using Broward County's Affordable Housing Income Limits for 2018, based on HUD's Income Limits Documentation System for a family of as shown in Table 3.21. The income limits are based on the median family income for the area. The household size dictates the income limit that applies to determine the eligibility of the household for a program.

Table 3.21: Broward County Income Limits 2018
(for families of 2 and 4 persons)

Income Category	2 person	4 person
Extremely Low (30%)	\$ 19,400	\$ 25,100
Very Low (50%)	\$ 32,350	\$ 40,400
Low (80%)	\$ 51,750	\$ 64,650
Moderate (120%+)	\$ 77,640	\$ 96,960

Source: Broward County (<http://www.broward.org/Housing/Pages/IncomeChart.aspx>), effective April 2018

Table 3.24 illustrates projections by income ranges for 2020 and 2040. This chart shows noticeable growth in the projected growth in households with incomes less than 50 percent of AMI between 2020 and 2040. This corresponds to the rise in the predominant age of householders, as indicated in Table 3.22.

Table 3.22: Projected Growth in Households by Income, 2020 and 2040

Household Income as a % of AMI	2020	% Change (from 2016)	2040	% Change (from 2020)
0%-30% AMI or less	847	5.1%	1,058	24.9%
30.1%-50% AMI	1,071	6.8%	1,443	34.7%
50.1%-80% AMI	1,014	3.8%	1,138	12.2%
80.1-120% AMI	1,184	2.9%	1,192	0.7%
120.1%+ AMI	3,022	-53.7%	2,732	-9.6%
Total Households	7,138	-31.8%	7,563	6.0%

Source: Shimberg FHDC

Affordable Housing Needs Assessment

Pursuant to Florida Statutes, affordable housing is defined as housing for which monthly rents or monthly mortgage payments, including taxes, insurance and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in s.420.004, F.S. (2011). As such, the following analysis has been undertaken using data from the Shimberg Center Housing Studies.

Housing Growth By Tenure

Table 3.23 illustrates the growth trends of households by tenure. Overall growth of households is projected to continue throughout the projection period. However, after peaking in 2020, the number of renter-occupied units will begin a downward trend. Between 2020 and 2040, the number of renter-occupied units is projected to decrease by an estimated 240 units or 8.0 percent, whereas the number of owner-occupied units is expected to increase by 16.6 percent.

Table 3.23: Projected Household Tenure, 2016-2040

Tenure	2016	2020	2025	2030	2035	2040
Homeowner Households	3,826	4,025	4,239	4,425	4,574	4,693
Renter Households	3,089	3,113	3,060	2,983	2,935	2,870
Total Households	6,915	7,138	7,299	7,408	7,509	7,563

Source: Shimberg FHDC

Cost Burden

The Shimberg Center assesses cost burden on two levels:

- based upon area median income data, which is used to apply income limits for low, very low and extremely low income categories
- based upon cost-to-income data

The tables below show the projected cost burden for all owner and renter-occupied households and the number of severely cost burdened households with incomes less than 80 percent of area median income (AMI). By 2040, the City is projected to have 806 owner-occupied and 1,150 renter-occupied households which are severely cost burdened and are in a low income category.

Table 3.24: Projected Affordable Housing Need,
by Tenure and Income Level 2016-2040

Number of Severely Cost-Burdened Households (50%+) with Income Less than 80% AMI						
Owner-Occupied Households						
HH Income as a % of AMI	2016	2020	2025	2030	2035	2040
30% AMI or less	223	243	273	303	329	349
30.1%-50% AMI	180	195	218	242	261	277
50.1%-80% AMI	152	160	166	171	177	180
Total HH below 80% AMI	555	598	657	716	767	806
Renter-Occupied Households						
HH Income as a % of AMI	2016	2020	2025	2030	2035	2040
30% AMI or less	542	558	579	598	615	627
30.1%-50% AMI	318	330	344	359	373	381
50.1%-80% AMI	121	126	131	136	141	142
Total HH below 80% AMI	981	1,014	1,054	1,093	1,129	1,150

Source: Shimberg FHDC

Analysis

The Affordable Housing Needs Assessment model results have illustrated apparent existing and future deficiencies in the provision of affordable housing in the City.

The Shimberg model simply compares median income with average home cost to determine affordability and assumes that monthly home costs in excess of 30 percent of median income is not affordable. Thus, it is recommended that the City continue to implement the affordable housing policies in the Housing Element and add new policies as appropriate to ensure that local affordable housing needs continue to be addressed and targeted toward the correct demographic based on needs and income. The City will also continue to implement its affordable housing program.

Housing Delivery

Private Sector Capability

The private sector's delivery of housing is affected by the market, interest rates, land availability as well as City and County regulations. As with other municipalities, the City will continue to rely on opportunities from the private sector for providing housing. Developers are expected to pay for their own needed infrastructure and the City assesses fees for affordable housing, local parks, traffic, drainage, schools, water and sewer facilities and services.

Within recent years the City has seen a rise in mixed-use development and a diversity in the type of housing units offered. Wilton Manors typically attracts a diverse population thus the need to offer housing of greater versatility is increasingly important to the City.

Although the City must rely on the private sector to create housing, the City maintains regulatory control over developments occurring in the City. Development control authority can allow the City the opportunity to not only gain housing units but institute measures that ensure affordable/workforce housing is incorporated in new developments. The City of Wilton Manors also currently has a regulation in place which mandates that developers contribute to an affordable housing program “for all new construction, building additions and on the renovation of existing buildings and building space when the building permit value of the renovation or improvement exceeds 50 percent of the replacement cost of the building or building space at the time of construction” (Sec. 080-090: Wilton Manors Code of Ordinances). The fees collected are placed into the City’s Affordable Housing Trust Fund to assist in the development of affordable housing intended to serve lower income families and those persons providing essential services to the City of Wilton Manors.

City of Wilton Manors Housing Capability

As stated above the private sector has been the predominant developer of housing in the City, with the City maintaining the administrative role in the processing of applications and permits of all developments with the City. In addition to maintaining an administrative role, the City assists the housing process through the implementation of the affordable housing fee program mentioned above.

Low income residents are eligible to participate in housing programs run by the County such as the Broward County Single Family Rehabilitation Program, Home Repair Program, and the Broward County Residential Redevelopment Housing Program. Eligible residents can also seek financial assistance from

the Broward County Housing Authority. In addition to these services the City is compiling a special needs database for residents that may benefit from City services after a disaster.

Whether housing is developed through the private or the public sector, the City will focus its efforts on attracting projects for redevelopment as only 7.22 acres of vacant land remain to be developed in the City. Redevelopment offers an opportunity for the City to rebuild a more sustainable community with planned elements reflecting New Urbanism, Smart Growth and Smart Code principles and also in implementing greener and more efficiently designed buildings, hence embracing the vision of becoming a “sustainable urban village.” As a result of utilizing these concepts in residential development the City will also have the opportunity to provide a more pedestrian friendly community for its residents, making greater connections to housing, transportation and job opportunities for its residents. The City has seen much in the way of economic revitalization and new housing creation and will likely continue on this path as the City continues to be a desirable place to live.

Elimination of Substandard Housing

Currently no listing of substandard housing units exists within the City. The City continues to enforce the goals, objectives and policies of the comprehensive plan to successfully ensure the elimination of substandard housing conditions, including, but not limited to:

- enforcing the County’s minimum housing standards;
- reviewing and amending the Property Maintenance Code every two years;
- alerting property owners to deteriorating conditions; and
- providing financial assistance to qualifying homeowners for minor improvements.

Provision of Adequate Sites for Housing

Very Low, Low-Income and Moderate Income Households

The issue of affordable housing is prevalent in almost every municipality within Broward County and Wilton Manors is not an exception. In an effort to address this issue, the City recently established an affordable housing program, the purpose of which is to maximize the production of affordable housing units and set restrictions to maximize the preservation and continued use of said units as affordable housing. To implement the program the City has an affordable housing impact fee for residential and

non-residential development. These impact fees fund the City's affordable housing trust fund, which allows the City to provide a range of housing opportunities, including affordable housing opportunities.

Additionally, no zoning limitation exists to the provision of housing for the very low, low and moderate income population. Through private developer assistance the City will be able to provide housing to assist its population. In addition to the City's affordable housing program, the City may have to consider the feasibility of developing other mechanisms for assisting the very low income households as programs geared toward housing assistance usually benefit the low income and moderate income households as the very low income households often do not qualify for housing. The use of Flex and Reserve units will not only allow the City the ability to develop additional units but also enable the City to manage growth.

Mobile Homes

Mobile homes are not allowed under the districts in the City's Zoning Code.

Group Homes and Foster Care Facilities

Wilton Manors provides for the special housing needs of the community through a number of housing types such as group homes for children and adults, foster homes, nursing homes, and Adult Living Facilities. Group homes are located within the residential housing areas of the community.

Rural and Farmworker Housing

The City is contained entirely within an urban setting with no agricultural activities; as such, the need for rural and farmworker housing does not exist in Wilton Manors.

Conservation of Historically Significant Housing

As stated above, the City will implement a policy to conduct a cultural resources assessment survey to locate and evaluate its historic structures prior to redevelopment and revitalization projects. If any are found, the City will ensure the preservation of such resources and structures. The City has also adopted regulations to provide for the inventory, designation and protection of such structures.



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COMPREHENSIVE PLAN

HOUSING ELEMENT

GOALS OBJECTIVES AND POLICIES



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ADOPTED
February 9, 2021

Housing Element

Goals, Objectives, and Policies

Goal

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

Objective 1

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

Policy 1.1

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

Policy 1.2

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

Policy 1.3

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

Policy 1.4

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

Policy 1.5

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

Policy 1.6

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

Policy 1.7

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

Policy 1.8

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

Policy 1.9

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

Policy 1.10

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

Policy 1.11

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

Policy 1.12

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

Policy 1.13

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

Policy 1.14

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

Policy 1.15

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

Objective 2

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

Policy 2.1

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

Policy 2.2

Continue to enforce the County's minimum housing standards.

Policy 2.3

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

Policy 2.4

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

Policy 2.5

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

Policy 2.6

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

Policy 2.7

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

Policy 2.8

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

Policy 2.9

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

Objective 3

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

Policy 3.1

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

Policy 3.2

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

Policy 3.3

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

Policy 3.4

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

Policy 3.5

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

Policy 3.6

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

Policy 3.7

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

Objective 4

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

Policy 4.1

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

Policy 4.2

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

Policy 4.3

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

Policy 4.4

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

Objective 5

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

Policy 5.1

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

Policy 5.2

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

Policy 5.3

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

Objective 6

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

Policy 6.1

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

Policy 6.2

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

Policy 6.3

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

Policy 6.4

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

Policy 6.5

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

Policy 6.6

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



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INFRASTRUCTURE ELEMENT

DATA INVENTORY AND ANALYSIS



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ADOPTED
February 9, 2021

Infrastructure Element

Introduction

This element is separated into four sub-elements: the Wastewater Sub-Element; the Solid Waste Sub-Element; the Drainage Sub-Element which includes Natural Groundwater Aquifer Recharge; and the Potable Water Sub-Element. These four sub-elements address the public facilities that are required to be identified and evaluated.

The Natural Groundwater Aquifer Recharge Element is combined with the Drainage Element since the function is an indirect result of the stormwater being channeled to the north and south branches of the Middle River and "finger" canals. The recharging of the Biscayne Aquifer is supported through the natural infiltration of the waters through the soils and river bottoms. The City maintains the catch basins in the public right-of-way. A few new private developments have been required to install retention facilities as part of construction.

Purpose Statement

The purpose of this Element is to evaluate the public facilities that are necessary to service both the current and projected demands of the residents and businesses of the City. The specific services evaluated as part of this section are those which are commonly known as the infrastructure. These services are essential in the delivery of safe and sanitary services for the general health and welfare of the people and businesses.

It is important to recognize that the primary drainage facilities, the potable water treatment plant, wastewater treatment facility, and solid waste facilities are owned by entities other than the City of Wilton Manors. These entities establish Level of Service Standards for their facilities. To the extent practical, the City adopts their standards. When it is not practical, however, the City coordinates with the entity through service agreements to ensure that levels of service are adequate. The City maintains contracts with service providers for all facilities with the

exception of drainage. The focus of the analysis herein will involve whether or not the City has secured through agreement or some other means ample capacities in the public facilities to accommodate its present and future needs.

The City is substantially built out with a very low projected population growth. This growth is predicted to occur through the recycling of the existing housing stock rather than through major new developments. Because of this built out status the need to address urban sprawl is not applicable to the City.

Potable Water Sub-Element

Introduction

The City of Wilton Manors maintains a large user agreement with the City of Fort Lauderdale for the supply of potable water. Wilton Manors owns and maintains the potable water distribution system within the City limits. This consists of the water mains, meters, and valves.

The only service that Wilton Manors provides to other municipalities is that of potable water services to Lazy Lake. The Village of Lazy Lake is an incorporated area of 15 residences entirely encompassed by the City of Wilton Manors. Wilton Manors provides a "pass through" service of water supply, maintenance of the lines, meter reading and billing. Fort Lauderdale does not differentiate the water supplies between Wilton Manors and Lazy Lake. As such the demands of Lazy Lake are not separated from the capacity analysis herein.

Potable Water Treatment Facilities

The City of Fort Lauderdale treats raw water at two potable water treatment plants: the Fiveash Water Treatment Plant and the Peele-Dixie Water Treatment Plant. The City of Fort Lauderdale's largest water treatment plant is the Fiveash WTP. The plant was originally constructed in 1950 and has undergone various expansions in subsequent years. The facility's

treatment capacity is technically permitted at 70 MGD. According to the Adopted 2015 City of Fort Lauderdale 10-Year Water Supply Facilities Work Plan, Fiveash WTP staff indicate the plant capacity may be limited to 60 million gallons per day (MGD). The plant uses conventional lime softening, followed by filtration. Disinfection is achieved by chloramination. The plant produces safe, reliable potable water which complies with current regulations.

The existing Peele-Dixie Water Treatment Plant is a nanofiltration treatment plant on the same site as the retired lime softening facilities. The nanofiltration treatment plant was placed into service the second quarter of 2008. The nanofiltration treatment plant has a maximum installed finished water treatment capacity of 12 million gallons per day with all units in service. The facility was designed to be expanded by the addition of three Reverse Osmosis (RO) trains that would utilize the Floridan Aquifer which would result in total installed potable water production capacity at the Peele-Dixie WTP site to be 18 MGD.

Wellfields

The City of Fort Lauderdale obtains all of its raw water supply from the surficial Biscayne Aquifer system via two active wellfields. These wellfields, which are commonly known as the Peele-Dixie Wellfield and the Prospect Wellfield, operate independently of each other, the former serving the Peele-Dixie Water Treatment Plant (WTP) and the latter serving the Fiveash WTP. Both wellfields are permitted by the SFWMD under Consumptive Use Permit No. 06-00123-W.

The wells have pumping capacities of approximately 2,100 gpm each, which equates to a total wellfield capacity of approximately 87 MGD.

Raw water to the Peele-Dixie Water Treatment Plant is supplied from groundwater from the Peele-Dixie Wellfield.

The installed capacity of the New Dixie Wellfield is approximately 20 MGD (from eight 2.5 MGD wells). The wellfield withdrawal permit limits the maximum withdrawal to 15 MGD on a daily basis.

More information on the Fort Lauderdale's water production and storage system can be found in the Adopted 2015 City of Fort Lauderdale 10-Year Water Supply Facilities Work Plan (Adopted April 7, 2015).

Potable Water Distribution System

The water distribution system that services the majority of the Wilton Manors was installed during the 1960s. While some of the pipes date back to the original installation period, the City has completed a citywide water main replacement program to ensure the system meets all applicable standards and to increase available water flow and supply pressures in specific areas. There are three interconnections with large potable water transmission mains owned by Fort Lauderdale. Each of these connections includes a master meter assembly, so that Fort Lauderdale can accurately monitor and bill for the Wilton Manor's water usage. The City is undertaking a utilities master plan in 2019 which will review the City's potable water system and identify deficiencies, capacity and prepare an improvement plan for the overall system. Resiliency review of the potable water system will also be included as part of the master plan.

Potable Water Demand and LOS Standards

Over the last five (5) years (2013 to 2017), the City of Wilton Manors (including the Village of Lazy Lake) consumed an annual average of 1.3946 million gallons of potable water per day (See Table 4.2). Based on a 2016 population estimate of 12,445 as reported by Shimberg FHDC, this equates to 112 gallons per capita per day (gpcpd). The City's adopted LOS standard for potable water is 130 gallons per capita per day. The Adopted 2015 City of Fort Lauderdale 10-Year Water Supply Facilities Work Plan indicates the City utilizes a LOS standard of 197 gpcpd with a goal to reduce the LOS standard to 170 gpcpd through conservation by 2028. The City of Wilton Manors current water demands are below the City of Fort Lauderdale's capacity for the

City.

Table 4.2 City of Wilton Manors Potable Water Demands (2013 to 2017)

Year	Average Flow
2017	1.321 MGD
2016	1.436 MGD
2015	1.432 MGD
2014	1.391 MGD
2013	1.393 MGD
5-Year Average	1.3946 MGD

Source: Wilton Manors Emergency Management/Utilities Department, September 2018.

Potable Water Capacity Analysis

The City’s LOS standard for potable water represents a gross estimate of potable water demand based on a current residential to non-residential ratio. A projection of the same standard on a per capita basis is equivalent to assuming that the residential to non-residential ratio will be largely unchanged in the future. For this analysis, Wilton Manors adopted LOS standard is 130 gpcpd which reflects an on-going effort to conserve water in the City but allows for higher consumption during periods where no water restrictions may be in place. Based on an adopted LOS standard of 130 gpcpd, Wilton Manors will generate the following potable water demand through the year 2040.

Table 4.3: City of Wilton Manors’ Projected Potable Water Demand

Year	Wilton Manors Population	Potable Water Demanded in Millions of Gallons per Day (MGD)
2016	12,445	1.62 MGD
2020	12,556	1.63 MGD
2025	12,557	1.63 MGD
2030	12,471	1.62 MGD
2035	12,461	1.62 MGD
2040	12,369	1.61 MGD

Source: Shimberg FHDC and Calvin, Giordano and Associates, 2018

Conclusion

As discussed in the introduction section of this sub-element, the City of Wilton Manors is supplied with potable water by the City of Fort Lauderdale through a large user agreement. Wilton Manors maintains the water distribution system and is responsible for meter reading and billing. The Cities of Wilton Manors through the update to this sub-element and Fort Lauderdale through their adopted a 10-Year Water Supply Facilities Work Plan have coordinated the planning of potable water needs and facilities to reflect anticipated population growth and level of service standards as required by Florida Statutes. This coordination will continue with the preparation of the next round of 10-Year Water Supply Plans in 2019.

The City is undertaking a utilities master plan in 2019 which will review the City's potable water system and identify deficiencies, capacity and prepare an improvement plan for the overall system. Following completion of the master plan, any necessary changes needed for the Potable Water Sub-Element of the Comprehensive Plan and potable water LOS will be undertaken. Resiliency review of the potable water system will also be included as part of the master plan.

Wastewater Sub-Element

Introduction

The City of Wilton Manors does not own, maintain, or operate any sanitary sewer treatment facilities. The City, through a contractual "large user" agreement with Fort Lauderdale, utilizes the George T. Lohmeyer wastewater facility located within the confines of Port Everglades. All wastewater generated in the City is directed via sewer mains to a main trunk located in NE 16th Avenue. From this point it is pumped into a major trunk line and onward to the treatment facility. All developments in the City use this wastewater treatment facility. The majority of the collection and transmission system was completed in the 1960s.

All but one septic tanks have been eliminated and the users have "tied into" the wastewater system. City legislation was passed mandating the connection to the sewer system. This legislation contained an amortization clause which set the time frame for the phasing out of septic systems provided sanitary sewers were in the public right of way.

The City owns the sewer mains in the street, the lift stations, and force mains except where elsewhere noted. The City is responsible for all the main sewer lines in the City. The City is also responsible for the 24" force main by which the City's wastewater is carried to Fort Lauderdale's main trunk line. The connection is located at approximately 3700 NE 16 Avenue in the City of Oakland Park. The City's generation of wastewater is metered at this location.

The City is not responsible for private laterals which are the connections from homes and businesses to the sewer main usually located in the public right of way and beneath the roadway surface.

Wastewater Treatment Facility

The G.T. Lohmeyer wastewater treatment plant is owned by the City of Fort Lauderdale and is operated by Fort Lauderdale's Public Services Department. The plant has a capacity to treat 55.7 Million Gallons per Day according to information on the City of Fort Lauderdale's website. In addition to serving the City of Fort Lauderdale, it serves all of Wilton Manors and Oakland Park, portions of the City of Tamarac and unincorporated Broward County, and Port Everglades. The plant is a pure oxygen, activated sludge, secondary treatment facility. Treated effluent is injected into the boulder zone at an approximate depth of 3,000 feet. More information about G. T. Lohmeyer Treatment Plant is available by contacting the City of Fort Lauderdale.

Wastewater Pump Stations

The City of Wilton Manors Emergency Management/Utilities Department maintains 12 sewage pumping stations throughout City. Each pumping station is responsible for transferring collected wastewater to a subsequent gravity sewer collection system via a force main. All wastewater collected is eventually sent to pump station #11, which serves as a master pumping station for the entire City and conveys all wastewater to Fort Lauderdale for treatment and disposal. The City's generation of wastewater is metered at this location.

Wastewater Mains and Lines

A total of approximately 181,000 linear feet of gravity sewer mains are maintained by the City's Emergency Management/Utilities Department. The City has a contractor that is routinely used to inspect and clean the wastewater lines. This equipment allows for televising the City's sewer lines, which is an essential tool that is commonly used to identify defects in a wastewater system. As such, the City has identified several defects in the wastewater system where infiltration occurs. In order to address and correct the known defects in the wastewater system, the City has implemented an ongoing sanitary sewer rehabilitation program to address infiltration and inflow. The City is undertaking a utilities master plan in 2019 which will review the City's wastewater system and identify deficiencies, capacity and prepare an improvement plan for the overall system. Resiliency review of the wastewater system will also be included as part of the master plan.

Wastewater Demand and LOS Standards

Over the last four (4) years (2014 to 2017), the City of Wilton Manors generated an annual average of 2.001 million gallons a day of wastewater (See Table 4.4). Based on a 2016 population estimate of 12,445 as reported by Shimberg FHDC, this equates to 161gallons per capita per day (gpcpd). The City's adopted LOS standard for sanitary sewer is 160 gallons per capita per day. The City is currently functioning at its adopted level of services standard.

Table 4.4: City of Wilton Manors Wastewater Flows (2014 to 2017)

Year	Average Flow
2017	1.987 MGD
2016	1.811 MGD
2015	2.009 MGD
2014	2.197 MGD
4-Year Average	2.001 MGD

Source: Wilton Manors Emergency Management/Utilities Department, September 2018.

Wastewater Capacity Analysis

The City's LOS standard for wastewater represents a gross estimate of wastewater demand based on a current residential to non-residential ratio. A projection of the same standard on a per capita basis is equivalent to assuming that the residential to non-residential ratio will be largely unchanged in the future. For this analysis, Wilton Manors adopted LOS standard is 160 gpcpd. Based on an adopted LOS standard of 160 gpcpd, Wilton Manors will generate the following wastewater demand until the year 2040.

Table 4.5: City of Wilton Manors' Projected Wastewater Demand

Year	Wilton Manors Population	Adopted LOS Standard	Wastewater Generated in Millions of Gallons per Day (MGD)
2016	12,445	160	1.99 MGD
2020	12,556	160	2.01 MGD
2025	12,557	160	2.01 MGD
2030	12,471	160	1.99 MGD
2035	12,461	160	1.99 MGD
2040	12,369	160	1.98 MGD

Source: Shimberg FHDC and Calvin, Giordano and Associates, 2018

As discussed above, the City of Wilton Manors maintains a large user agreement with the City of Fort Lauderdale for the treatment of its wastewater. The large user agreement currently allows the City to transmit up to 2.56 MGD of wastewater into Fort Lauderdale wastewater system via the sewer connection located at 16th Avenue in Oakland Park. Based on the projected wastewater demand and estimated capacity (2.56 MGD), the City will have adequate

sewer treatment capacity beyond the year 2040. The need to build additional capacity at the wastewater treatment plant is continuously monitored by the City of Fort Lauderdale and all users of the system.

Generation Rates and Development Impact Analysis

While LOS standards are useful in long-term planning analyses, a more applicable methodology is required to measure the impact of proposed development projects and/or land use plan amendments. The City’s Unified Land Development Regulations has established wastewater treatment capacity minimum design flow and LOS standards and is also shown in Table 4.6 below.

Table 4.6: Wastewater Treatment Capacity Minimum Design Flow/LOS Standards

Type of Use	Average Flow	Peak Flow
(1) Residential	90 gpd/capita	150 gpd/capita
(2) Commercial/Office	2,700 gpad	5,400 gpad
(3) Industrial	1,500 gpad	3,600 pgad
(4) Other Non-Residential	147 gpad	294 gpad

Source: City of Wilton Manors Land Development Code (LDC). Note: Flow rates above for planning purposes. For information at Site Plan see ULDR.

Conclusion

Within this data and analysis, the method of providing wastewater service in Wilton Manors was described, the level of service for sanitary sewer facilities was reviewed, and generation rates were recommended for adoption. The City is continuing to implement a sewer rehabilitation program that addresses on-going problems with infiltration and intrusion into the City’s sanitary sewer system. The City is undertaking a utilities master plan in 2019 which will review the City’s wastewater system and identify deficiencies, capacity and prepare an improvement plan for the overall system. Following completion of the master plan, any necessary changes needed for the Wastewater Sub-Element of the Comprehensive Plan and wastewater LOS will be undertaken. Resiliency review of the wastewater system will also be included as part of the master plan.

Solid Waste Sub-Element

Introduction

Wilton Manors contracts out residential and commercial solid waste collection to private haulers and maintains an interlocal agreement with Broward County to dispose of the solid waste material at a Waste to Energy Plant. This method of service delivery has allowed the City to continue providing high quality solid waste collection and disposal services at a very reasonable cost.

Wilton Manors is one of the 17 communities in Broward County that entered into the agreement which went into effect on April 1, 2018.

Disposal of Solid Waste

Solid waste disposal facilities are located outside of Wilton Manors and are shared by Broward County and all contract municipalities. All solid waste from Wilton Manors is taken to the Wheelabrator Waste-to-Energy Facility in Davie, FL (South Broward County Resource Recovery Facility), which is one of two such facilities in Broward County. The waste-to-energy facilities can process 2,250 tons per day.

Shown in Tables 4.7 and 4.8 is a summary of information on the solid waste disposal facilities serving Broward County which Wilton Manors utilizes. For more information regarding the disposal facilities in Broward County refer to the Broward County Comprehensive Plan available at Broward.org.

Table 4.7: Broward County Existing Landfill Facilities

Facility	Facility Status	Design Capacity (tons)	Current Demand (tons/year)	Available Capacity (tons)
Central Disposal Sanitary Landfill	Active	75,000,000	1,500,000	25,265,000
Broward Interim/Contingency Landfill (BIC)				
Cells 1, 2, & 3 (52 acres)	Active	4,800,000	80,000	2,200,00
Future Cells	Not Developed	23,000,000	0	23,000,000
BIC Total		27,800,000	80,000	25,200,000

Source: Broward County Comprehensive Plan Solid Waste Element, 2010

Table 4.8: Broward County Existing Incineration Facilities

Facility	Facility Status	Design Capacity (tons)	Current Demand (tons/years)	Available Capacity (tons)
North Broward County Resource Recovery Facility	Active	2,250 tons/day	1,500 tons/day	750 tons/day
South Broward County Resource Recovery Facility	Active	2,250 tons/day	1,500 tons/day	750 tons/day
Total		4,500 tons/day	3,000 tons/day	1,500 tons/day

Source: Broward County Comprehensive Plan Solid Waste Element, 2010

Collection of Solid Waste

Residential and Commercial solid waste collection is provided by a private company, Waste Management, Inc. In August of 2016 the City Commission approved a contract with Waste Management, Inc. which commenced on September 1, 2016. The current contract allows the City to request two three year extensions. Therefore, solid waste collection is secured by contract for at least another eight years.

Level of Service Standards

The City does not provide its own solid waste collection and disposal services, and therefore, that actual level of service provided to residents is specified in agreements with Broward County and Waste Management, Inc. Broward County formally adopts generation rates for its solid waste operation in its comprehensive plan for concurrency purposes. In order to be

consistent with the County, these rates are adopted by Wilton Manors as LOS standards and used for concurrency purposes and to evaluate the impact of land use changes.

Table 4.9: City of Wilton Manors Solid Waste Level of Service Standards

Land Use	LOS Standards
Residential	8.9 lbs. per unit per day
Factory/Warehouse	2 lbs. per 100 sq. ft. per day
Office Buildings	1 lb. per 100 sq. ft. per day
Retail/Service	4 lbs. per 100 sq. ft. per day
Supermarket	9 lbs. per 100 sq. ft. per day
Grade School	10 lbs. per room & ¼ lbs. per pupil per day
High School	8 lbs. per room & ¼ lbs. per pupil per day
Hospital	8 lbs. per bed per day
Nursing Home	3 lbs. per person per day
Hotel/Motel	3 lbs. per room per day

Source: Broward County Comprehensive Plan, Solid Waste Sub-Element, 2010

Solid Waste Capacity Analysis

In 2016, Wilton Manors generated over 12,000 tons of solid waste and 900 tons of mixed recycling. This equates to a generation rate of 5.3 lbs. per capita/day for solid waste and 0.4 lbs. per capita/day for mixed recycling for 2016. The projected solid waste demand of Wilton Manors is shown below in Table 4.10.

Table 4.10: City of Wilton Manors’ Projected Solid Waste Demand

Year	Wilton Manors Population	Total Tons of Solid Waste Generated Annually*
2016	12,445	12,037
2020	12,556	12,145
2025	12,557	12,146
2030	12,471	12,063
2035	12,461	12,053
2040	12,368	11,963

Source: Shimberg FHDC and Calvin, Giordano and Associates, 2018

* Assumes a per capita usage of 5.3 lbs. per capita/per day.

Conclusion

The City of Wilton Manors does not directly provide solid waste collection and disposal services. Instead, it relies upon other entities, namely Broward County and Waste Management, Inc., to provide this service to residents as specified in contract agreements. The City will continue to ensure that contract agreements are up-to-date and provide enough collection and disposal capacity to serve Wilton Manors' current and projected needs.

Stormwater Management and Natural Groundwater Recharge Sub-Element

Introduction

The City of Wilton Manors has an inter local agreement with Broward County for NPDES and thru a MS-4 permit which assist prior to the advent of sustainable drainage standards being in place and becoming a prerequisite for developing in the City. The City is situated between the north and south branches of the Middle River. The only primary drainage facility present in the City is that of the C-13 Canal also known as the Middle River Canal.

Tertiary Drainage Systems

Using its Stormwater Utility Program funds, to which each property in the City annually contributes, Wilton Manors has been constructing tertiary drainage systems (swales) that retain water and release overflow into the Middle River/C-13 Canal. The swale systems consist of roadside depressions which collect water and allow it to percolate into the ground. The water is cleansed during percolation. In addition, particulates settle prior to overflow draining into the catch basins which are set 4" above the bottom of the swale. The storm sewer lines flow directly into the River. With the completion of the new drainage system in Highland Estates, the City has 531 catch basins. The positive drainage from the catch basins is collected and reaches the river through the 84 outfalls maintained by the City and monitored through the NPDES process.

The City was developed prior to drainage standards that require on-site retention. It is also presumed that because of the close proximity to the two branches of the Middle River flooding was not considered a problem since runoff went unchecked into the river system.

Analysis of Drainage System

The City has experienced slight flooding problems due to urban development. There are isolated areas of ponding water after heavy storm events. However, these waters drain into the soil quickly. It is the contention of the City that the principal cause for these limited occurrences of standing water is additional asphalt privately placed to provide additional parking surfaces. This ponding water is not considered a local deficiency. There is one area of the City along NW 7th Avenue from NW 24th Street to NW 26th Street that has experienced ponding issues. In 2019 the City is undertaking a CIP project to correct the deficiency through CDBG funding.

The City is undertaking a utilities master plan in 2019 which will review the City's drainage system and identify deficiencies, capacity and prepare an improvement plan for the overall system. Following completion of the master plan, any necessary changes needed for the Drainage Sub-Element of the Comprehensive Plan will be undertaken. Resiliency review of the drainage system will also be included as part of the master plan.

Level of Service Standards

The City has included level of service standards for design capacity for drainage for new developments within the City's Unified Land Development Regulations and are also listed below and in Policy 3.1.5 of this Element's GOPs.

Table 4.11: Drainage Design Capacity Level of Service

Storm Sewers	Design flood frequency: 3-year recurrence interval consistent with FDOT design criteria
Buildings	Lowest habitable finished floor elevation above 100-year flood elevation
Roads	Right-of-way width up to 60 feet: 10-year, 24-hour flood elevation for road crown; Right-of-way width greater than 60 feet: ultimate curb edge of pavement: 10-year, 24-hour flood elevation
On-site storage	Retain first inch of runoff or 2 V2 inches x percentage impervious, whichever is greater
Off-site discharge	After retaining first inch of runoff, not to exceed inflow limit of SFWMD primary receiving canal or local conveyance system, whichever is less
Flood plain routing	Calculated flood elevations based on 10-year and 100-year return frequency rainfall 3-day duration shall not exceed corresponding elevation of 10-year "Flood Criteria Map" and "100 Year Flood Elevation Map"
Water Quality	Meet state water quality standards as set forth in Florida Statutes

Source: City of Wilton Manors Land Development Code.

Operational Responsibility

The C-13 Canal and the "finger canals" are within South Florida Water Management District right-of-way. SFWMD is the entity that has the operational responsibility for the C-13 Canal. The following exhibits Figures 10 through 15 are provided to depict the C- 13 Canal. The geographic service area would be all of Wilton Manors.

The land uses within the city and the total drainage basin are a mix of all uses because of the size. The City is predominantly residential with supporting commercial and community facility related uses and limited industrial use.

The use of planning periods is not applicable since the city is built out and the capacity of the system that serves the city is unrestricted.

That portion of the C-13 Canal that serves the City is primarily a natural system. There are no structures to control or retain any stormwater therefore an analysis of the current effectiveness is not possible.

Natural Groundwater Recharge

There are no wellfields identified within the City. Natural groundwater recharge occurs through the infiltration of rainwater into soils and through the river bottoms.



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CITY OF WILTON MANORS

COMPREHENSIVE PLAN

INFRASTRUCTURE ELEMENT

GOALS OBJECTIVES AND POLICIES



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Infrastructure Element

Goals, Objectives, and Policies

Wastewater

Goal 1

To ensure the availability of adequate wastewater service to the residents and businesses within the City.

Objective 1.1

The City shall coordinate with the City of Fort Lauderdale to ensure that the adopted Level of Service Standards for wastewater flowage are maintained.

Policy 1.1.1

The City will continue to transmit its sewage to the City of Fort Lauderdale Wastewater Treatment Plant for treatment and disposal in compliance with the Large User Agreement.

Policy 1.1.2

Submit annually to the City of Fort Lauderdale projections of future demand for wastewater treatment services for the residents and businesses of Wilton Manors.

Policy 1.1.3

The City shall secure through its Large User Agreement with the City of Fort Lauderdale adequate wastewater treatment capacity to meet the projected demand of the City.

Policy 1.1.4

The City is undertaking a utilities master plan in 2019 which will review the City's wastewater system and identify deficiencies, capacity, and prepare an improvement plan for the overall system. Following completion of the master plan, any necessary changes needed for the Wastewater Sub-Element of the Comprehensive Plan and wastewater LOS shall be undertaken. Resiliency review of the wastewater system will also be included as part of the master plan.

Objective 1.2

The City shall maintain an adequate and efficient wastewater collection system within the City.

Policy 1.2.1

Conduct weekly inspections of the lift stations to ensure they are in proper working order.

Policy 1.2.2

Conduct monthly inspections of the wastewater collection system to ensure that it is in proper working order.

Policy 1.2.3

The Department of Utilities shall prepare an annual report on the condition of the sanitary sewer collection system with recommendations that prioritize repair and replacement.

Policy 1.2.4

A priority of the City is to eliminate wastewater system deficiencies which would impede the rehabilitation or redevelopment of blighted areas within the City.

Solid Waste

Goal 2

To ensure a sanitary environment through the safe and efficient disposal of solid wastes.

Objective 2.1

Continue in the support of Broward County to provide adequate facilities to safely dispose of the solid wastes generated by the people and businesses of the County.

Policy 2.1.1

Annually conduct public awareness campaigns to advise the residents of the City of the solid waste concerns and the need to effectively deal with this problem.

Policy 2.1.2

Meet with County officials on an as needed basis to coordinate the efforts of the solid waste disposal systems currently in place.

Policy 2.1.3

The City shall adopt the Level of Service Standards that have been developed and adopted by the County. Those LOS Standards are:

Land Use	LOS Standards
Residential	8.9 lbs. per unit per day
Factory/Warehouse	2 lbs. per 100 sq. ft. per day
Office Buildings	1 lb. per 100 sq. ft. per day
Retail/Service	4 lbs. per 100 sq. ft. per day
Supermarket	9 lbs. per 100 sq. ft. per day
Grade School	10 lbs. per room & ¼ lbs. per pupil per day
High School	8 lbs. per room & ¼ lbs. per pupil per day
Hospital	8 lbs. per bed per day

Land Use	LOS Standards
Nursing Home	3 lbs. per person per day
Hotel/Motel	3 lbs. per room per day

Source: Broward County Comprehensive Plan, Solid Waste Sub-Element, 2010

Objective 2.2

The City shall provide for efficient and routine waste collection services to the residents of the City.

Policy 2.2.1

The City shall monitor all citizen complaints generated by the service provided by the contracted hauler to evaluate the contractor's performance.

Policy 2.2.2

Provide twice weekly curb side pick up service for the elimination of trash and garbage.

Policy 2.2.3

Review every two years the Property Maintenance Standards of the City to ensure their adequacy in enforcing the removal of trash and garbage from private property.

Policy 2.2.4

Conduct monthly inspections of property to ensure that trash and garbage is not being accumulated.

Objective 2.3

The City will support the development and implementation of efficient, economical and environmentally sensitive solid waste collection and disposal systems.

Policy 2.3.1

The City shall continue to participate in the County-wide Resource Recovery and Landfill Facilities Program.

Policy 2.3.2

The City shall continue to participate in the formation of plans and programs to solve the disposal needs of the area.

Policy 2.3.3

The City shall, in coordination with County officials, support efforts to divert recyclables from the solid waste stream in order to comply with the Solid Waste Act of 1988, as amended.

Policy 2.3.4

The City shall discourage littering and illegal dumping by informing the public and by enforcing relevant laws, ordinances and codes and support all County efforts to do the same.

Objective 2.4

The City shall provide for the safe handling and disposal of hazardous materials.

Policy 2.4.1

The City shall review and amend as needed the appropriate City codes to require compliance with the standards and regulations of Broward County for the handling of hazardous materials, including their storage, shipment, use, transfer and disposal.

Policy 2.4.2

The City shall require that all City emergency personnel undergo annual training for the recognition and safe handling of hazardous wastes.

Policy 2.4.3

The City shall participate in regional programs which involve the training for safe handling of hazardous materials.

Drainage and Natural Groundwater Aquifer Recharge

Goal 3

To eliminate flooding concerns and protect the quality of estuarine systems and potable water sources.

Objective 3.1

The City shall amend as needed and implement the standards and criteria of the Unified Land Development Regulations to improve the drainage of the City and to preserve water quality.

Policy 3.1.1

The City will continue to require any new development or redevelopment to incorporate stormwater retention measures to provide on-site retention and treatment of the first inch of stormwater runoff in accordance with adopted Level of Service Standards.

Policy 3.1.2

The City shall continue to require adequate drainage improvements be developed in compliance with the adopted Level of Service Standards and minimum design criteria established in the Unified Land Development Regulations.

Policy 3.1.3

The City will cooperate with the water districts and other related agencies to ensure that new developments shall provide water storage capacity equal to that which existed under predevelopment conditions; and that the current drainage and stormwater management standards of South Florida Water Management District, the Broward County Department of Environmental Protection and Growth Management, and other regulatory agencies are

incorporated into the development codes of the City, as needed.

Policy 3.1.4

The City’s land development code and regulations shall provide for the protection and creation of surface waters in conformance with State and South Florida Water Management District policies.

Policy 3.1.5

The City's adopted drainage Level of Service Standards shall be as follows:

Storm Sewers	Design flood frequency: 3-year recurrence interval consistent with FDOT design criteria
Buildings	Lowest habitable finished floor elevation above 100-year flood elevation
Roads	Right-of-way width up to 60 feet: 10-year, 24-hour flood elevation for road crown; Right-of-way width greater than 60 feet: ultimate curb edge of pavement: 10-year, 24-hour flood elevation
On-site storage	Retain first inch of runoff or 2 V2 inches x percentage impervious, whichever is greater
Off-site discharge	After retaining first inch of runoff, not to exceed inflow limit of SFWMD primary receiving canal or local conveyance system, whichever is less
Flood plain routing	Calculated flood elevations based on 10-year and 100-year return frequency rainfall 3-day duration shall not exceed corresponding elevation of 10-year "Flood Criteria Map" and "100 Year Flood Elevation Map
Water Quality	Meet state water quality standards as set forth in Florida Statutes

Policy 3.1.6

The City's Department of Emergency Management/Utilities shall prepare an annual report which provides a status assessment of the master drainage system and identifies and prioritizes any potential problems that may require repair or replacement.

Policy 3.1.7

Continue to require developments to provide pre-treatment for stormwater runoff through grassy swales, wetlands filtration, ex-filtration trenches or other means consistent with the Best Management practices of the South Florida Water Management District and the adopted Level of Service Standards.

Policy 3.1.8

The City shall adhere to the National Pollution Discharge Elimination System – Municipal Separate Storm Sewer System (NPDES-MS4) Permit and shall implement the permit conditions including monitoring, reporting and improving stormwater management practices.

Potable Water

Goal 4

To ensure the availability of adequate and safe potable water supply sufficient to meet the demands of the residents and businesses within the City.

Objective 4.1

The City shall coordinate with the City of Fort Lauderdale to ensure that the adopted Level of Service Standards for potable water are maintained to meet the current and anticipated demands.

Policy 4.1.1

Consistent with the Large User Agreement and the Comprehensive Plan of the City of Fort Lauderdale, the service provider, the potable water daily average Level of Service Standards for the corresponding year shall be as follows:

130 gallons per capita per day

Objective 4.2

The City shall maintain an adequate and efficient potable water distribution system within the City.

Policy 4.2.1

The City shall coordinate monthly inspections of the water distribution system to ensure proper working order.

Policy 4.2.2

The City's Department of Emergency Management/Utilities shall prepare an annual report which provides a status assessment of the water distribution system and identifies any potential problems that may require repair or replacement along with a prioritization.

Policy 4.2.3

The City will install or require the installation of mains, laterals, and connections in accordance with standards acceptable to the City, County, and State, as well as American Water Works Association.

Policy 4.2.4

The City shall conduct monthly pressure flow checks to ensure that adequate pressures exist to provide water to fire hydrants for fire fighting purposes.

Policy 4.2.5

The City completed a utilities master plan in 2019 which reviewed the City’s potable water system and identified deficiencies, capacity, and prepared an improvement plan for the overall system. Resiliency review of the potable water system was also included as part of the master plan.

Objective 4.3

The City shall establish criteria and standards to be adopted which serve as means to conserve water and reduce per capita consumption.

Policy 4.3.1

The City shall continue to administer and enforce its various water conservation efforts and coordinate with the City of Fort Lauderdale on their water conservation goals and programs.

Policy 4.3.2

The City shall continue to implement the Development Code requirements that water saving components be used in new construction, as well as consider emerging water conservation technologies and techniques.

Objective 4.4

The City will maintain a Water Supply Facilities Work Plan for a twenty (20) year planning period addressing water supply facilities necessary to serve existing and future development within the City’s water service area.

Policy 4.4.1

The Water Supply Facilities Work Plan will be consistent with the potable water level-of-service standards established in Policy 4.1.1.

Policy 4.4.2

The City will coordinate with the South Florida Water Management District (SFWMD) related to updating the City’s Water Supply Facilities Work Plan within 18 months after the SFWMD updates the *Lower East Coast Regional Water Supply Plan Update*.

Policy 4.4.3

When updating the Water Supply Facilities Work Plan, the City will seek alternative sources of water in order to meet projected demand increases as necessary.

Policy 4.4.4

The Water Supply Facilities Work Plan will be used to prioritize and coordinate the expansion and upgrade of facilities used to distribute potable water to meet future needs.

Policy 4.4.5

The City will establish and maintain, at a minimum, a current five-year schedule of capital improvements for the improvement, extension and/or increase in capacity of water facilities.

Objective 4.5

The City will work with its water provider, the City of Fort Lauderdale, to identify and utilize sources of water that can be used to meet existing and future needs when maintaining and updating the Water Supply Facilities Work Plan.

Policy 4.5.1

In conjunction with the South Florida Water Management District (SFWMD), the City of Fort Lauderdale, and other local governments, the City will seek the development of efficient, cost-effective, and technically feasible water sources that will supplement future demands, without causing adverse impacts to water quality, wetlands, and aquatic systems.

Policy 4.5.2

In coordination with the water supplier, the City will maximize the use of existing potable water facilities through the implementation of management techniques that can enhance a source of supply, sustain water resources and related natural systems, and/or optimize water supply yield. These techniques may include, but are not limited to, aquifer storage recovery, reclaimed water, system interconnects, water conservation/reuse, and Alternative Water Supply (AWS) projects.

Policy 4.5.3

The City's annual water consumption will be equal to or less than that share of the amount allocated under the District-issued consumptive use permit for the City's water supplier.

Policy 4.5.4

The City will participate in the implementation of the Florida Water Conservation Initiative, updates of the SFWMD's water supply assessments, and updates of the *Lower East Coast Regional Water Supply Plan* including the 2018 LECWSP approved on November 8, 2018, to enable the City to design and implement an effective water supply plan.

Policy 4.5.5

Prior to approving a building permit for a change in use or density or its functional equivalent, the City shall consult with its water supplier, the City of Fort Lauderdale, to determine whether adequate water supplies will be available to serve the new development no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent by the City.

Objective 4.6

As part of the Water Supply Facilities Work Plan, the City shall develop a water conservation program in conjunction with its water supplier. The City has provided the following water conservation plan elements:

Policy 4.6.1

Limitation of lawn and ornamental irrigation hours. The City of Wilton Manors stipulates that all lawn and ornamental irrigation will be limited to the hours per Broward County Ordinance No. 91-8 as may be amended.

Policy 4.6.2

Use of Florida Friendly Landscape principles. The City of Wilton Manors ULDR Section 150-070 includes these principles through the use of drought tolerant landscape species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions of the amount of lawn areas. The ordinance requires Florida Friendly Landscape principals to be integrated in all landscaping for new construction.

Policy 4.6.3

Requirement of ultra-low volume plumbing in new construction. City of Wilton Manors relies upon Section 6 of the Broward County code which prohibits a City from enacting standards different from the South Florida Building Code relative to ultra-low volume plumbing standards.

Policy 4.6.4

Water conservation based rate structure. The City of Wilton Manors shall continue to utilize the water conservation based rate structure.

Policy 4.6.5

Leak Detection - The City of Wilton Manors has new water meters which include leak detection. In addition, the software associated with the drive-by meter reading system can detect leaks on the customer side of the meter. When flagged by the meter reading system, the customer is contacted about the potential for leaks allowing for leaks to be eliminate more quickly.

Policy 4.6.6

Rain Sensor Device Ordinance - The City of Wilton Manors ULDR Section 150-210(A), which contains provisions for the requirement of rain sensors on new irrigation systems.

Policy 4.6.7

Water Conservation Education Program. The City of Wilton Manors publishes a variety of brochures and literature, promoting water conservation that are available to members of the public upon request. The City also maintains an active public information campaign on water conservation and restrictions on irrigation using Code Compliance Officers, and Police Officers.

In addition, the City of Wilton Manors website (<http://www.wiltomanors.com>) includes water conservation information.

Policy 4.6.8

In conjunction with the City of Fort Lauderdale, the City’s water provider, the City of Wilton Manors coordinates with the City on water conservation that includes water reduction goals, actions and funding requirements to achieve the goals and milestone dates for implementation of actions.

Policy 4.6.9

Water demand reduction. The City of Wilton Manors continues to implement water demand reduction programs

Goal 5

To implement and promote infrastructure sustainable practices city-wide and increase resiliency from potential impacts from climate change and sea level rise.

Objective 5.1

Promote and implement sustainable and environmentally efficient practices and technologies to conserve energy, water and other non-renewable and natural resources. Increase resiliency to the impacts of climate change through the review and implementation of mitigative infrastructure projects and policies.

Policy 5.1.1

In conjunction with other elements of this Comprehensive Plan, the City shall continue to utilize and implement the Green Building Program within the City Code.

Policy 5.1.2

The City shall continue to incorporate sustainable practices, as well as periodically evaluate new technologies and practices, into its daily operations regarding wastewater, solid waste, water and drainage and natural groundwater aquifer recharge.

Policy 5.1.3

The City shall encourage and/or require as appropriate, residents and business owners to incorporate sustainable practices into daily operations, including but not limited to:

- a. Recycling;
- b. Reducing consumption of natural resources; and
- c. Using water and energy conservation practices and fixtures.

Policy 5.1.4

The City shall review and identify feasible regulations as needed that require new construction, redevelopment, additions, retrofits or modifications of property to incorporate porous materials, reduce total impervious area, and employ other techniques to reduce run-off,

capture and reuse rainwater.

Policy 5.1.5

The City shall conduct an assessment to identify public investments and infrastructure at risk from sea level rise and other climate change related impacts. Specifically, the City shall analyze vulnerability to facilities and services, including but not limited to: buildings; water and wastewater infrastructure, transmission lines and pumping stations; stormwater systems; roads, bridges, and all transportation and transit infrastructure; power generation facilities and power transmission infrastructure; critical infrastructure such as City Hall, police and fire stations.

Policy 5.1.6

The City shall coordinate with Broward County in improving the resiliency of existing water resources and water and wastewater infrastructure to climate change impacts, while improving energy efficiency and reducing greenhouse gas emissions.

Policy 5.1.7

The City shall consider the installation of backflow preventers on drainage systems that discharge to SFWMD or other drainage canals in coordination with the appropriate agencies.

Policy 5.1.8

The City shall consider additional stormwater drainage infrastructure necessary to accommodate projected increases in stormwater, including drainage wells, injection wells, swales, bioswales and other related structures.

Objective 5.2

Conserve and protect potable water resources by optimizing the utilization of water resources through effective water management practices.

Policy 5.2.1

The City shall maintain and improve land development code and other regulations that include: 1) water conservation-based irrigation requirements; 2) water conservation-based plant species requirements derived from the South Florida Water Management District's list of native species and other appropriate sources; 3) lawn watering restrictions; 4) mandatory use of high-efficiency water saving devices for substantial rehabilitation and new construction; and 5) other water conservation measures, as feasible.

Policy 5.2.2

The City shall promote education programs for residential, commercial and other uses which will discourage waste and conserve potable water.

Objective 5.3

Ensure resiliency of existing and future water resources, and water, wastewater and storm water transmission, disposal and treatment systems and infrastructure to the impacts of climate change and consider the development of adaptation for areas vulnerable to climate change-related impacts.

Policy 5.3.1

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

Policy 5.3.2

Coordinate adaptive management implementation strategies for water and wastewater resources that address the potential impacts of climate change for long term operations.

Policy 5.3.3

Evaluate cost/benefit analysis for implementing adaptive management strategies including; planning, siting, construction, replacement and maintenance of public infrastructure as well as fortification or retrofitting of existing infrastructure.

Policy 5.3.4

Work with the City's water supplier to develop water demand projection scenarios that account for potential changes in demands if temperatures increase and drought conditions become more frequent or persistent.

Policy 5.3.5

Work with Broward County to evaluate infiltration and inflow programs to strategically reduce the flow of groundwater and stormwater to wastewater collection and treatment facilities.



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COASTAL MANAGEMENT ELEMENT

DATA INVENTORY AND ANALYSIS



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ADOPTED

February 9, 2021

Coastal Management Element

DATA INVENTORY AND ANALYSIS

Introduction

Although the City of Wilton Manors is not an ocean front community and does not contain any beach or dune habitat, and it does not front the Intracoastal Waterway (ICW), the City is required to prepare a Coastal Management Element in accordance with F.S. 380.24 due to its contiguity to waters of the State. The North and South forks of the Middle River, which are “waters of the state,” encompass the City. The North and South forks of the Middle River are tidally influenced. Map CVN 4 City of Wilton Manors Water Bodies, found in the Conservation Element, depicts how the river encompasses the City.

Purpose

The purpose of the Coastal Management Element is to protect human life and to limit public expenditures in areas that are subject to destruction by natural disaster. It is also to plan for, and where appropriate, restrict development activities where such activities would damage or destroy coastal resources.

Coastal Planning Area

The Coastal Planning Area (CPA) in the City of Wilton Manors encompasses both forks of the Middle River, the adjoining finger canals, the shorelines and properties adjacent to these waterways.

Land Use in the Coastal Planning Area

The existing land uses within the coastal planning area are shown on Map CST 2 Coastal Planning Area. The table below identifies the uses within the coastal planning area, the overall and the percent acreage of each use. Residential dominates covering at least 81% of the coastal planning area. The remaining uses cover 6% or less each.

Table 5-1 Land Use within Coastal Planning Area

Sum of Acreage		
Existing Land Use	Total Acres	% of Land
Commercial	11.14838652	4.55%
Government	15.26281171	6.23%
Industrial	2.210356977	0.90%
Institutional	5.286133266	2.16%
Miscellaneous	11.54232804	4.71%
Residential	199.6894995	81.46%
Grand Total	245.139516	100.00%

Source: Calvin, Giordano & Associates, 2018

Infrastructure in the Coastal Planning Area

The City of Wilton Manors has sixteen (16) bridges in the coastal planning area: thirteen (13) bridges that cross over the North or South forks of the Middle River; one (1) bridge in the northwestern portion of the City (NW 29th Street) crossing the canal that interconnects the North and South forks of the Middle River before they merge together at the very northwestern tip of the City; and two (2) bridges, one on each end of an island that is NE 19th Street and Kensington Place, connecting the island to the City. The City is partially responsible for two (2) of these bridges and shares their maintenance with the adjacent municipality. Two (2) bridges are owned and maintained by the Florida East Coast Railroad and are solely used for rail traffic. The remaining bridges are all under the jurisdiction of other public agencies – Broward County and/or the State. All bridges are fixed and have closed clearance measurements ranging approximately from four (4) to six (6) feet.

Natural Resources in the Coastal Area

The coastal planning area is nearly built out. However, along the shoreline there are still some remaining wetlands. The Broward County Protected Lands map identifies the following protected wetlands:

- Richardson Property, 3.14 acres of forested saltwater wetlands that is owned by the City,
- Tropic Gardens Plat, 1.86 acres of wetlands owned by Broward County,
- Footbridge Mangroves, 1.49 acres of forested saltwater wetlands under Footbridge HOA ownership, and
- Colohatchee Park, 4.97 acres of forested saltwater wetlands owned by the City.

Additionally, there are two (2) mangrove islands within the North fork of the Middle River; one is owned by the State the other by the South Florida Water Management District.

Both forks of the Middle River are considered waterways accessible by the West Indian Manatee, a large fully aquatic marine mammal listed as “Threatened” by the Florida Fish and Wildlife Conservation Commission (FWC). Manatees typically inhabit warm, shallow, coastal estuarine waters and frequently migrate into Florida warm, spring-fed rivers during the winter months as well as congregate near power plants, which warm the waters.

According to the Broward County Manatee Protection Program, Manatee Distributional Survey, there have been numerous manatee sightings in the river surrounding Wilton Manors. The Manatee Protection Speed Zone for marine vessels operating in the Middle River waters is designated as “slow speed”. The City has added signage identifying speed zones and manatee caution areas in the navigable waterways. The Wilton Manors Police Department has a marine patrol unit to ensure the speed zones are enforced in addition to all boating safety regulations.

Water Access Facilities

Water access is provided to the public at the following recreational locations. All these recreational sites are owned, operated, and maintained by the City of Wilton Manors, Leisure Services Department.

The Colohatchee Nature Park is a conservation area that has been preserved in its natural state as a wetland. This wetland area has been subject to some man-made influence by the construction of an elevated boardwalk to allow people to view the elements of a wetland. This park is located on the South fork of the Middle River near NE 15th Avenue. North of this nature area and accessed via the boardwalk is an active park improved with covered picnic areas, dog park, walking trail, outdoor fitness zone, and a large pavilion. Frontage to the South fork of the Middle River is approximately 330 feet. The Colohatchee Boat Ramp facility is located adjacent to the Nature Park on the eastern side of NE 15th Avenue. This facility has a boat launch, staging docks, benches, picnic tables, restrooms, outdoor shower, and boat trailer parking. There is approximately 215 feet of water frontage at this location.

The Island City Park Preserve is located on the south bank of the North fork of the Middle River on NE 28th Street. This waterfront community park features a playground, a pavilion with picnic tables and restroom facilities, kayak/canoe launch, boat dock with a hoist, multipurpose court, boardwalk, and a community center with full service kitchen. The park was acquired in 1997-98 and combined with Kiwanis Park to provide natural resource protection in the form of a mangrove mitigation preserve as well as outdoor recreation. This park provides 425 feet of water frontage.

The Richardson Historic Park and Nature Preserve is located on the North bank of the South fork of the Middle River at Wilton Drive. Amenities include a river boardwalk, boat dock, observation pier, pavilions, nature trails with interpretive signs, lighted restroom facility, a courtyard, kayak rentals, natural habitat areas, parking lot, a historic carriage house, and a 3,500 square foot manor house for facility rentals. The park has approximately 420 feet of water frontage.

Donn Eisele Park is a linear neighborhood park located in the northwest portion of the City along the south bank of the C-13 Canal – one block east of Powerline Road. This linear park is situated perpendicular to the C-13 Canal and features 50 feet of frontage. Amenities include benches, a pavilion, canoe and kayak launch, a floating dock, and a butterfly garden.

The Snook Creek Boat Ramp is located in the southwest portion of the City along Powerline Road. The facility has 350 feet of frontage along the South Fork of the Middle River. Amenities include a boat ramp, dock, pavilion, parking lot, and trailer parking spaces.

The Andrews Avenue Passive Park is located along Andrews Avenue fronting the South fork of the Middle River. It is a passive recreation mowed area containing native trees and shrubs. It shares approximately 110 feet of frontage with the River.

The North and South forks of the Middle River are part of the Broward Urban River Trail and the County's Greenway Trail System. It is shared with the cities of Fort Lauderdale and Oakland Park whose boundaries meet Wilton Manors' in the river. These cities, as well as Broward County, are committed to protecting and enhancing the quality of the river and related resources.

Estuarine Pollution Conditions

The primary point-source of pollution in the waterways surrounding the City is oil discharge through recreational boating activities. The boating activity is somewhat limited due to the fact that fixed bridges govern the size of watercraft.

Stormwater runoff is the primary source for non-point pollution to the City's waterways including the finger canals. Any construction or redevelopment will be subject to the requirements of the City of Wilton Manors Stormwater Discharge Regulations. The City also adheres to their Nation Pollution Discharge Elimination System – Municipal Separate Storm Sewer System (NPDES-MS4) permit conditions and implements the monitoring, reporting and stormwater management improvement practices required by the permit.

The Middle River is also known as the Middle River Canal and the C-13 Canal. The South Florida Water Management District (SFWMD) incorporated the C-13 drainage canal system into the Middle River, a natural river system; the C-13 is a significant component of the overall drainage and stormwater control system for the Southeast Region. The C-13 is maintained by the SFWMD. Portions of the canal adjacent to the City have been dredged. The C-13 connects to the Everglades in the west and ultimately drains into the Intracoastal Waterway in the east. The C-13 carries stormwater runoff from the western portions of the County.

Broward County has more than 266 miles of fresh and estuarine waterways, the majority of which are man-made canals. The County established an ambient surface water quality monitoring program. Samples are collected at 46 sites throughout the County on a quarterly basis each year. Total nitrogen, total phosphorus, chlorophyll a, dissolved oxygen, specific conductance, and salinity are sampled at each station. Two sampling sites are adjacent to Wilton Manors: Site #111: South Fork Middle River at the NE 15th Avenue Bridge, and Site #112: North Fork Middle River at the NE 16th Avenue Bridge. Appendix 6A shows sampling data from 2006 to 2016 for these sites.

Historic Resources

The Bureau of Archaeological Research within the Florida Office of Cultural and Historic Preservation maintains the Florida Master Site File (MSF), a database that contains information on archaeological and historic resources in Florida. The MSF includes 38 records for the City of Wilton Manors: two (2) historical bridges; three (3) resource groups; and 33 Historical Structures. The Future Land Use Map does not indicate a change in land use designations for these historic sites, nor is it anticipated that these sites shall be affected by any future redevelopment.

COASTAL HIGH HAZARD AREA

Pursuant to Chapter 163.3178(2)(h)F.S. the "Coastal High Hazard Areas" (also referred to as "high-hazard coastal areas") means the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Map CST 1 Coastal High Hazard Area identifies the Coastal High Hazard Area (CHHA) within the City.

Infrastructure in the Coastal High Hazard Area

The Coastal High Hazard Area map identifies lands in close proximity to the ends of the bridges at NE 26th Street, NE 19th Street, N Dixie Highway, the FEC rail line Bridge, NE 15th Avenue, and NE 16th Avenue bridges are below the elevation of the category 1 storm surge line as identified by the SLOSH model.

NATURAL DISASTER PLANNING

The Emergency Management/Utilities Department is responsible for the City's emergency preparedness, response and recovery services. The City of Wilton Manors follows national standards for all-hazards emergency preparedness, including ensuring that employees with emergency preparedness or recovery duties have National Incident Management System (NIMS) training, which is required by the Federal Emergency Management Agency (FEMA) to ensure that the City is eligible for reimbursement of expenses incurred after an emergency event.

Additionally, the City ensures that contracts are current for contractors to assist with post-emergency recovery, such as debris removal and required monitoring. City Hall includes an Emergency Operations Center that is equipped to allow first responders to participate in conference calls and internet webinars with County and National Weather Service officials.

The City has developed, adopted and maintains a Comprehensive Emergency Management Plan (CEMP). The CEMP outlines the framework for the City and community partners to prepare for, prevent, respond to, recover from, and mitigate against all hazards that may severely affect the community. It is the intent of the CEMP to provide a structure for standardizing plans citywide and to facilitate interoperability among local, state, and federal governments. The City also has in place mutual aid agreements with local, regional, and State agencies.

The City can be subject to various disasters, including acts of terrorism, but hurricanes/tropical storms and floods are the mostly likely events to prepare for. Hurricanes have the potential to occur from June through November; heavy rainfall, high winds, storm surge and widespread flooding may accompany these storms, as well as a potential for associated tornadoes. During a hurricane evacuation, a significant number of vehicles will have to be moved across the local and regional road network. The quantity of evacuating vehicles will vary depending upon the magnitude of the hurricane, publicity and warnings provided about the storm, and particular behavioral response characteristics of the vulnerable population. The City must be prepared to evacuate highly vulnerable populations on critical routes, often concurrently with evacuees from outside the County. Map TRN 8 Evacuation Routes identifies the designated evacuation routes and Appendix 5A Emergency Shelter Map, identifies the locations of the shelters within the County. Broward County maintains 33 emergency shelters in the County; none are located in Wilton Manors.

County-wide evacuation orders in Broward County are issued by the County Emergency Operations Center based upon storm direction, intensity, and hurricane watch and warning status issued by the National Weather Service. Although the City is not within what is recognized by Broward County as the Plan A Evacuation area, typically required for a Category 1-2 hurricane,

or a Plan B Evacuation area, typically required for a Category 3 or higher hurricane, (as shown on Appendix 5A.) the City still needs to be educated and prepared regarding the dangers associated with these storm events. The City maintains an Emergency Preparedness page on their City website with helpful information and links to assist the residents in emergency prepared.

The Florida Division of Emergency Management, Department of Economic Opportunity, Bureau of Community Planning, and Department of Transportation in coordination with the South Florida Regional Planning Council have developed the Statewide Regional Evacuation Study for the South Florida Region. The South Florida Regional Planning Council (SFRPC) publishes the regional hurricane evacuation study encompassing Monroe, Miami-Dade and Broward counties. This report updates the region's evacuation population estimates, evacuation clearance times and public shelter demand. The study covers Monroe, Miami-Dade and Broward Counties and their municipalities.

The study is revised periodically with the latest updates in 2016. The Technical Data Report (TDR) is the primary document of the Statewide Regional Evacuation Study Program and contains the summary analysis of all other supporting research, survey data and modeling, including Broward County Evacuation Clearance Times for various evacuation levels and scenarios.

The City has adopted the Broward County Enhanced Local Mitigation Strategy (ELMS). Participating jurisdictions are eligible through the State for mitigation grant programs administered by FEMA. The Broward ELMS is the vehicle to identify, evaluate and propose projects for federal and state hazard mitigation funding. Proposed projects are intended to reduce or eliminate the effects of hazards identified through hazard identification and vulnerability analysis. The City will continue to annually update its list of potential disaster mitigation projects and improvements for inclusion in the countywide inventory for funding. The City will also continue working with the County to update and implement the ELMS plan and any post-disaster redevelopment plans the County may undertake.

RESILIENCY PLANNING

The City of Wilton Manors continues to identify and address existing and emerging resiliency concerns. Located near the coast in Southeast Florida the City recognizes they are in one of the areas of the United States that will be most highly impacted by climate change; and that rising seas, higher temperatures, shifting rainfall patterns, extreme rain and storm events, and saltwater intrusion are some of the climate related matters that need to be threaded throughout their community resiliency planning processes.

The North and South forks of the Middle River encircle the City. The North and South forks of the Middle River are in close proximity to the Intracoastal Waterway and are tidally influenced. The Middle River is also known as the Middle River Canal and the C-13 Canal. The South Florida Water Management District (SFWMD) incorporated their C-13 drainage canal system into the Middle River. The C-13 is a significant component of the overall drainage and stormwater control system for the South East Region. The C-13 connects to the Everglades in the west and ultimately drains

into the Intracoastal Waterway in the east. The C-13 carries stormwater runoff from the western portions of the County. The City is heavily influenced from both the east and the west by these water systems.

Inches of sea level rise can impair the capacity of the drainage canals, such as the C-13, to empty into the ocean. Many locations in Broward County are now experiencing drainage problems during heavy rain events, seasonal high tides and storm surge events. Adaptation options that are being assessed in this region include the redesign and improvement of storm drainage canals, flood control structures, and stormwater pumps. The City will continue to coordination with the State, County and Federal agencies in addressing these regional drainage issues.

Wilton Manors is an older, nearly built-out community that, like most coastal communities in South Florida, is relatively flat, at low elevation, and has aging infrastructure, including 14 bridges that provide access into and out of the City plus two (2) bridges dedicated to the FEC rail line. This is a small community of only 1.96 square miles.

The Southeast Florida Regional Climate Change Compact (the Compact) formed in 2010. The Compact brought together Broward, Miami-Dade, Monroe, and Palm Beach Counties to coordinate and develop unified climate mitigation and adaptation strategies and, among many other functions, be a valuable resource to the municipalities within the Compact. The Compact has created a Regional Climate Action Plan (RCAP). The RCAP provides a set of recommendations, guidelines for implementation, and shared best practices for local entities. The Compact also on an annual basis holds the Southeast Florida Regional Climate Leadership Summit. In March of 2013 the City signed unto the *Mayor's Climate Action Pledge* supporting the Southeast Florida Regional Climate Change Compact and the Regional Climate Action Plan.

In 2014 and 2016, the Compact conducted surveys on the implementation of RCAP 1.0 by municipalities. RCAP policy implementation specific to Wilton Manors, as presented at the following link, is copied below.

<http://www.southeastfloridaclimatecompact.org/municipalities/wilton-manors/>

Energy and Fuel

EF-1: Promote renewables policies and technology. Promote renewable energy through policies and technological development in order to reduce greenhouse gas (GHG) emissions.

EF-2: Advance energy efficiency and conservation. Advance energy efficiency and conservation through technological solutions, behavioral strategies, and policies in order to reduce greenhouse gas (GHG) emissions.

EF-10: Enable fuel-efficient public vehicle fleets. Enable a fuel-efficient public vehicle fleet.

Natural Systems

NS-1: Foster public awareness. Foster public awareness of the impacts of climate change on the region's natural systems and ecosystem services.

NS-14: Promote urban tree canopy. Maintain, create, and/or restore urban tree canopy.

Public Outreach and Engagement

PO-2: Promote public awareness. Promote public awareness and understanding of climate impacts, as well as the personal actions and public policy options available to respond to climate change.

Public Policy Advocacy

PP-1: Support climate-conscious government action. Support—at all levels of government—policy, legislation, and funding to reduce greenhouse gas emissions in all sectors, use less energy and water, deploy renewable energy and low-carbon transportation, prepare for and adapt to climate impacts, build community resilience, and study climate and earth science.

PP-4: Form coalitions. Participate in coalitions of public-, private-, nonprofit-, and/or academic-sector actors dedicated to climate, energy, and resilience issues.

Risk Reduction and Emergency Management

RR-17: Define “communities at risk”. Ensure the emergency management definition of "communities at risk" includes economically vulnerable people.

Sustainable Communities and Transportation

ST-1: Incorporate projections into plans. Incorporate unified sea level rise projections, by reference, into all city, County, and regional agency comprehensive plans, transportation and other infrastructure plans, and capital improvement plans.

ST-8: Adopt green building standards. Consider the adoption of green building standards to guide decision-making and development and to provide an incentive for better location, design, and construction of residential, commercial, and mixed-use developments and redevelopment.

ST-10: Shape development through transportation planning. Employ transit-oriented developments and other planning approaches to promote higher-density development capable of supporting more robust transit.

ST-11: Modify local land use plans. Modify local land use plans and ordinances to support compact development patterns, creating more walkable and affordable communities.

ST-12: Design sustainable and equitable transportation systems. Develop and implement policies and design standards that recognize the transportation system’s most vulnerable users and incorporate sustainable elements.

ST-17: Increase resilience through investments. Ensure investments reduce greenhouse gas (GHG) emissions and increase the resilience of the transportation system to extreme weather and climate impacts.

Water

WS-1: Foster innovative water management. Foster innovation, development, and exchange of ideas for managing water.

WS-3: Plan for future water supply. Plan for future water supply conditions.

WS-17: Advance capital projects. Advance capital projects to achieve resilience in water infrastructure.

WS-20: Support the Comprehensive Everglades Restoration Plan. Support the Comprehensive Everglades Restoration Plan (CERP).

Completed Recommendation (Now Defunct)

Public Policy Advocacy - PP-8. Support and advocate for continued implementation and funding on the state and federal levels for the Comprehensive Everglades Restoration Plan (CERP) in recognition of the important role of CERP in climate adaptation planning and local water resource management related to regional water storage and aquifer recharge, important under variable climate conditions and sea level rise.

At this time the Cities of Wilton Manors and Oakland Park are working on developing a Joint Climate Action Plan. These Cities share a contiguous border and waterway as well as adjacent water and sewer systems. Public workshops have been held and the respective City Commissions anticipate approve in February of 2019. The Joint Climate Action Plan will adopt applicable Goals and Recommendations from the RCAP to reduce greenhouse gas emissions and to build resiliency. The City of Wilton Manor has completed a Municipal greenhouse gas inventory to establish the baseline from which to reflect future reductions. A community wide greenhouse gas inventory is in process.

The Southeast Florida Regional Climate Change Compact has partnered with the Florida Climate Institute and the South Florida Water Management District, as well as other agencies, to monitor and measure changes and impacts. Monitoring of the points outlined below began in 2016. The City of Wilton Manors will continue to review and analyze this data from the Compact when making resiliency policy decisions.

1. Sea Level Rise:
2. Nuisance Flooding
3. GHG – Greenhouse Gas
4. Saltwater Intrusion
5. Public Health/Heat index – The number of days above 95 degrees Fahrenheit and heat index above certain level by County
6. Severe Storms – Return Intervals and Rainfall Amount
7. Sea Surface Temperature
8. Precipitation and Drought
9. Plant Hardiness

The City is in the process of undertaking a review of their Unified Land Development Code to determine where there are opportunities to incorporate climate resiliency throughout the Code through additions, deletions or modifications, including inclusion of higher standards in their Flood Preventions and Protection Ordinance.

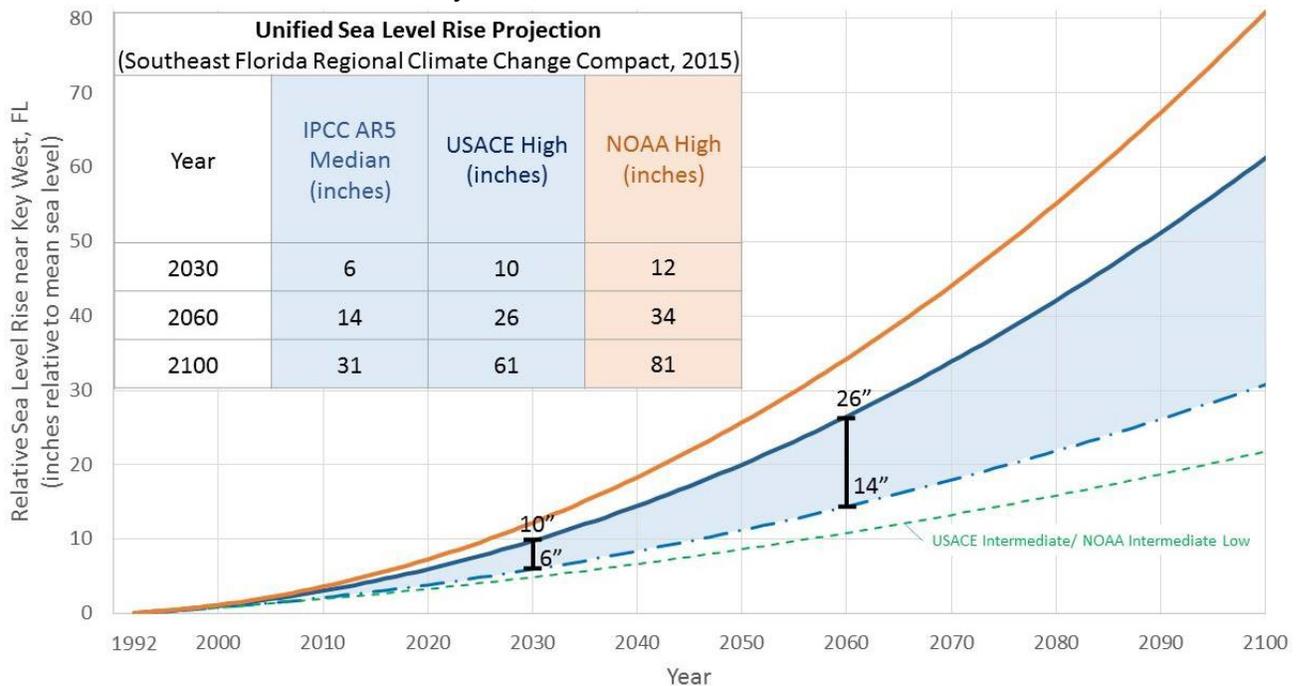
The Compact produced the 2015 update of the *Unified Sea Level Rise Projection* for Southeast Florida. The updated report identifies that “in the short term, sea level rise is projected to be 6 to 10 inches by 2030 and 14 to 26 inches by 2060 (above the 1992 mean sea level). Sea level has risen 3 inches from 1992 to 2015. In the long term, sea level rise is projected to be 31 to 61 inches by 2100.”

The updated report restated that the “objective of the unified sea level rise projection is for use by the Climate Compact Counties and partners for planning purposes to aid in understanding of potential vulnerabilities and to provide a basis for developing risk informed adaptation strategies for the region.”

The unified sea level rise projection includes three curves, in descending order, the NOAA High Curve, the USACE High Curve and a curve corresponding to the median of the IPCC AR5 RCP8.5 scenario. For critical infrastructure projects with design lives in excess of 50 years, use of the upper curve is recommended. The National Aeronautics and Space Administration Jet Propulsion Laboratory (2015) has reported the average global sea level has risen almost 3 inches between 1992 and 2015 based on satellite measurements. Sea level rise in South Florida has been of similar magnitude over the same period (NOAA, 2015) but is anticipated to outpace the global average due to ongoing variations in the Florida currents and Gulf Stream.

It is the intent of the Compact to update the sea level rise projects every five to seven years, to continuously aid the Counties and the Cities of the Southeast region in preparation, mitigation and adaptation planning.

Chart 5-1. Unified Sea Level Rise Projection for Southeast Florida



The University of Florida GeoPlan Center developed the *Sea Level Scenario Sketch Planning Tool* to help identify transportation infrastructure vulnerable to current and future flood risks. As stated on their website - the tool analyzes and visualizes current flood risks (100-year and 500-year floodplains and hurricane storm surge zones) as well as future flood risks using sea level rise (SLR) scenarios from the U.S. Army Corps of Engineers (USACE) and the National Oceanic and Atmospheric Administration (NOAA)/ National Climate Assessment. To understand inundation in

relation to time frames the City has mapped the NOAA high curve projections for the years 2040, 2060 and 2080. These identify areas of inundation and vulnerable roadways as printed out from the Sea Level Scenario Sketch Planning Tool provided by the University of Florida GeoPlan Center are attached as Exhibit 5.A. NOAA High Curve Projection Maps and serve as a planning tool for the City.



Life's Just Better Here

CITY OF WILTON MANORS

COMPREHENSIVE PLAN

COASTAL MANAGEMENT ELEMENT

GOALS OBJECTIVES AND POLICIES



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ADOPTED
February 9, 2021

Coastal Management Element

Goals, Objectives, and Policies

Introduction

Although the City of Wilton Manors is not an ocean front community and does not contain any beach or dune habitat, and it does not front the Intracoastal Waterway (ICW), the City is required to prepare a Coastal Management Element in accordance with F.S. 380.24 due to its contiguity to waters of the State. The north and south forks of the Middle River, which are “waters of the state,” encompass the City. The north and south forks of the Middle River are tidally influenced. Map CVN 4 City of Wilton Manors Water Bodies, found in the Conservation Element, depicts how the river encompasses the City.

Because of the City of Wilton Manors' unique situation in being deemed a Coastal Community without being adjacent to the Intracoastal Waterway or the Atlantic Ocean, many of the 163.378 F.S. objectives and policies are not applicable. The objectives not applicable are: 163.3178(2)(e), 163.3178(2)(f)5, 163.3178(2)(k) 163.3178(3) 163.3178(4) 163.3178(5) 163.3178(6) 163.3178(7).

Goal

To preserve, protect, and enhance the resources interrelated and dependent upon the coastal system and to protect human life and limit public expenditures in areas subject to destruction by natural disasters.

Objective 1

Improve estuarine environmental quality.

Policy 1.1

Continue to implement existing City and County legislation designed to control stormwater and sediment to reduce pollutants that can ultimately reach rivers and drainage canals.

Policy 1.2

Utilize the site plan review process to ensure that any proposed new development or redevelopment provides for the temporary storage or controlled flow of surface stormwaters so they are not directly introduced into the rivers.

Policy 1.3

The Unified Land Development Regulations shall require the protection, preservation, and improvement of water quality in accordance with the South Florida Water Management District's current *2018 Lower East Coast Water Supply Plan Update* recommendations and findings and as may be updated and amended.

Policy 1.4

Conduct annual inspections of the estuarine system to determine if new point sources have been introduced into the south and north branches of the Middle River.

Policy 1.5

Monitor construction and redevelopment activities with potential impact on estuarine systems to ensure compliance with federal, state and local environmental standards and permit requirements.

Policy 1.6

Continue ongoing street sweeping efforts as an effective measure to minimize stormwater pollutant runoff to surface waters.

Policy 1.7

Coordinate with local, County, Regional, State, and Federal agencies in the monitoring and regulating of developments either existing or proposed that may impact the estuarine water quality.

Policy 1.8

The City shall continue to review, adopt, as relevant, and implement plans prepared by other local, Regional, and State agencies, which are designed to protect and preserve the estuarine systems.

Policy 1.9

The City shall continue to prohibit the blowing of any grass clippings or leaf litter onto any stormwater management system, or body of water within the City.

Policy 1.10

Continue to implement the swale/drainage retention inspection program.

Policy 1.11

The City shall coordinate efforts and resource protection plans with the cities of Fort Lauderdale and Oakland Park, where possible, to protect shared portions of the Middle River.

Policy 1.12

The City shall cooperate and coordinate with the applicable agencies to assure that solid and hazardous wastes generated within the City are properly managed to protect the environment and adjacent waters. The City shall report any hazardous waste violation they may become aware of to the appropriate jurisdictional agency.

Policy 1.13

The City shall adhere to the National Pollution Discharge Elimination System – Municipal Separate Storm Sewer System (NPDES-MS4) Permit and shall implement the permit conditions including monitoring, reporting and improving stormwater management practices.

Objective 2

Protect, conserve, and enhance or establish natural areas, living marine resources, and wildlife habitats.

Policy 2.1

The City shall continue to implement the Unified Land Development Regulations landscape requirements which promote the preservation and planting of trees and vegetation adjacent to water bodies that are supportive of marine systems.

Policy 2.2

Cooperate with Broward County's manatee count to obtain estimates of the number of mammals countywide on a year-round and seasonal basis.

Policy 2.3

Continue to update the inventory of privately owned natural coastal areas within the City deemed desirable for public acquisition for preservation and continue to pursue funding for acquisition.

Policy 2.4

Improve the protection of upland habitat areas and maximize the interrelationships between wetland and upland components of the natural system through implementation of the Unified Land Development Regulations and cooperation with the County Environmental Protection and Growth Management Department.

Policy 2.5

Locate boat ramps, docks and other water-dependent uses in a manner that protects manatees in areas they are known to frequent and continue to enforce slow speed restrictions outlined in the Manatee Protection Zone.

Policy 2.6

Support the South Florida Regional Planning Council in its efforts to achieve an increased level of funds set aside for the acquisition, protection, restoration and maintenance of the Natural Resources of Regional Significance and suitable adjacent natural areas.

Policy 2.7

Educate the residents of Wilton Manors to achieve an increased awareness of the local natural system and of its significance with respect to the overall regional system.

Policy 2.8

Support the South Florida Regional Planning Council's efforts to enhance and preserve natural system values of South Florida's shorelines, estuaries, benthic communities, fisheries, and associated habitats, including but not limited to Florida Bay, Biscayne Bay, and the coral reef tract.

Policy 2.9

Continue to coordinate with South Florida Water Management District methods for removing hygrophylla, and other aggressive weeds, from the City's waterways.

Policy 2.10

Further investigate the negative effects of hygrophylla on the waterways and develop mitigation techniques in coordination with County and State agencies.

Objective 3

Minimize the impacts of shoreline erosion due to boat wakes and inappropriate seawall renovation and construction and protect public access to shorelines and water.

Policy 3.1

Continue to support the enforcement of the slow speed statutes in the Middle River to preserve the shoreline from unnecessary wave action which accelerates erosion.

Policy 3.2

Utilize the City's permitting and site plan review process to ensure that any maintenance, construction or reconstruction of private seawalls adheres to updated construction techniques and standards designed to limit adverse impacts to the estuarine system and the shoreline.

Policy 3.3

Continue to coordinate deepening programs for identified non-navigable canal areas with the South Florida Water Management District and other applicable regulatory agencies, where appropriate.

Policy 3.4

Continue to work with Broward County to promote the use of natural waterways for canoeists and naturalists through the County Greenways system, by:

- a. Promoting the protection and enhancement of water quality and natural resources;
- b. Continuing to create new low-impact access opportunities, such as additional boat ramps, canoe/kayak concessions along the River Trail surrounding Wilton Manors as recognized on the Broward County Greenways Master Plan.

Policy 3.5

Those public access areas including street ends, municipal parking facilities and municipal parks along and near the Middle River will be maintained or redesigned to provide greater public access to the water.

Objective 4

Continue to cooperate with the Broward County Emergency Management Division to maintain or reduce predicted hurricane evacuation times.

Policy 4.1

Provide data to the County annually regarding transit dependent evacuation needs of residents within the City.

Policy 4.2

Monitor and participate in, as appropriate, meetings of local and regional evacuation planning professionals.

Policy 4.3

Maintain a current inventory of Persons with Special Needs (PSN) within the City and coordinate with Broward County to inform them of evacuation transportation and shelter services available to them.

Policy 4.4

Coordinate future land use and transportation planning decisions with established Hurricane Evacuation Plans.

Policy 4.5

The City shall identify and evaluate potential incentives for retrofitting existing structures in nonvulnerable areas to reduce the number evacuated and the demand on available shelters.

Policy 4.6

The City shall cooperate with Broward County and the South Florida Regional Planning Council in their efforts to develop regulations and policies that will maintain or reduce current evacuation times for vulnerable areas.

Objective 5

Develop and implement post-disaster redevelopment plans and hazard mitigation land use controls and development regulations to reduce or eliminate the exposure of life and property to natural hazards within the City's boundaries.

Policy 5.1

The City shall consider the feasibility of developing and adopting a consistent post-disaster redevelopment plan for the City.

Policy 5.2

Participate in the review and update of the Broward County Enhanced Local Mitigation Strategy (ELMS) and adopt by resolution the ELMS as necessary. .

Policy 5.3

Compose and submit to the Broward County Emergency Management Division each year an updated mitigation project list from the City.

Policy 5.4

Continue to participate as a member of the County's Mitigation working group and Emergency Coordinating Council.

Policy 5.5

Post-disaster redevelopment shall distinguish between immediate repair and cleanup actions needed to protect public health and safety and long-term repair and redevelopment activities.

Policy 5.6

Post-disaster redevelopment shall address the removal, relocation, or structural modification of damaged infrastructure, consistent with the City's Land Development Regulations and federal funding provisions.

Policy 5.7

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

Management Agency to achieve flood insurance premium discounts for their residents.

Policy 5.8

The City shall be consistent with, or more stringent than, the flood resistant requirements of the Florida Building code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy 5.9

The City shall consider hazard mitigation initiatives when determining capital improvement expenditures.

Policy 5.10

The City shall continue to update its Comprehensive Emergency Management Plan in order to be prepared for, respond to, and recover from potential hazard.

Policy 5.11

The City shall continue to communicate and collaboratively plan with other local, regional, state and federal agencies on emergency preparedness and disaster management strategies including incorporating climate change impacts into updates of local mitigation plans, water management plans, shelter placement and capacity, review of major trafficways and evacuation routes, and cost analysis of post disaster redevelopment strategies.

Policy 5.12

The City shall consider the public health consequences of climate change, such as extreme temperatures and vector-borne diseases, and take steps to build capacity to respond to or support other agency responders.

Policy 5.13

The City shall ensure that its code compliance process continues to identify and require the removal and/or rehabilitation of structures that are a hazard to the public health, safety and welfare.

Policy 5.14

Post disaster redevelopment shall evaluate future options for damaged public facilities; such options shall include but not be limited to abandonment, repair in place, relocation or reconstruction with structural modification. The City shall consider these options based on the following considerations:

1. Construction and maintenance costs;
2. Recurring damages;
3. Impacts on the environment;
4. Consistency with Federal or State funding provisions;
5. Considerations of structural integrity and safety;
6. Consistency with the Secretary of Interior's Guidelines for Rehabilitation for any structure deemed historic according to the National Register of Historic Places, when applicable; and
7. Vulnerability to projected sea level rise and future flood hazard.

Policy 5.15

Post-Disaster Redevelopment Planning shall include analysis and recommendations on hazard mitigation options including projects for inclusion on the Local Mitigation Strategy list and other appropriate policies and procedures.

Policy 5.16

The City shall consider the feasibility and benefits of pursuing acquisition, should funding become available, of structures which have suffered repeated damage to pilings, foundations, or load-bearing walls due to storms or storm surge.

Objective 6

The City shall direct population concentrations away from and limit the type of uses in the predicted Coastal High Hazard Area (CHHA) and ensure development is consistent with the City's Comprehensive Emergency Management Plan, Local Mitigation Strategy, and the National Flood Insurance Program.

Policy 6.1

The Coastal High Hazard Area shall be defined pursuant to Chapter 163.3178(2)(h) F.S as the area below the elevation of the category 1 storm surge line as established by a Sea, Lakes, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy 6.2

The City shall limit future public expenditure for new infrastructure which will subsidize growth within the Coastal High Hazard Area; expenditures for restoration and maintenance are exempt from these limitations and expenditures for the enhancement and protection of natural resources or for public land acquisition is encouraged.

Policy 6.3

Objective 6 and Policy 6.2 above shall not be implemented in such a way as to preclude the City's plans to improve drainage facilities or reconfigure streets in order to provide adequate infrastructure to serve the Future Land Use Plan development pattern, adapt to climate change, or development for which rights were vested prior to enactment of this Plan.

Policy 6.4

Consideration for the relocation, mitigation or replacement of any of the existing infrastructure in the Coastal High Hazard Area, as may be deemed appropriate by the City, shall be coordinated with the state when state funding is anticipated to be needed for implementation of the project.

Policy 6.5

The City shall assess the value of all structures in the Coastal High Hazard Area and the utility of the land for public access, and evaluate the potential for acquisition, relocation, or other appropriate measures in line with fiscal constraints when post disaster opportunities arise.

Policy 6.6

Projected rise in sea level shall be taken into consideration in the design of all infrastructure.

Policy 6.7

When state funding is anticipated to be needed for the relocation, mitigation, or replacement of existing infrastructure in the Coastal High Hazard Area, the City shall consider the feasibility and benefits of pursuing such actions should funding become available.

Policy 6.8

The City shall include coordination with the City emergency management officials when making land use decisions, capital improvements, and creating other planning initiatives. City planners shall consider the recommendations of the adopted Enhanced Local Mitigation Strategy or other adopted emergency plans and applicable existing interagency hazard mitigation reports, as deemed appropriate into planning programs.

Objective 7

The City shall provide for appropriate use and protection of known historic structures through the site plan review process.

Policy 7.1

The City shall coordinate historic resource protection activities, procedures and programs with applicable County, state and federal laws, policies and guidelines.

Policy 7.2

A list of historic resources shall be continually updated as information becomes available.

Policy 7.3

Historic resources and their environments should be included and protected in public acquisition programs for recreation, open space and conservation.

Objective 8

The City shall plan for and prepare for the impacts of sea level rise.

Policy 8.1

The City shall support the efforts of state environmental and planning agencies to jointly develop, assess, and recommend a suite of planning tools and climate change adaptation strategies for local municipalities to maximize opportunities to protect coastal resources from the impacts of sea level rise.

Policy 8.2

The City shall continue to review updated mapping studies to aid in identifying areas of the City most vulnerable to sea level rise, tidal flooding, and other impacts of climate change.

Policy 8.3

The City shall continue to review the best available data and designate areas that are at increased risk of flooding due to, or exacerbated by, sea level rise over the next 50 years, and work to make these areas more climate resilient by discouraging density increases and encouraging the use of adaptation and mitigation strategies.

Policy 8.4

The City shall continue to review and implement available data that is applicable to the City from governmental entities such as the Regional Climate Compact or the County that identifies development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

Policy 8.5

The City shall ensure adequate planning and response for emergency management in the context of climate change by maximizing the resilience and self-sufficiency of, and providing access to, public structures, schools, hospitals and other shelters and critical facilities.

Policy 8.6

The City shall continue to communicate and collaboratively plan with other local, regional, state and federal agencies on emergency preparedness and disaster management strategies including incorporating climate change impacts into updates of local mitigation plans, water management plans, shelter placement and capacity, review of major trafficways and evacuation routes, and cost analysis of post disaster redevelopment strategies.

Policy 8.7

The City shall utilize and take into consideration the sea level rise projections adopted by the SE Regional Climate Compact when making 10, 20 and 30 year infrastructure decisions. The following shall be considered when deciding on future public expenditures:

1. Construction and maintenance costs;
2. Potential for recurring damages;
3. Impacts on the environment;
4. Consistency with Federal or State funding provisions;
5. Considerations of structural integrity and safety; and
6. Vulnerability to projected sea level rise and future flood hazard.

Policy 8.8

Utilizing the sea level projections adopted by the SE Regional Climate Compact, the Town shall look at the low, medium and high projection curves at 10, 25 and 50 year spans and continue to utilize updated maps as they become available identifying areas at risk of inundation or high risk of flood or surge impacts.

Policy 8.9

In response to changing conditions, when necessitated, the City shall adopt enhanced flood protection standards such as increased free board, enhanced standards for tracking substantial improvements, establishment of a minimum base flood elevation, the utilization of the Broward 100-Year Flood Map, and seawall height minimum standards.

Policy 8.10

In response to changing conditions the City shall consider capital improvements options such as:

- Elevating roads and critical infrastructure;
- Relocating critical infrastructure;
- Stormwater and infrastructure improvements; or
- Floodproofing vital facilities.

Policy 8.11

Projected rise in sea level shall be taken into consideration in the design, maintenance and repair of all infrastructure.

Policy 8.12

To reduce future flood losses and claims made under the flood insurance policies issued in the City and to improve community resiliency, the City will coordinate with Broward County to determine and adopt appropriate minimum floor elevations; minimum crown of road elevations; and optimal seawall heights and deadlines for retrofitting to those heights; based on projected conditions from sea level rise.

Policy 8.13

The City shall consider the most current and credible sea level rise data when planning long term infrastructure and capital improvement expenditures and land use amendments in areas less than 4 feet in elevation and consider the resilience and survivability of buildings and infrastructure to tropical storms, hurricanes, storm surge or other potential hazards.

Policy 8.14

The City will, prior to approving land use plan amendments, determine how the proposed development will be served by adequate storm water management and drainage facilities and what the projected impacts of sea level rise are for the next 20 and 40 years.

Policy 8.15

The City will include in the Capital Improvements Plan a program to install and maintain tide control valves on all City owned and maintained outfalls terminating in tidal waters.



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COMPREHENSIVE PLAN

CONSERVATION ELEMENT

DATA INVENTORY AND ANALYSIS



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ADOPTED
February 9, 2021

Conservation Element

Inventory and Analysis of Natural Resources

PURPOSE

The purpose of the Conservation Element is to promote the conservation, use and protection of natural resources in the City of Wilton Manors.

NATURAL ENVIRONMENT

Climate

The City of Wilton Manors is characterized by a subtropical climate. The summer season is relatively long, with warm temperatures, and frequent rainfall. The winters are distinguished by milder temperatures and less frequent precipitation. The winter season is unique among continental climatic conditions, although it is typical for the Caribbean and parts of Mexico.

The yearly average temperature fluctuation is approximately 20 degrees Fahrenheit, from the high 60's during the winter to the high 80's in the summer. No long term climate data is available that is specific to the City of Wilton Manors, but data is available for the neighboring City of Fort Lauderdale which is located to the south. The Southeast Regional Climate Center identifies an average annual maximum temperature of 83.5 F°, and an average annual minimum temperature of 64.1 F°, with an average annual precipitation of 60.88 inches. Precipitation is not distributed evenly throughout the year. June through November is considered the 'wet season' and December through May is considered the 'dry season'. Precipitation ranges from an average monthly level of 2.33 inches in March to 9.67 inches in June. The heaviest rain events historically occur in September and October. No snowfall has been reported.

Thunderstorms are common during the summer months, many accompanied by a high frequency of lightning. Hurricanes, much less frequent occurrences, have the potential to occur from June through November; heavy rainfall, high winds, and widespread flooding may accompany these storm systems. Tornadic activity may also accompany hurricane events.

Geology

The land surface of the City is underlaid by several strata of limestone and sandstone. These strata (layers) were deposited during past geologic ages when the area which is now Broward County was submerged. The emergence of the South Florida land mass is geologically recent, and these rock formations are among the youngest in the continental United States. The deepest strata is the Tamiami formation which is composed of compacted clay, sand,

sandstone, limestone and shell material called marl. This formation is about 100 feet thick, and is the impermeable layer forming the confining base of the Biscayne Aquifer.

The Fort Thompson formation lies above the Tamiami formation and slopes gradually deeper from west to east. The strata are composed of limestone and sandstone, with pockets of quartz sand. Parts of the formation, which begins about 50 feet below the surface, are 150 feet thick. This geologic formation is highly water permeable and is the main component of the Biscayne Aquifer. This aquifer is the principal source of drinking water for the south east coast of Florida including Wilton Manors. The Key Largo formation lies above the Fort Thompson formation beginning at a depth of about 20 feet. It is composed primarily of coral reef limestone, which is highly permeable.

Minerals

The lime rock which underlies the City represents a significant mineral resource. There are, however, no commercial mining or mineral extraction activities in the City.

Soils

The native soil surface of the City is shallow in many areas. In many parts of the City, it is necessary to dig into the limestone just below the surface to plant trees and shrubs. The distribution of soils is shown in Map CVN 2 Soils. Below is the name and a brief description of the soil types mapped in the City.

Arents – consist of nearly level or gently sloping soils made up of heterogeneous overburden material that had been removed from areas of other soils and used primarily for land leveling as fill.

Arents, organic substratum –consists of Arents, organic substratum, in open areas and of Urban land, or areas covered by concrete and buildings.

Dade - consists of moderately deep, well drained, very rapidly permeable soils on slightly elevated, sandy coastal prairies. They formed in sandy marine sediments of variable thickness over soft, porous limestone of Pleistocene age (Miami Oolite).

Immokalee – consists of nearly level, poorly drained soils on broad low ridges in the eastern part of the county. These soils formed in unconsolidated marine sediment.

Matlacha - consists of very deep, somewhat poorly drained, moderately rapid to rapidly permeable soils on filled and disturbed sloughs, flats, and depressions along the Gulf Coast of peninsular Florida. They formed in material produced by dredging, fill, and earthmoving operations.

Plantation - consists of moderately deep, very poorly drained, rapidly permeable soils on broad flats adjacent to the deeper organic soils. They formed in a thin layer of organic material and thin beds of marine sandy materials over limestone.

Udorthents – consist of heterogeneous geologic material that has been excavated from canals and deposited along the bank or that had been hauled in from other locations and spread over natural soil.

Urban Land – consist of areas that are more than 70 percent covered by shopping centers, parking lots, large buildings, sidewalks, streets and other structures, so that the natural soil is not readily observable.

Erosion

There are no known areas with significant soil erosion problems in the City of Wilton Manors. The City is relatively flat, is nearly built out, and has no ongoing sand or limestone mining operations. The shorelines of the North and South forks of the Middle River that surround the City are subject to erosion through wake action if shorelines are not protected through vegetation or other protective armoring.

Air Quality

The Florida Department of Environmental Protection *FDEP 2016-17 Annual Air Monitoring Network Plan* reports that Florida has created a robust and comprehensive air monitoring network comprised of more than 220 monitors at 100 sites strategically positioned across the state to measure air quality. There are seven (7) ambient air monitoring station within Broward County.

The Air Quality Index (AQI) was developed by the Environmental Protection Agency (EPA) to provide accurate and easily understandable information to communities about daily air pollution levels. The Clean Air Act of 1970 defined six (6) criteria pollutants and established ambient concentration limits to protect public health and welfare. The criteria pollutants are ozone, carbon monoxide, nitrogen dioxide, particulates, sulfur dioxide and lead.

Air quality in the City of Wilton Manors is generally considered good by the FDEP, other than infrequently for ozone. Due to prevailing climate and meteorological conditions, the Southeast Florida Metropolitan area traditionally experiences better air quality than most other metropolitan areas in the nation. This is primarily due to the prevailing atmospheric conditions, trade winds, and convective wind activity common to South Florida that mix and diffuse air pollutants. Nonetheless, adverse meteorological conditions, including limited vertical mixing and slow air-mass movement, do contribute to occasional buildup of emissions at ground level which have resulted in infrequent exceedances of the National Ambient Air Quality Standards (NAAQS) for ozone in Southeast Florida including Broward County.

Florida counties are in attainment for all pollutants with the exception of Orange County, Duval County, the Tampa Bay area including Hillsborough and Pinellas Counties, and Southeast Florida including Miami-Dade, Broward, and Palm Beach Counties which continue to be classified by the Environmental Protection Agency as attainment/maintenance areas for the pollutant ozone, and a portion of Hillsborough County which is classified as a nonattainment area for lead.

Vehicular emissions continue to pose the greatest threat to local air quality. Protection and conservation of local ambient air quality in the City can best be achieved by increased use of transit, car pools and non-motorized modes of transportation. Continued efforts to increase vegetative cover will also assist in the protection of air quality in the future.

Air quality is a countywide and regional issue, requiring the participation and cooperation of all levels of government. The City should continue to coordinate and cooperate with the State and the County on the air quality monitoring and protection programs with the goal to improved air quality in the City, the County, and the airshed to meet all standards set by the US EPA; and to reduce human exposure to air pollution.

Floodplains

The Flood Zone Map identifies the flood zones within the City as mapped by the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). See Map CVN 1, Flood Insurance Rate Map. The following flood zones occur within the City:

Federal Emergency Management Agency Flood Zones	
Zone	Description
AH	No base flood elevations determined; Special flood hazard areas subject to inundation by the 1% annual chance flood
AE	Base flood elevations determined; Special flood hazard areas subject to inundation by the 1% annual chance flood
X	Areas Determined to be outside the 0.2% annual chance flood
X- Shaded	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood

Portions of the City fall within the Special Flood Hazard Area (SFHA). The SFHA is defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. Mandatory flood insurance purchase requirements and floodplain management standards apply within the SFHA.

The Florida Building Code regulates construction as it relates to flood zones (minimum standards only). The City’s floodplain management regulations strive to minimize public and private losses due to flood conditions, and South Florida Water Management District and Broward County regulate the discharge of stormwater run-off and the use of natural drainage features.

WATER RESOURCES

Potable Water

Residents of the City of Wilton Manors receive their potable water supply from the City of Fort Lauderdale. The source of potable water is the Biscayne Aquifer. Reuse water is not available in

the City. The Infrastructure Element goes into greater detail on water supply. There are no wellfields located within the City.

The City of Wilton Manors and Broward County fall within the South Florida Water Management District's (SFWMD) Lower East Coast (LEC) water supply planning region. Per the LEC Water Supply Plan Update 2013:

The Lower East Coast (LEC) Planning Area covers 6,100 square miles, including Palm Beach, Broward, and Miami-Dade counties, most of Monroe County, and eastern Hendry and Collier counties. The Everglades Agricultural Area, located in the LEC Planning Area, is a portion of the Lake Okeechobee Service Area. However, the entire Lake Okeechobee Service Area, which includes portions of Martin, Okeechobee, Glades, and Lee counties, is considered in the LEC water supply planning process because of its reliance on Lake Okeechobee.

A number of factors distinguish the LEC Planning Area from other regions of the state, including population, spatial extent of natural systems, availability of fresh water, and an extensive network of canals and related water works. The LEC Planning Area boundary encompasses three (3) of the state's five (5) most populous counties.

Total water demand is projected to increase by 12 percent to 1,933 million gallons per day (MGD) by 2030. Public Water Supply (PWS) remains the LEC Planning Area's single largest water use category in 2030, representing 52 percent of the planning area's total water demand. It is followed by agriculture at 34 percent. The remaining four (4) categories, domestic (residential) self-supply, recreation and landscaping, industrial, and power generation, account for the remaining 14 percent.

The LEC Planning Area traditionally has relied on fresh groundwater from the surficial aquifer system and surface water from Lake Okeechobee as primary water sources for urban, agricultural, and industrial uses. The Everglades provides groundwater and surface water recharge to the urban coastal communities, contributing to the water supply throughout most of this region. In 2010, fresh groundwater accounted for 94 percent of potable water produced by PWS utilities. The surficial aquifer system, including the Biscayne aquifer, provides more than 1 billion gallons a day for utilities, as well as agricultural production, landscape irrigation, and other uses. Since the last plan update, the SFWMD placed limitations on additional allocations from the freshwater sources in the region to protect the region's natural resources. As a result, use of alternative water sources has expanded.

Specific information detailing water use and demand management is contained in the potable water sub-section of the Infrastructure element.

Ground Water

The principal ground water resources for the LEC Planning Area are the Surficial Aquifer System, including the Biscayne aquifer, and the Floridian Aquifer System. The Surficial and Biscayne aquifers provide most of the fresh water for public water supply and agriculture within the LEC Planning Area. Due to the regional importance of the Biscayne aquifer, it has been designated as a sole source aquifer by the U.S. Environmental Protection Agency under the Safe Drinking Water Act and is, therefore, afforded stringent protection. This designation was made because it is a principal source of drinking water and is highly susceptible to contamination due to its high permeability and close proximity to land surface in many locations. Major sources of contamination are saltwater intrusion and infiltration of contaminants from canal water. The saltwater intrusion line, according to the United States Geological Survey is located along, or in some locations west of, Interstate 95. The entirety of Wilton Manors falls within the salt water intrusion area per the July 15, 2015 update.

Water resource protection tools under the Florida Statutes are used to protect water supplies for natural systems and human needs. In addition to minimum flows and levels, other resource protection tools include consumptive use permitting, water shortage declarations and the reservation of water.

The Biscayne Aquifer, the Surficial Aquifer system and surface water are dependent upon rainfall for recharge.

Surface Water

The City of Wilton Manors is virtually surrounded by North and South forks of the Middle River. These two forks then rejoin to form a single river again. The portion of the “river” to the west of Wilton Manors is better known as the C-13 Canal. The river has also been altered by developers utilizing a “cut and fill” procedure during the development of the single family areas. This technique has led to a series of manmade “finger canals” within the City which maximizes the exposure or rear yard frontage on water. This development technique had traditionally been very popular in Florida. Map CVN 4 Water Bodies depicts the river encompassing the City and the finger canals.

The Middle River is also known as the Middle River Canal and the C-13 Canal. The South Florida Water Management District (SFWMD) incorporated the C-13 drainage canal system into the Middle River, a natural river system; the C-13 is a significant component of the overall drainage and stormwater control system for the South East Region. The C-13 is maintained by the SFWMD. Portions of the canal adjacent to the City have been dredged. The C-13 connects to the Everglades in the west and ultimately drains into the Intracoastal Waterway in the east. The C-13 carries stormwater runoff from the western portions of the County.

Broward County has more than 266 miles of fresh and estuarine waterways, the majority of which are man-made canals. The County established an ambient surface water quality monitoring program. Samples are collected at 46 sites throughout the County on a quarterly basis each year. Total nitrogen, total phosphorus, chlorophyll a, dissolved oxygen, specific

conductance, and salinity are sampled at each station. Two sampling sites are adjacent to Wilton Manors: Site #111: South fork Middle River at the NE 15th Avenue Bridge, and Site #112: North fork Middle River at the NE 16th Avenue Bridge. Appendix 6A shows sampling data from 2006 to 2016 for these sites.

There are no lakes or ponds located within the City of Wilton Manors. The Village of Lazy Lake, comprised of only 0.02 square miles, is an incorporated local municipality contained entirely within the corporate limits of Wilton Manors. This Village does contain a lake but it is not in Wilton Manors' regulatory control.

WETLANDS

The Broward County Protected lands map identifies the following protected wetlands:

Richardson Property, 3.14 acres of forested saltwater wetlands that is owned by the City, Tropic Gardens Plat, 1.86 acres of wetlands owned by Broward County, Footbridge Mangroves, 1.49 acres of forested saltwater wetlands under Footbridge HOA ownership, and Colohatchee Park, 4.97 acres of forested saltwater wetlands owned by the City.

There are two (2) mangrove islands within the North fork of the Middle River; one is owned by the State the other by the South Florida Water Management District.

LAND COVER AND NATURAL HABITAT

The City is predominately built out and comprised of urban coverage. The Future Land Use Element provides an existing land use map with a break-out of the existing uses.

Both forks of the Middle River are considered waterways accessible by the West Indian Manatee, a large fully-aquatic marine mammal listed as "Threatened" by the Florida Fish and Wildlife Conservation Commission (FWC). Manatees typically inhabit warm, shallow, coastal estuarine waters and frequently migrate into Florida warm, spring-fed rivers during the winter months as well as congregate near power plants, which warm the waters.

According to the Broward County Manatee Protection Program, Manatee Distributional Survey, there have been numerous manatee sightings in the river surrounding Wilton Manors. The Manatee Protection Speed Zone for marine vessels operating in the Middle River waters is designated as "slow speed". The City has added signage identifying speed zones and manatee caution areas in the navigable waterways. The Wilton Manors Police Department has a marine patrol unit to ensure the speed zones are enforced in addition to all boating safety regulations.

Listed and other animal species depend on native vegetative communities for refuge, foraging, nesting, and denning. The size, quality and connectivity of native communities all influence wildlife utilization.

Appendix 6B. Florida's Endangered and Threatened Species, identifies those federal and state listed wildlife species that may be found within the City. The Florida Fish and Wildlife Conservation Commission maintains and updates the species lists as required by new legislation, the most current list can be found at <http://myfwc.com/imperiledspecies/>

Appendix 6C. Native Plant Species, provides a list of native plant species having the potential to occur in the City, and identifies those that are listed as either threatened or endangered by federal and State agencies.

Appendix 6D. Invasive/Exotic Pest Plant Species, provides a list of the invasive exotic pest plant species that may occur in the County. Invasive exotic plant species have the capacity to disrupt, and disturb and displace native plant communities and associated dependent wildlife. The Florida Exotic Pest Plant Council maintains and updates the list of pest plant species, the most current list can be found at <http://fleppc.org/>

POLLUTANTS

The primary point-source of pollution in the waterways surrounding the City is oil discharge through recreational boating activities. Boating activity is somewhat limited due to the fact that fixed bridges govern the size of watercraft. Stormwater runoff is the primary source for non-point pollution to the City's surface water including the finger canals.

Waste generators, solid waste facilities, above and underground storage tanks, and dry cleaning facilities are licensed by the Florida Department of Environmental Protection (FDEP). Current information on these facilities is available through the FDEP Division of Waste Management. Information on contaminated sites is also available through the U.S. Environmental Protection Agency (EPA) Resource Conservation Recovery Act (RCRA), Superfund, National Priorities List and the brownfield databases.

The Broward County Environmental Protection and Growth Management Department (EPGMD) is currently contracted by the Florida Department of Environmental Protection (FDEP) to inspect all petroleum storage facilities in the County and oversee the cleanup of petroleum contamination in accordance with Chapters 62-761 and 62-770, Florida Administrative Code (F.A.C.), the stationary tank rule and the petroleum contamination cleanup criteria rule, respectively. The primary responsibility of EPD is to provide the technical oversight, management, and administrative activities necessary to prioritize, assess, and clean-up sites contaminated by discharges of petroleum and petroleum products from stationary petroleum storage systems.

A Broward County database search identifies that at this time there are no sites in the City listed on the U.S. Environmental Protection Agency's (EPA) Federal Superfund list or the National Priorities List (NPL). There are no designated or candidate brownfields in the City. Within the City several sites are recognized by FDEP as having or had contamination issues, these include ten (10) sites listed for petroleum, two (2) dry cleaning sites, and one (1) site listed for used oil (See Appendix 6E - Contaminated Sites in the City of Wilton Manors).



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COMPREHENSIVE PLAN

CONSERVATION ELEMENT

GOALS OBJECTIVES AND POLICIES



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ADOPTED
February 9, 2021

Conservation Element

Goals, Objectives, and Policies

Goal

To conserve, manage, use and protect the natural and environmental resources of the City of Wilton Manors ensuring continued resource availability and environmental quality.

Objective 1

Maintain the best possible air quality, meeting or exceeding state and federal air quality standards.

Policy 1.1

The City of Wilton Manors shall continue to coordinate and cooperate with Broward County, the MPO, the South Florida Regional Planning Council and other agencies relating to the development of efficient and effective transit systems to reduce vehicle miles traveled and related emissions.

Policy 1.2

The City of Wilton Manors shall strictly enforce the adopted landscaping standards to ensure the preservation and restoration of native vegetation, to promote substrate stabilization, to filter air pollutants, and to produce oxygen.

Policy 1.3

The City of Wilton Manors shall enforce all adopted measures to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and the degradation of ambient air quality through the generation of dust particles.

Policy 1.4

The City of Wilton Manors shall continue to coordinate and cooperate with Federal, State and County agencies on implementing air pollution control regulations and remediation measures.

Policy 1.5

The City of Wilton Manors shall continue to evaluate and amend as needed the Unified Land Development Regulations to adopt specific standards and strategies-such as allowances for electric car charging stations that address greenhouse gas emissions, energy efficient housing, and overall energy conservation.

Policy 1.6

As the replacement of municipal vehicles is scheduled, the City of Wilton Manors shall consider the availability of replacement with low emission or fuel efficient vehicles.

Policy 1.7

The City of Wilton Manors shall provide educational materials and promote recycling to enhance the efficiency of curbside pick-up, and reduce the materials being sent to landfills to reduce methane production from landfills.

Policy 1.8

The City of Wilton Manors shall encourage the diversion from landfills of materials that are recyclable when issuing construction demolition permits.

Policy 1.9

The City will annually review existing air quality reports and confer with the FDEP on the source(s) of air quality violations and the proper abatement methods. If needed, coordinate with the FDEP in their efforts to enforce clean air standards.

Objective 2

Secure provision of potable water in sufficient quantity and quality to meet present and projected needs, commensurate with sustainable demand.

Policy 2.1

The City will conserve water by enforcing Florida Friendly principles incorporated in the adopted landscape ordinance.

Policy 2.2

The City will cooperate with Broward County and the South Florida Water Management District on the implementation of water demand management policies and programs.

Policy 2.3

The City will encourage the use of high efficiency toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and WaterSense certified in all new or retrofitted residential and commercial projects.

Policy 2.4

The City will cooperate with the South Florida Water Management District and other agencies, municipalities and service providers to conserve water resources in emergencies and during declared water shortages, as well as year-round conservation rules.

Policy 2.5

The City shall support the efforts of the County and neighboring municipalities in the protection of wellfield areas.

Policy 2.6

The City of Wilton Manors shall participate in the development of conservation programs contained in the Regional Water Supply Plan in conjunction with the South Florida Water Management District.

Policy 2.7

The City of Wilton Manors shall continue its efforts to publicize and encourage water conservation.

Policy 2.8

The City of Wilton Manors shall assess projected water needs and sources for the long-range planning period by creating and maintaining a Water Supply Facilities Work Plan with a minimum 10-year planning horizon. Future water supply planning shall emphasize the efficient use of water resources and where possible and financially feasible, utilize alternative water sources.

Policy 2.9

The City of Wilton Manors shall continue to implement and enforce a Water Conservation Plan which includes utilization of Florida Friendly landscaping principals, rain sensor devices and pressure controls and will be updated periodically through the City's Water Supply Facilities Work Plan.

Policy 2.10

The City of Wilton Manors shall conduct routine, ongoing maintenance on the public lands irrigation system and continuously calibrate the City's irrigation pumps, and incorporate water saving features as a component of the maintenance program.

Policy 2.11

When source water is available, the City of Wilton Manors shall support the use of reclaimed water for irrigation and other uses, with the goal of reducing demands on the Biscayne Aquifer.

Policy 2.12

The City of Wilton Manors shall participate in the development of the Regional Water Supply Plan in conjunction with the South Florida Water Management District.

Objective 3

Assure that generation, storage, transport and disposal of wastes in Wilton Manors is managed with the best available technology to protect environmental quality.

Policy 3.1

The City of Wilton Manors shall cooperate with appropriate public agencies to assure that solid and hazardous wastes within the City of Wilton Manors, are properly regulated and managed to protect the environment.

Policy 3.2

The City of Wilton Manors shall report any hazardous waste violation they may become aware of to the appropriate jurisdictional agency.

Policy 3.3

The City of Wilton Manors shall coordinate with Broward County and the state to encourage the development of effective strategies to improve the area-wide Solid Waste Management Program to include more innovative solid and hazardous waste management technologies to save energy, produce renewable energy and effectively manage hazardous waste.

Policy 3.4

The City of Wilton Manors shall continue to support County and State-sponsored Amnesty Days to collect hazardous wastes; and shall evaluate the need for scheduling local Amnesty Days.

Policy 3.5

The City of Wilton Manors shall continue to provide public information regarding household hazardous wastes, the proper methods of their disposal and alternative nonhazardous substitutes in cooperation with schools, news media, and civic organizations, and in conjunction with Amnesty Day awareness programs.

Objective 4

Conserve and protect the remaining natural systems of Wilton Manors, including minerals, soils and native vegetative communities, in recognition of the inherent values of these areas left in their natural state, through appropriate land use designation and regulation.

Policy 4.1

The City of Wilton Manors shall continue to review, and amend as needed, the Unified Land Development Regulations to ensure the conservation and protection of wetlands and waterbodies, conservation areas and environmentally sensitive areas, and the oolite limestone bed within the City.

Policy 4.2

Compliance with approved permits with other local governments, state, federal and private plans and programs for conservation of natural resources shall be incorporated into the City of Wilton Manors planning process.

Policy 4.3

Protect and conserve the natural functions of existing soils, fisheries, waterbodies and floodplains through enforcement of existing local, and support for the state and federal regulations designed to protect and conserve these functions.

Policy 4.4

The City of Wilton Manors shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative effects and impacts on wetlands and lands identified by Broward County as Environmentally Sensitive Lands.

Policy 4.5

The City of Wilton Manors shall require all development projects to adhere to measures to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and sediment run-off.

Policy 4.6

The City of Wilton Manors shall adhere to the National Pollution Discharge Elimination System-Municipal Separate Storm Sewer System (NPDES-MS4) Permit and shall implement the permit conditions and reporting requirements.

Objective 5

Preserve areas of significant environmental and public value including fisheries, wildlife habitat and marine habitat, through appropriate land use designations and regulations.

Policy 5.1

The City of Wilton Manors shall continue to cooperate with adjacent municipalities and Broward County to preserve and protect natural resources, natural areas and vegetative communities.

Policy 5.2

The City of Wilton Manors shall support state and federal laws for the protection of endangered and threatened species and significant plant and animal habitat, as well as:

1. Champion trees as recognized by Florida Department of Agriculture;
2. Historic trees as recognized by Broward County; and
3. Protected Natural Lands as recognized by Broward County

Policy 5.3

The City of Wilton Manors shall support ongoing education programs about native plant and listed species and the diversity of natural communities.

Policy 5.4

The City of Wilton Manors shall protect existing natural areas and environmental preserves identified in the Recreation and Open Space Element through the site planning approval process.

Objective 6

Ensure that development activities mitigate adverse ecological changes or actually improve previously degraded environmental conditions.

Policy 6.1

The City of Wilton Manors shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites.

Policy 6.2

The City of Wilton Manors shall enforce the adopted landscaping standards which require the preservation of existing natural growth, the removal of invasive, exotic plant species and the promotion of native plant materials usage. These standards shall contain limitations, restoration and mitigation measures to compensate for the loss of native vegetation and define stabilization measures for areas impacted by development.

Policy 6.3

The City of Wilton Manors shall use the best available technical criteria and information for the formulation of regulations and ordinances to ensure that future development is compatible with the functions of existing natural systems and resources conservation.

Policy 6.4

The City of Wilton Manors shall support the Broward County Tree Preservation Ordinance requiring the owner/applicant to remove all Class I and II invasive exotic vegetation, as recognized by the Florida Exotic Pest Plant Council, from the subject site as a condition for new development or re-development.

Objective 7

Assure the maintenance and preservation of trees within City of Wilton Manors, through continued maintenance of trees within the City properties, and the site plan review process for new development and redevelopment.

Policy 7.1

The City of Wilton Manors shall encourage that native trees be preserved during development or redevelopment.

Policy 7.2

The City of Wilton Manors shall continue to implement the scheduled maintenance plan for the effective removal of invasive vegetation on City lands. This program shall include monitoring and plans for re-vegetation.

Policy 7.3

The City of Wilton Manors shall encourage and educate the public in the planting and maintenance of trees.

Policy 7.4

The City of Wilton Manors shall coordinate with and encourage the efforts of Broward Beautiful, Naturescape Broward, Keep America Beautiful and other similar programs or organizations as appropriate.

Policy 7.5

The City of Wilton Manors shall continue to support the Broward County Tree Preservation Ordinance and City landscape regulations as a part of development and redevelopment.

Policy 7.6

The City of Wilton Manors shall continue to install street trees and install landscaping on public lands.

Policy 7.7

The City shall explore and report on feasible options to increase the number of new street trees planted with a target increase of tree canopy coverage by at least a 20% between 2020 and 2025.

Policy 7.8

Provide continued beautification, including landscape installation, of streets, rights-of-way and public open spaces and facilities within the City of Wilton Manors through grant applications or other funding sources. Applicable local, state, federal and private funding sources will be pursued and used to support projects.

Policy 7.9

The City of Wilton Manors shall ensure resources continue to be allocated toward the maintenance and protection of existing, and the installation of new street trees on public lands.

Objective 8

Protect wetland habitat and functions through appropriate land use designations and regulations.

Policy 8.1

The City of Wilton Manors shall require proper landscape buffering between wetlands and designated conservation areas, and land uses that negatively impact these conservation ecosystems.

Policy 8.2

As a condition of development approval, when applicable, the City of Wilton Manors shall require approval from all applicable external agencies regarding the protection of wetland habitat.

Policy 8.3

Future land uses that are incompatible with the protection or conservation of wetlands and wetland functions shall be directed away from wetlands. Where unavoidable incompatible land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetland functions.

Policy 8.4

Wetlands and submerged lands shall be used for purposes which are compatible with their natural values and functions, and the City Unified Land Development Regulations shall be revised where warranted to provide these areas with the maximum possible protection.

Objective 9

Protect floodplain and floodplain functions through appropriate land use regulations, and stormwater management and maintenance.

Policy 9.1

The City of Wilton Manors shall provide for open space as a part of the requirements for all development and redevelopment. No land shall be developed, used or occupied such that the amount of open space on the parcel proposed for development is less than the required open space established by City ordinance unless mitigative measures are provided.

Policy 9.2

Through maintenance and regulations, the City of Wilton Manors shall protect the natural floodplain functions by keeping swales and drainage ditches clear of debris to ensure water flow, and by reporting the dumping of materials to the appropriate agency.

Policy 9.3

The City of Wilton Manors shall explore the benefits of participation in the National Flood Insurance Program's Community Rating System.

Policy 9.4

The City of Wilton Manors shall maintain consistency with program policies of the National Flood Insurance Program and shall monitor new cost effective programs for minimizing flood damage and floodplain protection, and require development be consistent with, or more stringent, than the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44C.F.R. part 60.

Objective 10

Increase community resiliency by conserving energy, managing stormwater and preserving the urban tree canopy.

Policy 10.1

To reduce heat island effect and encourage carbon sequestration, the City of Wilton Manors shall continue to maintain and enhance its tree canopy through such efforts as implementation and periodic updates of the Unified Land Development Regulations, urban forestry grants, and other actions.

Policy 10.2

The City of Wilton Manors shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

Policy 10.3

The City of Wilton Manors shall explore the potential to obtain funding sources to perform a tree canopy study to document tree canopy and extent.

Policy 10.4

The City of Wilton Manors shall encourage and accommodate the use of reflective roofing and green roofs to contribute to reduced heat island effect and enhanced stormwater management.

Policy 10.5

The City of Wilton Manors shall encourage and accommodate the use of green infrastructure and Low Impact Development (LID) when proposed and shall review and amend the Unified Land Development Regulations to provide accommodation for LID and other green infrastructure as needed.

Policy 10.6

The City of Wilton Manors shall continue to review the Unified Land Development Regulations provisions to identify means to reduce the amount of impervious coverage and increase the permeability of surface drainage and amend the code where feasible.

Policy 10.7

The City of Wilton Manors shall continue to maintain pedestrian and bicycle facilities and the efficiency of the roadway system throughout the City of Wilton Manors in order to promote energy conservation.

Policy 10.8

The City shall develop programs and tools to support the expansion and the use of solar energy systems on all new construction and retrofitting of existing buildings.

Policy 10.9

The City of Wilton Manors shall cooperate with the South Florida Water Management District and Broward County in the evaluation of stormwater management operations in the context of sea level rise to improve the ability of these systems to adapt.

Policy 10.10

The City of Wilton Manors shall support the efforts of State, regional and County environmental and planning agencies to jointly develop, assess, and recommend a suite of planning tools and adaptation strategies for local municipalities to maximize opportunities to adapt and protect from the impacts of climate change.

Policy 10.11

The City of Wilton Manors shall provide educational materials to residents and business owners on the cost and environmental effects of automobile idling.

Policy 10.12

The City of Wilton Manors shall continue to identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies and implement these techniques and best practices.



Life's Just Better Here

CITY OF WILTON MANORS

COMPREHENSIVE PLAN

RECREATION AND OPEN SPACE ELEMENT

DATA INVENTORY AND ANALYSIS



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

ADOPTED

February 9, 2021

DATA, INVENTORY AND ANALYSIS

INTRODUCTION

The purpose of the Recreation and Open Space Element as set forth in Section 163.3177(6)(e), Florida Statutes (F.S.), is to plan for a comprehensive system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, open spaces, waterways, and other recreational facilities. The City's Recreation and Open Space Element provides an analysis of the existing resources and policies necessary to ensure the adequacy of future parkland and recreation opportunities for all residents. It is intended that this Element serve as a guide for public policy decisions regarding the provision of a wide variety of local recreation facilities and programs.

The City of Wilton Manors is located in a region which affords outstanding opportunities for outdoor recreation. The warm climate of South Florida allows year-round access to the wide array of natural and man-made resources. These include the Atlantic Ocean, the Everglades, the Florida Keys, a County park system and a full range City park and recreation opportunities.

Residents of Wilton Manors also enjoy easy access to various cultural facilities and programs prevalent throughout the region. These and other area attractions provide an impressive supplement to the fine system of parks, open spaces, facilities and programs offered by the City of Wilton Manors and contribute greatly to the overall quality of life enjoyed by City residents.

BACKGROUND

City staff along with a consulting firm completed a Parks, Recreation and Open Space Master Plan, which was approved in 2010. The Plan served as a blueprint for the City to consider the following: 1. Land Acquisition; 2. Parking and Open Space Development; and 3. Park and Open Space Repurposing. The City has utilized the Master Plan during the past eight (8) years to ensure parks, programs, amenities and services are relevant and adequate for the current residents of the City. Additionally, the City is preparing for future growth of the City's leisure service interests, needs and desires by acquiring land for future expansion of Hagen Park, acquiring land to establish efficient access near developed portions of Colohatchee Park, and completing the repurposing of Mickel Park (which increased park utilization from 3,000 to more than 60,000 annual park visits).

Currently, the City's park and library system is growing at approximately 10% each year and has doubled the size of facilities, programs and amenities offered. During the past 10 years (2007 to 2017) demand/participation has increased 136%, while revenue received from user fees that offset program costs has increased 111%. The City has been successful in providing routine housekeeping, program support, and specialty project maintenance. However, preventative

maintenance requires more substantial costs and may benefit from a future bond issue, which will provide funding to help infuse a higher quality park system by contributing toward an updated park system infrastructure, structures and amenities. The past City park bond issue of 1999 expires in 2019 and a new bond issue is necessary to support land acquisition for park and library expansion, park development and park/library repurposing. A bond issue is the appropriate resource since it supplies long-term funding for projects that typically have a long-term lifecycle for current and future residents to enjoy.

EXISTING CONDITIONS

An Overview

Wilton Manors residents are served by a variety of public recreation facilities and programs. The Wilton Manors Leisure Services Department maintains the City's park and open spaces and runs a series of successful recreation programs. Local schools, religious institutions, civic groups, and multi-family developments also play an important role in providing recreation opportunities within the City.

The City of Wilton Manors has eighteen (18) park and recreation facilities throughout the City. The City park and open space system includes seven (7) community parks, ten (10) neighborhood parks, and one (1) public waterway. In total, there is approximately 66.79 acres of parkland available within the City for residents to enjoy. Outside of the City limits there are additional options for park and recreation including county, state and national park facilities that are within close proximity to the City and available for City residents to enjoy. Existing park and recreation facilities of the City as well as nearby facilities are discussed below in more detail.

CITY FACILITIES

Public Sites

Public sites are considered those recreational facilities or open space which are owned or leased and operated by the municipality. The City has secured the right through a duly executed agreement to utilize the facilities of the Wilton Manors Elementary School. The agreement is between the City of Wilton Manors and the Broward County School Board. This agreement has been in place since 1964. In exchange for this privilege, the City provides all maintenance on the grounds year round including the times that school is in session. The City also utilizes the school structure after 2:00 PM on weekdays for recreational programs. Public sites are discussed further below and shown on Map REC 1.

Neighborhood Parks

Andrews Avenue Open Space: Is a 0.15 acre neighborhood park located at Andrews Avenue and South fork of the Middle River. The passive park consists of natural trees and shrubs for passive recreation. This park is the southwest gateway into the City of Wilton Manors leaving Fort Lauderdale on Andrews Avenue.

Apache Pass Park: Is a 0.18 acre passive park with a bench located at NE 24th Court / NE 15th Avenue.

Central Park Jaycee Park: Is a 0.46 acre neighborhood park located at Wilton Drive and NE 21st Court. The park is a landscaped triangular passive park containing 2 picnic tables and 4 benches. Primarily used as an open space and meeting place for community gatherings during events and for those frequently patronizing nearby entertainment district businesses.

Coral Gardens Park: Is a 0.37 acre neighborhood park located at NE 27th Drive and NE 27th Street. The passive park includes open space and large trees and park benches.

Donn Eisele Park: Is a 0.9 acre neighborhood park located at NW 29th Street and C-13 Canal. The linear neighborhood park features benches, a pavilion, canoe and kayak launch, a floating dock and a butterfly garden.

Island City Park Preserve Expansion (811 Park): Is a 0.27 acre neighborhood park located at 811 NE 28th Street. This small park has 14 parking spaces with a green space area, landscaping and a paved path.

M.E. DePalma Park: Is a 0.14 acre neighborhood park located at NE 20th Drive and NE 7th Avenue. This passive open space park is a natural area.

Rachel Richardson Park: Is a 0.33 acre neighborhood park located at NE 21st Court & Andrews Avenue. The park is a passive open space park site containing 2 benches and many trees including but not limited to Sabal Palms, Satin Leaf, Orange Geiger, and Royal Poinciana.

Snook Creek Boat Ramp: Is a 0.45 acre neighborhood park located at NW 9th Avenue (Powerline Road) at South fork of the Middle River. The park consists of a boat ramp, dock, pavilion, parking lot and trailer parking spaces.

Woman's Club: Is a 0.25 neighborhood park located at 600 NE 21st Court.

Community Parks

Colohatchee Boat Ramp: Is a 1.2 acre park located at NE 15th Avenue at NE 20th Street. The park consists of boat launching facilities, benches, parking for vehicles with trailers and regular parking, boat staging area, restrooms with outdoor shower and picnic tables.

Colohatchee Nature Park: Is a 8.5 acre community park located at 1975 NE 15th Avenue (NE 15th Avenue & NE 20th Street). The park includes an elevated boardwalk, covered picnic areas, dog park, sand volleyball court, playground, grills, and a large pavilion.

Hagen Park: Is a 5.79 acre community park located at 2020 Wilton Drive directly behind the City Hall Complex. This park offers six tennis courts, sand volleyball with an outdoor shower and covered shelter, a multi-purpose court for basketball and inline hockey, picnic pavilions, playground, fitness center and a community center with a full service kitchen. Future expansion is planned with the incorporation of adjacent vacant lots.

Island City Park Preserve: Is a 3.15 acre community park located at NE 28th Street and Middle River. This waterfront park offers a playground, picnic pavilions, kayak/canoe launch, boat dock with hoist, multipurpose court, boardwalk, and a community center with full service kitchen.

Mickel Park: Is a 5.0 acre community park located at 2675 NW 7th Avenue. This athletic complex includes two lighted baseball fields, a multi-purpose field, playground and a multi-purpose building with a concessions stand, restrooms, offices and storage areas.

Richardson Historic Park and Nature Preserve: Is a 5.4 acre community park located at 1937 Wilton Drive. The park features a river boardwalk, boat dock, observation pier, a small and extra-large pavilion, nature trails with interpretive signs, lighted restroom facility, a courtyard, kayak rentals, natural habitat areas, parking lot, a historic carriage house and a 3500 square foot manor house for facility rentals.

Wilton Manors Elementary School: Is a 4.8 acre community park located at 2401 NE 3rd Avenue. The softball/baseball field is available after 4pm until 9pm on weekdays and 8am to 4pm on weekends. Also featured are bleachers, dugouts, restrooms, basketball courts, a playground and a large open multi-purpose field. The City has an agreement with the School Board to utilize the grounds of the school during non-school hours. The current agreement will expire in 2023.

Public Waterways

The North and South fork of the Middle River form the boundary of the City. The river and the associated canals are used extensively by the residents of the City for recreational boating, fishing, and related activities. Most of the land uses adjacent to the river system are single-family residential. The City estimates 285 of these homes maintain private dock facilities for pleasure boating. Since there are fixed bridges between the City and the Intracoastal Waterway, the size of the watercraft is limited. It is estimated that there is a total of 82.9 acres of total water surface area along the Middle River within the City.

Due to the extensive waterways, the City utilizes it for recreational purposes. The City owns and maintains several water related parks and park facilities along the waterways including: Colohatchee Nature Preserve and Boat Launch facility; Island City Park Preserve, Donn Eisele Park, and Richardson Historic Park and Nature Preserve. Additionally, Snook Creek Boat Ramp, a 0.45 acre boat ramp and dock located at Powerline Road at the South fork of the Middle River was completed in 2008 and offers boat launching facilities in the western portions of the City. The vision of the City for its park system is to integrate the recreational waterways with the park lands to enhance their availability for enjoyment by all of the residents of the City.

The North and South forks of the Middle River are a canoe trail which has been designated as a greenway/blueway that is part of the state's Greenway Trail System and is part of the Broward Urban River Trails corridor. This canoe trail, called the Middle River Trail, circumnavigates the City with public access provided at Colohatchee and Richardson Historic Parks on the South fork and Island City Park Preserve and Donn Eisele Park on the North fork. These sites will provide additional access and descriptive signage identifying natural habitat and the history of the river.

It must also be noted that a portion of this river system is part of the Middle River Canal (C-13) which is under the control of the South Florida Water Management District. It has been determined that 29.72 acres of the Middle River lies within the City's boundaries and is not within the jurisdiction of the South Florida Water Management District (FWMD). Another 21.15 acres of manmade canals connect to this natural river. Only those 29.72 acres of natural river with public access and outside the FWMD jurisdiction are being used in determining compliance with the City's park level of service standards.

**Table 7-1
City of Wilton Manors Park and Recreation Acreage**

FACILITY	ACREAGE
Community Park	
Colohatchee Boat Ramp	1.2
Colohatchee Nature Park	8.5
Hagen Park	5.79
Island City Park Preserve	3.15
Mickel Park	5.0
Richardson Historic Park and Nature Preserve	5.4
Wilton Manors Elementary School	4.8
Neighborhood Parks	
Andrews Avenue	0.15
Apache Pass Park	0.18
Coral Gardens Park	0.37
Central Park Jaycee Park	0.46
Donn Eisele Park	0.9
Island City Park Preserve Expansion	0.27
M.E. DePalma Park	0.14
Rachel Richardson Park	0.33
Snook Creek Boat Ramp	0.45
Woman’s Club	0.25
Public Waterways	
Middle River	29.72
GRAND TOTAL:	66.79

Source: Calvin, Giordano & Associates, Inc. 2018

REGIONAL FACILITIES

In addition to the park, open spaces, and recreation facilities provided by the City, residents of Wilton Manors are also able to utilize County, State and National parks that are within close proximity to the City. These additional parks add a tremendous amount of diversity to the recreational opportunities available to City residents. Highlights of County, State, and National Parks are listed below:

County Parks

Central Broward Regional Park: Is a 109.25 acre county park located a 3700 NW 11 Place. The amenities in this park include a shopping promenade, cultural center/library, waterfall features, water play area, lake, boat ramp & dock, basketball court, playground facilities, picnic shelters,

corporate shelter (6,000 sq. ft.), restrooms, pedestrian bridge, netball courts, nature trail, and many other features.

Easterlin Park is a 46.6 acre park located to the north west of Wilton Manors at 1000 N.W. 38th St., Oakland Park, FL. The park itself is a designated urban wilderness area with a magnificent abundance of cypress and mixed cypress forests. Trees exceeding 250 years old and 100 feet tall are common within the park. Park amenities include campgrounds, picnic shelter, picnic tables and grills, wildlife and nature trails, playgrounds and sports courts. The park also offers environmental and scouting programs, group gatherings and geocaching.

State Parks

Hugh Taylor Birch State Park is a Florida State Park located at 3109 E Sunrise Blvd, Fort Lauderdale, between the Intracoastal Waterway and SR A1A. Amenities of this park include a 1-mile long canoe trail, 2 hiking trails, picnic areas, beach access, group/youth campgrounds and a visitor center.

Dr. Von D. Mizell-Eula Johnson State Park is a Florida State Park located at 6503 N Ocean Drive, Dania Beach, FL. The park offers numerous activities, including; surf fishing, canoeing, swimming, nature study, boating and picnicking. Amenities of the park include convenient beach access, 2 boat ramps, covered picnic shelters and walking and nature trails.

National Parks

Everglades National Park (40001 State Road 9336, Homestead, FL) is located 69.8 miles southwest of the City in Homestead, Florida. Everglades National Park is the largest subtropical wilderness in the United States and therefore offers very unique recreation opportunities for City residents. Biking, bird watching, camping, canoeing, kayaking, fishing, geocaching, hiking, paddle boarding, and slough slogging are just a few of the many recreational opportunities available within the Everglades National Park. Additional park entrances can be found along U.S. 41 Tamiami Trail in Miami (the Shark Valley entrance) and Oyster Bar Lane in Everglades City (the Gulf Coast entrance).

CITY RECREATIONAL PROGRAMS

The City of Wilton Manors offers an extensive selection of organized sports and recreation programs for community residents in various age groups. The various programs include: after-school programs, aquatic classes and swim lessons, summer and one-day camps, fitness classes and programs, youth athletics, and youth tennis camps and lessons. The City's website – <https://www.wiltonmanors.com/> – can be accessed for more information on the recreational program offered by the City.

NEEDS ASSESSMENT AND ANALYSIS

Overview

The City of Wilton Manors is fortunate to offer a wide variety of park, open space, and recreation opportunities for its residents. As part of the South Florida community, residents of Wilton Manors are also able to utilize numerous county, state and national park and recreation facilities that are nearby. Park, open space, and recreation opportunities are important to the City. Additionally, the City's population continues to grow and the dynamics of the population continues to change resulting in changing park, open space, and recreation needs.

Level of Service (LOS)

The City currently has 66.79 acres of park land per Table 7-1. The City currently utilizes 4.25 acres per one thousand (1,000) permanent population as the park, open space, and recreation LOS. Utilizing the 2010 U.S. Census population figure for the City along with population projections, the City's current LOS and projected LOS are shown in Table 7-2.

**Table 7-2
Projected Park LOS**

Year	Population (Projected)	LOS Standard	Acres Needed	City Park Acreage	Surplus Acreage
2010	11,632 x	4.25/1,000	49.44	66.79	+17.35
2015	12,445 x	4.25/1,000	52.89	66.79	+13.90
2020	12,556 x	4.25/1,000	53.36	66.79	+13.43
2025	12,557 x	4.25/1,000	53.37	66.79	+13.42
2030	12,471 x	4.25/1,000	53.00	66.79	+13.79
2035	12,461 x	4.25/1,000	52.96	66.79	+13.83

Source: Florida Data Housing Clearinghouse (FHDC); Calvin, Giordano & Associates 2018

Conclusion

The City of Wilton Manors currently is meeting the LOS for parkland and is projected to continue to meet LOS into the next planning period. However, the surplus parkland is expected to be reduced from 17.35 acres in 2010 to 13.83 acres in 2035. Continued maintenance, improvement and expansion of recreational opportunities for City residents will continue to be a priority of the City.

Undeveloped Parklands

The City currently owns the following area that is considered open space, or is intended to be developed into recreational facilities:

City of Wilton Manors
Comprehensive Plan

- The City recently purchased several lots (0.22 acres) for the future expansion of Hagen Park. There are six additional properties that could possibly be acquired by the City to further expand future programming at Hagen Park. With the additional properties, the City could develop a High Performance Public Space, which would become the true hub for the City's Arts and Entertainment District. The City strives to ensure the Power of 10 at each community park. The Power of 10 is a park planning concept to be considered during the park planning process where ten (10) recreational opportunities for both passive and active recreation are included and provided. Hagen Park expansion would help the local economy, environment and overall community and is vital for the overall success of the local businesses and non-profit organizations in the City as well as the City's parks, recreation and library system. Hagen Park currently supplies significant parking for the businesses on Wilton Drive. It is also a place for community meetings, special events and a multitude of activities and events. The expansion could become the future staging area for the Stonewall Parade and Street Festival, which attracts more than 34,000 participants to the City. The economic impact research in 2017 reveals the one-day event provides more than \$4 million total spending, more than \$1 million new spending by non-Broward County residents and more than \$2 million of direct new spending by non-Broward residents with multiplier effects. The expenses to continue this event have grown significantly and in visioning to minimize the costs with police detail, barricades, etc. hosting the staging area within a portion of Hagen Park would be exceptional for the future of this event as well aiding the hosting of other major events in the City such as Halloween Street Festival, Yard Sales, Arts and Crafts Shows, Plant Fairs, Breakfast with Santa, Brunch with the Easter Bunny, etc.
- Site 92 Cypress Stand is a 1.43 park of undeveloped land owned by Broward County. This is a passive park with waterfront property and an opportunity for the City to partner with Broward County to utilize the open space for passive recreation and preservation with minimal expenses, (\$15,000 annually). However, if the City accepts the land donated from Broward County, there will be more anticipated costs to develop and maintain any future amenities, while also considering additional labor costs to maintain and program current and future amenities and services.



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CITY OF WILTON MANORS

COMPREHENSIVE PLAN

RECREATION AND OPEN SPACE ELEMENT

GOALS OBJECTIVES AND POLICIES



Calvin, Giordano & Associates, Inc.
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ADOPTED

February 9, 2021

Recreation and Open Space Element

Goals, Objectives and Policies

Goal

To provide active and passive recreational opportunities that strives to meet the needs of all age groups and abilities and enhances the overall economic, social, and environmental qualities and characteristics of the City of Wilton Manors.

Objective 1

Establish and implement Level of Service Standards (LOS) for parks and recreation that will meet or exceed the recreation and open space requirement for residents of the City.

Policy 1.1

The City shall adopt and maintain a level of service standard for parks and recreation of 4.25 acres per 1,000 persons residing in the City. The area used to satisfy the LOS standard must be owned by a public entity and made available to the public for their use. If a recreational facility is removed from public use and a deficiency is created, the City must replace this lost recreational land within three years from the date of removal.

Policy 1.2

Maintain an open space land use designation on that portion of the Middle River Urban River Trail within the City and include the river in the calculations of available open space for determining existing level of service for recreation and open space.

Policy 1.3

The City shall continue to utilize the 2010 city-wide master plan of parks, passive open space and recreational lands in determining park and recreation needs of the City. The City shall revise the 2010 City-wide Master Plan every 10-years or as necessary.

Policy 1.4

Wilton Drive, in particular, shall be studied and labeled as a priority area of the City for complete streets/multimodal transportation.

Policy 1.5

Annually update and evaluate the inventory of land potentially available for land acquisition, for economic, social and environmental use.

Policy 1.6

Continue to identify and pursue funding sources available for park land acquisition.

Policy 1.7

Continue efforts to acquire park land, consistent with the master plan, to maintain the adopted LOS while attempting to increase the inventory of dry public open space available to the City's residents.

Policy 1.8

The City shall continue to maintain in the Unified Land Development Regulations including the definitions, criteria, and standards, consistent with the adopted LOS Standards, for the dedication of land for parks and recreation and the provision of open space within any public, private, or joint enterprise development proposed for approval.

Policy 1.9

The City shall consider acquiring and accepting land donations to address economic need criteria.

- The park acres facilitates revenue-generating opportunities.
- Park space promotes current or future employment.
- Added open space indirectly creates or sustains jobs.
- The space attracts new residents.
- Increased park acres attract new businesses.
- The new open space increases business and tax revenues.
- The added space optimizes operations and maintenance costs.

Policy 1.10

The City shall consider acquiring and accepting land donations to address environmental need criteria.

- Park acres space improves water quality of both surface and ground water.
- The added park space contributes toward a net carbon sink.
- Added park acres enhances, preserves, promotes or adds biological diversity.
- The park acres help preserve social, cultural, historical sustainability.
- Increasing park acres promote regional community services.
- Expanding park acres supports an interconnected fusion of other ecological areas of natural habitats.

Policy 1.11

The City shall consider acquiring and accepting land donations to address social need criteria.

- The space improves the neighborhood.
- The space improves social and physical mobility through multi-modal connectivity – auto, transit, bike, and pedestrians.
- The space encourages the health and fitness of residents and visitors.
- Open space provides relief from urban congestion and stressors such as social confrontation, noise pollution, and air pollution.
- The space provides relief from urban congestion and stressors such as social confrontation, noise pollution and air pollution.

- The space provides places for formal and informal social gathering, art, performances, and community or civic events.
- The space provides opportunities for individual, group, passive and active recreation.
- The space facilitates shared experiences among different groups of people.
- The space attracts diverse populations.
- The space promotes creative and constructive social interaction.

Objective 2

The City shall provide and maintain diverse public recreational facilities geographically distributed as equitably as possible throughout the City to meet the recreational requirements of the residents.

Policy 2.1

In acquiring and developing park land, the City shall give priority to ensuring that every residential area is within a straight line distance of one half mile of a park.

Policy 2.2

City shall continue to review the diverse needs of the residents on an on-going basis.

Objective 3

In order to maximize the recreational facilities available to residents, utilize other facilities, both public and private, for recreational use to supplement those provided to meet the City's LOS Standards.

Policy 3.1

Encourage the part-time use of non-recreational public and private civic facilities for recreational or leisure time functions.

Policy 3.2

When determined to be safe, encourage the use of publicly held non-recreational lands, such as canal and vacated railroad rights-of-way, for recreational purposes.

Policy 3.3

Coordinate publicly sponsored recreational amenities with those supplied by the private sector.

Policy 3.4

The City shall continue to pursue joint agreements with Broward County, the Broward County School Board and adjacent cities which will encourage shared responsibilities and commitment for the development of recreational facilities.

Policy 3.5

The City should pursue reviewing their agreement with the School Board of Broward County to continue sharing the programming and maintenance responsibilities of Wilton Manors Elementary School.

Objective 4

The City shall maintain and improve the quality of its parks, recreational facilities and programs.

Policy 4.1

Monitor comments that are registered with the City concerning the quality of the recreational facilities and respond as needed and/or required by City administrative policies.

Policy 4.2

Monitor comments that are registered with the City concerning the manner in which the recreational facilities were prepared for scheduled athletic events.

Policy 4.3

Conduct ~~daily~~ inspections as necessary of the recreational facilities to determine the level of general cleanliness and maintenance needs.

Policy 4.4

The City shall ensure that passive recreational facilities, furniture or displays such as walkways, equipment, exterior furniture, benches, tables, interpretive display trails and wildlife observation areas are provided in public parks within the City.

Policy 4.5

During the site plan review process pertaining to modifications to existing or approval of future developments, the City's staff shall ensure that adequate open space is provided and buffers are created to protect natural and coastal resources or outdoor recreational activities and facilities from adverse impacts that may result from uses or activities occurring on adjacent lands. Protection techniques shall include but not be limited to dense landscaping, walls, setbacks, shading, berms, and restrictions on the proximity of incompatible uses.

Policy 4.6

The impact on existing and potential recreational areas shall be considered in reviewing the location of proposed electrical power facilities and communication towers.

Objective 5

The City shall ensure that public access is available to all parks, open space, and recreational facilities, including water resources and events.

Policy 5.1

The City shall preserve public access to all city owned recreational sites by deed restricting the parcel which provides the access or through the adoption of restrictive zoning classifications.

Policy 5.2

The City shall seek to link all public parks, community centers, and schools within the City with separate bikeway corridors where feasible, preferably constructed within environmentally sensitive lands, outdoor recreational areas, or in easements constructed with native vegetation for shading purposes.

Policy 5.3

The City shall ensure that all City-owned natural areas, environmental preserves, parks and recreational facilities continue to be accessible by all motorized and non-motorized means of transportation and provide access and recreational opportunities to handicapped residents in accordance with ADA standards and Florida Statutes.



CITY OF WILTON MANORS

COMPREHENSIVE PLAN

INTERGOVERNMENTAL COORDINATION ELEMENT

DATA INVENTORY AND ANALYSIS



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

ADOPTED
February 9, 2021

DATA INVENTORY AND ANALYSIS

PURPOSE

The purpose of the Intergovernmental Coordination element is to identify and resolve incompatibilities between the City of Wilton Manor's comprehensive planning processes and those of other governmental entities with interests in or related to the City's area of concern. The areas of concern for Wilton Manors include adjacent municipalities, Broward County, Broward County Public Schools, the South Florida Water Management District, South Florida Regional Planning Council, state government, federal government, and utility companies.

Specific coordination needs within each of the elements of the City's Comprehensive Plan that would benefit from improved or additional intergovernmental coordination and mechanisms for satisfying these needs are also identified, as appropriate.

EXISTING DATA AND CONDITIONS

The City of Wilton Manors currently has either formal or informal coordination agreements, or interacts through standard operating procedures under statutory authority, with the following agencies or jurisdictions:

Municipal Government

- City of Fort Lauderdale
- City of Oakland Park
- Village of Lazy Lake

Broward County Departments

- Broward County Administration
- Broward County Board of County Commissioners
- Broward County Department of Health
- Broward County Emergency Management Division
- Broward County Environmental Protection and Growth Management Department
- Broward County Metropolitan Planning Organization
- Broward County Park and Recreation Division
- Broward County Planning and Development Management Division
- Broward County Planning Council
- Broward County Property Appraiser
- Broward County Sheriff's Office
- Broward County Tax Collector
- Broward County Traffic Engineering
- Broward County Transit

Schools

Broward County Public Schools

Other

Broward League of Cities

Florida Departments and Agencies

Agriculture and Consumer Services

Business and Professional Regulation

Children and Families

Economic Opportunity

Emergency Management

Environmental Protection

Fish and Wildlife Conservation Commission

South Florida Regional Transportation Authority

South Florida Regional Planning Council

State Division of Historical Resources

Transportation

South Florida Water Management District

United States Departments and Agencies

Commerce, Census Bureau

Defense/US Army Corps of Engineers

Environmental Protection Agency

Federal Emergency Management Agency

Housing and Urban Development

U.S. Postal Service

Regulated Utilities

AT&T

Cable Television Franchise: Comcast

FPL

Waste Management, Inc.

EVALUATION OF EXISTING COORDINATION MECHANISMS

For each agency listed above, Table 8-1 briefly describes the existing coordination mechanisms indicating the subject, nature of the relationship and the office with primary responsibility for coordination.

JOINT PLANNING AREAS

Comparison with Regional Policy Plan

The Strategic Regional Policy Plan for South Florida has been reviewed and considered during the process of writing this Comprehensive Plan. The Comprehensive Plan conforms to the Regional Policy Plan.

South Florida Regional Transportation Authority (SFRTA)

The City has proactively participated in planning for a potential future station area of the proposed Coastal Link Corridor, which would provide commuter rail on the historic FEC rail corridor.

Specific Coordination Issues in Each Element

Following is a summary the interagency coordination needs associated with each element of this Comprehensive Plan.

Future Land Use

Within this Element interagency coordination includes communicating with Broward County on surface water management and tree removal permits. In addition, the City shares development projections with the Broward Emergency Management Division (EMD) in order to assist in their hurricane evacuation planning. Further, the City coordinates in a variety of ways with Broward County on growth management issues involving development review permits, plat reviews, and comprehensive planning.

Transportation

The City coordinates with the Broward County Metropolitan Planning Organization (MPO) and the Florida Department of Transportation on capital improvements and level of service for various State roadways in the City. Broward County Transit (BCT) provides five (5) routes through the City connecting residents and employees to other parts of Broward County. As needed, the City will also coordinate with the Southeast Florida Transportation Council.

Housing

The City monitors the housing and related activities of the Broward County Housing Authority, South Florida Regional Planning Council and nearby local jurisdictions. The City works with the US Department of Commerce to ensure accurate population and housing information is provided for the 2020 Census. Additionally, the City has dialogue with the Florida Department of Children and Family Services to ensure an accurate inventory for any subsidized rental housing, and group homes that may exist within the City. An inventory of historically significant housing is required for the Comprehensive Plan, and therefore periodic coordination and communication with the State's Division of Historic Resources, Florida Master Site File is necessary.

Infrastructure

The City coordinates with the City of Fort Lauderdale for both potable water and wastewater services. The City coordinates with Broward County and private haulers for solid waste disposal and pick-up.

Recreation and Open Space

The City coordinates with Broward County related to park and recreation matters related to nearby County parks and recreational programs available for City residents.

Conservation

The City has a variety of coordination activities related to natural resources with the County, State and Federal Government. Several areas of coordination include the discharge of stormwater and the use of natural drainage which is regulated through the South Florida Water Management District (SFWMD). The City also coordinates with the City of Fort Lauderdale and SFWMD related to water supply planning and water conservation activities and policies.

Capital Improvements

The City coordinates with Broward County Public Schools, Broward County, the MPO, and FDOT to ensure projects affecting level of service are included in the annual update of the Capital Improvements Element.

Areas of Critical State Concern

There are no areas of critical state concern in the City of Wilton Manors.

The following abbreviations are used in Table 8-1:

AE - Advise and Encourage

CA - City Agency

FN - Formal Notice and Information Sharing

OA - Outside Agencies, Utilities

TA - Technical Assistance

AP - Approval, Permit

FA – Formal Agreement

IN - Informal Notice and Information Sharing

PM - Periodic Meetings to Coordinate Programs

**TABLE 8-1
COORDINATING AGENCIES**

Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Wilton Manors Office with Primary Responsibility For Coordination
ADJACENT MUNICIPALITIES:					
City of Fort Lauderdale	Comprehensive planning/land use	AE, PM	As needed	Effective	Community Development Services
	Water service and wastewater treatment	FA	Interlocal Agreement	Effective	EM/Utilities
	Fire protection and EMS	FA	Formal Agreement	Effective	Community Development Services
	Police	FA	Responsive upon request	Effective	Police
	Transportation	AE, PM	As needed	Effective	Community Development Services, EM/Utilities
City of Oakland Park	Comprehensive planning/land use	AE, PM	As needed	Effective	Community Development Services
	Transportation	IN	As Needed	Effective	Utilities, Community Development Services
Village of Lazy Lake	Comprehensive planning/land use	AE, PM	As Needed	Effective	Community Development Services
	Water service and wastewater treatment	IN	As Needed	Effective	EM/Utilities
LOCAL GOVERNMENT AGENCIES:					
Broward County Administration	Administrative duties; Emergency Management	PM	As needed	Effective	City Manager
Broward County Board of	Development of	FN, IN	County Land	Effective	Community Development

Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Wilton Manors Office with Primary Responsibility For Coordination
County Commissioners	Regional Impact, Land Use Plan Amendments, Platting		Development Code		Services
Broward County Department of Health	Potable Water; Health Issues	AP	Coordinate as necessary	Effective	EM/Utilities, City Manager
Broward County Environmental Protection and Growth Management Department	Surface Water, Water Use, Wastewater Collection/ Transmission, Wetland Mitigation	AP	Broward County Charter and Chapter 27 of Broward County's Code of Ordinances	Effective	EM/Utilities, Community Development Services
Broward County Planning and Development Management Division	Broward County impact fees, environmental + development review approvals, Plats	AP	Broward County Land Development Code and Chapter 27 Broward County's Code of Ordinances	Effective	Community Development Services
Broward County Transit	Bus Services	AE	Broward County	Effective	EM/Utilities Leisure Services
Broward County Park and Recreation Division	County Recreation and Open Space	AE, IN, PM	As Needed	Effective	Leisure Services
Broward County Metropolitan Planning Organization	Long range transportation planning	AE,AP,PM, TA	Technical Advisory Committee	Effective	EM/Utilities, Community Development Services, Leisure Services, Administration
Broward County Planning Council	Land Use Plan Amendments Plats	AP	Charter Land Development Code	Effective	Community Development Services
Broward County Property Appraiser	GIS data, Tax Assessments and Tax Roll Reporting	PM, TA	Broward County	Effective	Administration, Finance, Community Development Services
Broward County School Board	Maintenance, Facility Planning, Joint Use of facilities	PM,TA, FN	Interlocal Agreement, Joint Use Agreements;	Effective	Community Development Services, Leisure Services
Broward County Sheriff's	Law / Enforcement	OA	Existing Contract for	Effective	City Manager, Police

Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Wilton Manors Office with Primary Responsibility For Coordination
Office			Services		
Broward County Tax Collector	Ad Valorem Collection	OA	Formal Agreement	Effective	Administration, Finance
Broward County Traffic Engineering	Traffic Engineering	AE, AP, PM, TA	Informal Coordination	Effective	EM/Utilities
FLORIDA DEPARTMENTS AND AGENCIES:					
Agriculture and Consumer Services	Farmers Markets; Consumer Information	AE; IN	As Needed	Effective	Community Development Services
Business and Professional Regulation	Various Licenses	AP	Licensing Activities	Effective	Administration, Community Development Services
Children and Families	ALFs; Children and Family Issues	IN	As Needed	Effective	City Manager, Leisure Services, Community Development Services
Economic Opportunity	Comprehensive Planning; Other Planning Activities	AE, AP, TA	Growth Management Activities	Effective	Community Development Services
Emergency Management	Mutual Aid Agreement	OA, TA	Emergency Management	Effective	City Manager, EM/Utilities
Environmental Protection	Water Quality – NPDES	AP	Environmental Activities	Effective	Utilities, Leisure Services
Fish and Wildlife Conservation Commission	Local Fish and Wildlife Issues	IN, PM	As Needed	Effective	Community Development Services, Leisure Services
South Florida Regional Transportation Authority	Regional Transportation, Tri-Rail	AE, PM	Joint meetings, As Needed	Effective	Community Development Services
South Florida Regional Planning Council	Comprehensive Planning and DRI's	TA,AE,AP	Regional Planning Activities	Effective	Community Development Services
State Division Of Historical Resources	Historic Lands & Buildings	TA/AE	Master Site File	Effective	Community Development Services
Transportation	Transportation Planning	AE, AP, PM, TA	Five Year Work Program	Effective	EM/Utilities
South Florida Water	Water Use, Stormwater	TA,AE,AP	As needed	Effective	Community Development

Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Wilton Manors Office with Primary Responsibility For Coordination
Management District	Management, Wetlands Mitigation				Services, EM/Utilities
UNITED STATES DEPARTMENTS AND AGENCIES:					
Commerce, Census Bureau	Decennial census	TA	Census Statistics and Services	Effective	Community Development Services
Defense/ US Army Corps of Engineers	Cut and Fill Permits, Wetland mitigation, Environmental	TA, AP	Federal Mandates	Effective	City Manager, EM/Utilities, Community Development Services
Environmental Protection Agency	Cut and Fill Permits, Wetland mitigation, Environmental	TA, AP	Federal Mandates	Effective	City Manager, EM/Utilities, Community Development Services
Federal Emergency Management Agency	Flood Insurance Program, Emergency Management, 100-Year Flood Zone	FA, IN	FEMA Flood Insurance Program, As Needed	Effective	City Manager, Community Development Services, EM/Utilities
Housing and Urban Development	CDBG, Housing	FA, IN	As Needed	Effective	Community Development Services, Leisure Services
U.S. Postal Service	Address development, mail delivery	OA	Provision of Addresses	Effective	City Manager, Community Development Services
Transportation	Transportation planning	AE, AP, PM, TA	Transportation Project Funding	Effective	EM/Utilities, Community Development Services
REGULATED UTILITIES:					
AT&T	Telephone service, Underground Utilities	OA	Provision of Services	Effective	EM/Utilities, City Manager
Cable Television Franchise: Comcast	Cable Services, Underground Utilities	OA	Provision of Services	Effective	EM/Utilities, City Manager
FPL	Power Service, Underground Utilities	OA	Provision of Services	Effective	EM/Utilities, City Manager
TECO	Gas Service, Underground Utilities	OA	Provision of Services	Effective	EM/Utilities, City Manager
Waste Management, Inc.	Residential and	OA, FA	Provision of Services	Effective	EM/Utilities, City

Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Wilton Manors Office with Primary Responsibility For Coordination
	Commercial Solid Waste Removal				Manager
Emergency Debris Removal: - Crowder-Gulf Disaster Debris Management - Beck Disaster Recovery, Inc.	Emergency Debris Removal	OA, FA	Provision of Services	Effective	EM/Utilities, City Manager
SPECIAL DISTRICTS:					
North Broward Hospital District	Medical Service	AE, OA, PM	As Requested	Effective	City Manager
Broward County Solid Waste Disposal District	Solid Waste Disposal	AE, FA, PM	Interlocal Agreement	Effective	City Manager, EM/Utilities

Source: City of Wilton Manors, 2018 Comprehensive Plan



Life's Just Better Here

CITY OF WILTON MANORS

COMPREHENSIVE PLAN

INTERGOVERNMENTAL COORDINATION ELEMENT

GOALS OBJECTIVES AND POLICIES



Calvin, Giordano & Associates, Inc.
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ADOPTED

February 9, 2021

Intergovernmental Coordination Element

Goals, Objectives, and Policies

Goal

The establishment of an active participation in activities and procedures which facilitate communication and cooperation with other governmental agencies and private agencies to enhance the quality of life, ensure efficient service delivery, promote responsible development and redevelopment, and protect the natural environment.

Objective 1

Coordinate the Comprehensive Plan including proposed plan amendments with the plans of adjacent cities, Broward County, the Broward County School Board, the South Florida Regional Planning Council (SFRPC), the South Florida Water Management District (SFWMD) and the state comprehensive plan to ensure consistency and compatibility and to avoid conflicts.

Policy 1.1

The City shall review and comment on the plans and proposed plan amendments of adjacent municipalities, Broward County, the Broward County School Board, the Florida Department of Transportation (FDOT), the Broward County Metropolitan Planning Organization (MPO), the SFWMD and the SFRPC, as they are prepared and before they are adopted.

Policy 1.2

Where appropriate, the City will use appearances at public hearings, written correspondence, or institutional channels including the Broward County Planning Council (BCPC) and the SFRPC, to communicate identified conflicts between the plans of adjacent communities and the Wilton Manors Comprehensive Plan and potential negative impacts to work toward mutually beneficial solutions.

Policy 1.3

The adjacent communities, BCPC and SFRPC will be advised as to inconsistencies and conflicts noted between the respective plans and that of Wilton Manors.

Policy 1.4

The City of Wilton Manors will notify adjacent cities, Broward County, the Broward County School Board, the SFWMD, the SFRPC and other appropriate agencies regarding proposed land use plan changes or other proposed amendments to the Wilton Manors Comprehensive Plan.

Policy 1.5

The City of Wilton Manors will follow the intergovernmental notification requirements as set forth in Chapter 163 F.S. regarding amendments to the Comprehensive Plan.

Policy 1.6

The City will participate actively in and communicate with the MPO Technical Advisory Committee (TAC) on at least a bi-monthly basis to exchange information regarding the Comprehensive Plan and other related issues.

Policy 1.7

The City will actively participate and communicate with appropriate agencies, including but not limited to county, state, local and regional agencies, to ensure the City's best interests are pursued and developed.

Policy 1.8

The City will provide information regarding rezonings, annexations, land use amendments and the like to appropriate government agencies, including but not limited to those of the state, county, School Board and municipalities and regional agencies.

Policy 1.9

Wilton Manors will invite a nonvoting representative of the Broward County School Board to review and comment upon comprehensive plan amendments, rezonings and other plans that propose an increase to residential densities within the City.

Policy 1.10

The City will coordinate with Broward County and other appropriate agencies to ensure residents continue to receive all available housing assistance, including but not limited to financial assistance and housing placement assistance.

Policy 1.11

Wilton Manors will continue to coordinate with Broward County and other appropriate agencies to develop and implement affordable housing programs, especially those aimed towards assisting low and very low income housing.

Objective 2

Maintain continuous communication and coordination with governments and agencies whose plans and activities can directly or indirectly impact the planning activities of Wilton Manors.

Policy 2.1

The City shall continue its involvement with appropriate government agencies as identified in Table 8-1 within the Data, Inventory and Analysis section of this Element.

Policy 2.2

Monitor state, regional, county and municipal special board activities and programs through review of newsletters and reports, attendance at workshops and conferences and other available avenues to identify and respond to those that are relevant to the planning concerns of the City.

Policy 2.3

Maintain demographic, socio-economic and development data and make this information available to Broward County, the School Board and other affected agencies and local governments as requested.

Policy 2.4

When an impasse is reached with adjacent communities or other local governments over planning concerns, the City of Wilton Manors in agreement with all affected parties will participate in the SFRPC Mediation Process to resolve the conflict(s).

Policy 2.5

Continue to participate in the countywide Local Mitigation Strategy (LMS) effort by attending Mitigation Task Force meetings and submitting mitigation projects annually to be placed on the County's master list.

Policy 2.6

Continue to maintain ongoing communication and coordination with the Broward County Housing Finance and Community Redevelopment Division regarding housing and neighborhood improvements programs, especially the Community Development Block Grant Program.

Policy 2.7

Wilton Manors will coordinate with appropriate local, county, regional and state agencies to address housing needs of special populations within the City.

Policy 2.8

The City will coordinate the Comprehensive Plan with the SFWMD's Lower East Coast regional water supply plan to ensure adequate water supplies exist for the City's existing and projected population.

Policy 2.9

The City will continue to coordinate with the Broward County School Board on Planning and Zoning Board items as necessary.

Objective 3

Support the establishment of agreements which would allow multiple use and/or collocation of public facilities by various levels of government and their agencies.

Policy 3.1

The City will continue to maintain recreation lease agreements with the School Board so that the recreational facilities located adjacent to the schools can be used by the residents of the City.

Policy 3.2

When considered feasible and beneficial, pursue arrangements to utilize school facilities to supplement the City's available recreation facilities.

Policy 3.3

The City will encourage the collocation of public schools with public facilities, such as parks, libraries and community centers, consistent with the School Board's policies.

Policy 3.4

The City will continue to coordinate efforts with the County and the School Board to identify and pursue new joint use and collocation opportunities with other public facilities.

Policy 3.5

The City will consider and identify new opportunities to develop multi-use and collocate facilities with other public agencies.

Objective 4

Pursue and execute interlocal agreements and contracts with other local governments and the County to provide for the most efficient and effective delivery of public services.

Policy 4.1

The City will continue to participate with adjoining municipalities in interlocal mutual police and fire aid agreements and services.

Policy 4.2

The City will continue to coordinate the enforcement of ordinances regarding the regulations and limitations placed on the use of the Middle River with those municipalities that adjoin the Middle River system.

Policy 4.3

Continue to contract with the City of Fort Lauderdale and Broward County through interlocal agreements for the provision of various services, including but not limited to the following:

- a. Potable Water
- b. Wastewater disposal
- c. National Pollutant Discharge Elimination System Compliance (NPDES)
- d. Dredging of the North and South Forks of the Middle River
- e. Solid waste disposal

Policy 4.4

In addition to maintaining existing agreements with Broward County, the City will establish new interlocal agreements and/or service agreements as appropriate with Broward County.

Policy 4.5

The City will continue to abide by the policies and procedures, as they may be amended from time to time, set forth in the Amended Interlocal Agreement for Public School Facility Planning.

Objective 5

Coordinate with affected governments and agencies regarding future development and redevelopment activities and impacts.

Policy 5.1

The intergovernmental coordination procedures that are established by the City of Wilton Manors with its neighboring jurisdictions will be compatible with the procedures set forth in the Broward County Land Use Plan and the Strategic Regional Policy Plan.

Policy 5.2

The City shall take into consideration the adopted land use plans of and potential impacts on adjacent local governments when reviewing proposals for development or redevelopment. Written comments and recommendations for corrective actions shall be requested of appropriate governmental bodies and/or agencies concerning proposed development or redevelopment activity.

Policy 5.3

Requests for approval of development orders or permits shall be coordinated for review, as appropriate, with Oakland Park, Fort Lauderdale (the City's water supplier), Village of Lazy Lake, Broward County, special districts, the SFRPC, the SFWMD, the Broward County School Board, and state and federal agencies through review procedures established in the land development codes.

Policy 5.4

The City will continue to support and participate in the Broward County interagency plat review and approval process established in the Broward County and the Wilton Manors Unified Land Development Regulations.

Policy 5.5

Continue to coordinate historic resource protection activities with the Broward County Historical Commission.

Policy 5.6

The City shall coordinate with appropriate public and private agencies to further its Green Building Program, identify funding opportunities to become a green certified city and promote private green and/or sustainable developments and buildings.

Objective 6

Pursue and execute agreements and contracts with public utility companies to provide for the most efficient and effective delivery of public services and utilities.

Policy 6.1

Through continued coordination with FP&L ensure that there will be an adequate supply of electrical power to support the current and projected growth of the City.

Policy 6.2

Ensure that needed support facilities are provided to FP&L to service existing and future land uses.

Policy 6.3

Utility service facilities shall be permitted in any land use category if the City Commission finds them to be compatible with and to provide appropriate screening and buffering from adjoining land uses.

Policy 6.4

Decisions regarding the need for and proposed locations of future electrical power facilities shall recognize FP&L Company's legal requirement to provide electrical power to customers in its service area irrespective of geographical location.

Policy 6.5

The concerns of existing residential areas should be considered regarding the location of future electrical power facilities.

Objective 7

The City shall continue to coordinate the establishment of Level of Service Standards for public facilities with the state, regional, or local entity having operational and/or maintenance responsibility for such facilities.

Policy 7.1

The City shall continue to provide service demand projections and otherwise coordinate with the City of Fort Lauderdale regarding their provision of water and sewer service in order to maintain the established Level of Service Standards and capacities of these facilities.

Policy 7.2

The City shall participate in County workshops and provide input to the MPO TAC representative to expedite communication and coordination regarding adopted county roadway Level of Service Standards, capacities, and other transportation-related concerns.

Policy 7.3

The City shall continue to communicate with the Florida Department of Transportation (FDOT) to expedite coordination of the state roadway standards and capacities.

Policy 7.4

The City shall continue to participate in the County's Resource Recovery and Landfill Facilities Program and coordinate with Broward County regarding the provision of solid waste disposal in order to maintain the established Level of Service Standards and capacities of these facilities.

Policy 7.5

Whenever the governmental entity responsible for providing service to the City of Wilton Manors modifies the water, sewer, arterial roadway, public transit, solid waste or drainage Level of Service Standards that apply to the City, the City shall amend the affected level of service standard in the City's adopted Comprehensive Plan and Unified Land Development Regulation, as appropriate and applicable.

Policy 7.6

Through its representation on the MPO, the City shall inform the County of areas of the City which are not adequately served by public transit.

Policy 7.7

The City shall continue to coordinate with Broward County to implement and maintain the County's transit-oriented concurrency system and to ensure that transportation levels of service in the City are met.

Objective 8

Maintain continuous communication and coordination with governments and agencies responsible for transportation-related planning and activities which can impact Wilton Manors.

Policy 8.1

The City shall monitor and actively participate, where appropriate, in the transportation-related activities of the, the TAC and MPO, the BCPC, Broward County Mass Transit, FDOT and the South Florida Regional Transportation Authority (SFRTA) to ensure that the City's transportation-related concerns are adequately addressed.

Policy 8.2

The City shall continue to participate with the TAC and MPO.

Policy 8.3

Continue to coordinate with the adjacent cities of Fort Lauderdale and Oakland Park on improvement plans and right-of-way issues related to the roadway network serving the three cities.

Policy 8.4

Work with the BCPC to identify Andrews Avenue with a Complete Streets designation.

Policy 8.5

The Wilton Manors Police Department shall continue to collect and report vehicular crash, fatality and injury data to the Florida Department of Highway Safety.

Policy 8.6

Continue to review and comment on the various transit planning activities through participation on appropriate boards, committees, and the like that are in support of improvements to the public transit system serving the City and promoting Wilton Drive as a multimodal transportation district.

Policy 8.7

Cooperate with Broward County, adjacent municipalities, the MPO, FDOT and the SFRTA and other appropriate agencies, as appropriate, in projects designed to promote public transit in designated corridors within or adjacent to the City.

Policy 8.8

Cooperate and coordinate with Broward County Bicycle Coordinator to develop feasible options for increasing bikeways and pedestrian ways and connections within the City. In developing these feasible options, the City will consider the Broward County Bicycle Facilities Network Plan and the Broward County Greenways Master Plan.

Objective 9

The City of Wilton Manors, in conjunction with Broward County, Broward County municipalities, and the Broward County School Board, will follow the processes and procedures established in the adopted Amended Interlocal Agreement for Public School Facility Planning (ILA) for coordination and collaborative planning and decision making of land uses, public school facilities siting, population projections, location and extension of public facilities subject to concurrency, and siting of facilities with a countywide significance.

Policy 9.1

The City shall coordinate with the School Board, Broward County and municipalities within Broward County to maintain the adopted level of service standards for public school facilities and any amendments affecting public school concurrency.

Policy 9.2

The City shall coordinate their planning and permitting processes with Broward County, Broward County municipalities, and the School Board consistent with the processes and procedures established within the ILA as follows:

1. Review and update of the annual District Educational Facilities Plan (DEFP) containing the financially feasible schedule of capital improvements for school facilities needed to achieve and maintain the adopted level of service standards in all concurrency service areas (CSAs).
2. Coordinate County and City land use planning and permitting processes with the School Board's site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and enable a close integration of existing and planned school facilities and the surrounding land uses.
3. Coordinate the preparation of County and City projections for future development with the School Board's school enrollment projections to ensure consistency between the County and City future land use maps and the long term school planning process.
4. Coordinate with the School Board through the Staff Working Group and Oversight Committee regarding the preparation of County and City annual comprehensive plan updates and the School Board's annual update of the DEFP to ensure consistency between the plans.
5. Coordinate with the School Board on the planning, siting, land acquisition, permitting and development of new school facilities to ensure the availability of public facilities, services and grounds, especially for purposes of exploring collocation opportunities.
6. Revise County and City land development codes and School Board policies to establish a county-wide public school concurrency system.

Policy 9.3

The City shall coordinate with the County, the School Board, and other parties of the ILA to establish alternative means of assessing school impact fees.

Policy 9.4

The City shall discourage development proposals that exacerbate school overcrowding, except when mitigation measures to reduce negative impacts on the affected school facilities are agreed upon by the City and the School Board.

Objective 10

The City will maintain a Water Supply Plan for a twenty (20) year planning period addressing water supply facilities necessary to serve existing and future development within the City's water service area, in coordination with the City's water provider, the City of Fort Lauderdale.

Policy 10.1

The Water Supply Plan will be consistent with the potable water level-of-service standards established in the Infrastructure Element.

Policy 10.2

The City will coordinate with the South Florida Water Management District (SFWMD) related to updating the City's Water Supply Facilities Work Plan within 18 months after the SFWMD updates the *Lower East Coast Regional Water Supply Plan Update*.

Policy 10.3

When updating the Water Supply Plan, the City will seek alternative sources of water in order to meet projected demand increases as necessary.

Policy 10.4

The Water Supply Plan will be used to prioritize and coordinate the expansion and upgrade of facilities used to withdraw, treat, store and distribute potable water to meet future needs.

Policy 10.5

The City will establish and maintain, at a minimum, a current five-year schedule of capital improvements for the improvement, extension and/or increase in capacity of waste facilities.

Policy 10.6

The City adopts by reference the City of Fort Lauderdale Water Supply Facilities Work Plan 2020 Update (adopted June 16, 2020) which has a planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the water service area which include the entire City of Wilton Manors.

Policy 10.7

The City adopts by reference the City's 20-Year Water Supply Facilities Work Plan 2020 Update into the City's Comprehensive Plan. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the City's boundaries.

Objective 11

Facilitate intergovernmental coordination to provide for the implementation of planning and policies affecting the City's water supply.

Policy 11.1

Use partnerships with the City of Fort Lauderdale and the South Florida Water Management District (SFWMD) to acquire funding, solve problems and address issues related to water supply infrastructure, availability, and conservation.

Policy: 11.2

Monitor water demand needs and land use planning in the City of Fort Lauderdale which provides water to the City.

Policy 11.3

Coordinate planning and public improvements with the City of Fort Lauderdale which provides water to the City. Such coordination may include sharing of updated information to meet ongoing water supply needs, implementation of alternative water supply projects, and establishing LOS.

Objective 12

The City shall strive to make sustainability and climate resiliency decisions on the most current, applicable and credible information available; and through coordination and cooperation make sustainability and climate resiliency efforts more impactful.

Policy 12.1

The City shall coordinate with Broward County and other appropriate agencies in the implementation of adaptive management strategies to improve the climate change resiliency of water and wastewater transmission, disposal and treatment systems and infrastructure and resources.

Policy 12.2

The City shall continue to coordinate with local, County, regional, State and federal agencies and other non-governmental entities and academic institutions in the ongoing assessment of climate change and sea level rise, and continue to collaborate in the identification and implementation of appropriate mitigation, protection, accommodation and adaptation strategies.

Policy 12.3

The City shall coordinate with Broward County, and other participating agencies and Counties in the Southeast Florida Regional Climate Change Compact, in the identification of modeling resources and development of initiatives and goals to address climate change.

Policy 12.4

The City shall continue to coordinate regionally with southeast Florida counties and municipalities, academia, and local, regional, State and federal agencies in the analysis of sea level rise, drainage, storm surge and hurricane impacts and the planning of mitigation and adaptation measures.

Policy 12.5

The City shall continue to actively monitor the Southeast Florida Regional Climate Change Compact, and shall coordinate with neighboring municipalities to share technical expertise, assess regional vulnerabilities, advance agreed upon mitigation and adaptation strategies and develop policies and programs.

Policy 12.6

The City shall seek to and support cooperative efforts to engage the support of federal agencies, such as National Oceanic and Atmospheric Administration, U.S. Geological Survey, Federal Emergency Management Agency, Environmental Protection Agency, the U.S. Department of Interior, U.S. Department of Energy, and the U.S. Army Corps of Engineers, that can provide technological and logistical support to further state, regional, county, and local planning efforts in the assessment of climate change vulnerabilities and adaptation strategies.

Policy 12.7

The City shall promote partnerships between local government agencies, universities, professionals and practitioners, to foster an environment for connecting scientific research and education with practical applications that will contribute to the resiliency and adaptation within the built and natural environments to the impacts of climate change.

Objective 13

The City shall plan and coordinate response for emergency preparedness and/or post-disaster management in the context of climate change.

Policy 13.1

The City shall ensure adequate planning and response for emergency management in the context of climate change by maximizing the resilience and self-sufficiency of, and providing access to, public structures, schools, hospitals and other shelters and critical facilities.

Policy 13.2

The City shall continue to communicate and collaboratively plan with other local, regional, state and federal agencies on emergency preparedness and disaster management strategies including incorporating climate change impacts into updates of local mitigation plans, water management plans, shelter placement and capacity, review of major trafficways and evacuation routes, and cost analysis of post disaster redevelopment strategies.

Policy 13.3

The City shall consider the public health consequences of climate change, such as extreme temperatures and vector-borne diseases, and take steps to build capacity to respond to or support other agency responders.



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CITY OF WILTON MANORS

COMPREHENSIVE PLAN

CAPITAL IMPROVEMENTS ELEMENT

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ADOPTED
February 9, 2021

Capital Improvements Element

Introduction

Purpose

The purpose of the Capital Improvements Element is to evaluate the need for public facilities as identified in the other comprehensive plan elements and as defined in the applicable definitions for each type of public facility, to estimate the cost of improvements for which the local government has fiscal responsibility, to analyze the fiscal capability of the local government to finance and construct improvements, to adopt financial policies to guide the funding of improvements and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other comprehensive plan elements. The element shall also include the requirements to ensure that an adequate concurrency management system will be implemented by the City. Capital projects recommended in the plan are based on the adopted levels of service as they are compared with the existing service levels and projected needs.

Planning Timeframes

The City of Wilton Manors Comprehensive Plan provides guidance on development and redevelopment over two planning periods: a 5-Year period ending FY 2023 (short term) and a long term planning period ending FY 2038.

Capital Improvements Data Requirements

Public Facility Needs

As a "built-out" community, the City's principal focus is to preserve and enhance the qualities of the community that currently exist and to promote revitalization and compatible redevelopment. The City is not anticipated to experience major growth in the future and so, public facilities needs, as a function of population growth, are projected to be minimal. The concurrency-related public facility needs are analyzed below.

Parks and Recreation

The City of Wilton Manors currently is meeting the LOS for parkland and is projected to continue to meet LOS into the next planning period. However, the surplus parkland is expected to be reduced from 16.99 acres in 2010 to 13.47 acres in 2035. Continued maintenance, improvement and expansion of recreational opportunities for City residents will continue to be a priority of the City. See the Recreation and Open Space Element for more information.

Potable Water

As discussed in the potable water sub-element, the City of Wilton Manors is supplied with potable water by the City of Fort Lauderdale through a large user agreement and will continue to into the City's next planning horizon. Wilton Manors maintains the water distribution system and is responsible for meter reading and billing. The Cities of Wilton Manors through the update to the potable water sub-element and Fort Lauderdale through their adopted 10-Year Water Supply Facilities Work Plan have coordinated the planning of potable water need and facilities to reflect anticipated population growth and level of service standards as required by Florida Statutes. This coordination will continue with the preparation of the next round of 10-Year Water Supply Plans in 2019. Over the five-year planning horizon, there are only minor distribution system improvements needed for Wilton Manors to maintain its adopted level of service standards. The City of Fort Lauderdale, as the water supplier, has identified capital improvements for the potable water system within their 2015 City of Fort Lauderdale 10-year Water Supply Facilities Work Plan adopted in April 2015. The work plan and capital improvements are formally adopted by Wilton Manors by reference in Policy 2.3 of this element. See the Potable Water Sub-Element for more information.

Sanitary Sewer

Sanitary sewer treatment capacity is provided by the City of Fort Lauderdale through an interlocal agreement. According to the agreement, Wilton Manors can transmit up to 2.56 MGD of wastewater into Fort Lauderdale wastewater system via the sewer connection located at NE 16th Avenue in Oakland Park. The City's LOS standard for wastewater represents a gross

estimate of wastewater demand based on a current residential to non-residential ratio. A projection of the same standard on a per capita basis is equivalent to assuming that the residential to non-residential ratio will be largely unchanged in the future. Based on an adopted LOS standard of 160 gpcpd, Wilton Manors will have adequate capacity beyond the year 2035. See the Sanitary Sewer Sub-Element for more information.

Drainage

Wilton Manors has included drainage standards of the South Florida Water Management District and Broward County DPEP in its Unified Land Development Regulations and implements these standards for all redevelopment activities. There are no specific stormwater capital improvement projects needed to maintain adopted level of service standards. See the Drainage Sub-Element for more information.

Solid Waste

All solid waste from Wilton Manors is taken to the Wheelabrator Waste-to-Energy Facility in Davie, FL (South Broward County Resource Recovery Facility). Collection is provided by a private company, Waste Management, Inc. which the City has contracts with for the next eight years. There are no deficiencies identified at this time for solid waste collection or disposal. See the Solid Waste Sub-Element for more information.

Transportation

Wilton Manors has the maintenance responsibility of its local roadways and collectors. County Collectors, County and State arterials, and the State's Strategic Intermodal System including the Florida Intrastate Highway System are the responsibilities of other entities. Wilton Manors is located entirely within a Transportation Concurrency Management Area (TCMA) adopted by Broward County. All regional roadways, as defined by Broward County, are subject to area wide level of service standards as adopted in the Transportation Element of Wilton Manors and Broward County. See the City's Transportation Element for more information on the City's road and transportation systems.

Since the City of Wilton Manors is located in the TCMA and depends on transportation related capital improvement projects included in the Broward Capital Improvements Program, these improvements are adopted by the City of Wilton Manors by reference in Policy 2.4 of this element. Interstate 95, a strategic intermodal system facility, will continue to exceed its adopted level of service standard. The City has adopted policies in the transportation element to reflect its strategy to limit its dependence and future impact on this facility.

Public Schools

Consistent with the adopted Third Amended and Restated Interlocal Agreement for Public School Facility Planning (“TRILA”), the uniform district-wide LOS is established for the following School Types for the purpose of establishing a uniform districtwide LOS for Public schools of the same type:

1. School Type A is bounded elementary, middle, or high school that has the equivalent of at least 10% of its permanent Florida Inventory of Schools Houses (FISH) capacity available onsite in relocatables. The LOS for School Type A shall be 100% gross capacity.
2. School Type B is a bounded elementary, middle, or high school that has less than the equivalent of 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type B shall be 110% permanent FISH capacity.

The adopted LOS will be met within the short and long range planning horizons, which is addressed by the Broward County School District’s Five-Year District Educational Facilities Plan (DEFP). Any potential deficiencies will be addressed by the School Board in the annual update of the District’s DEFP. The DEFP is incorporated by reference in Policy 2.5 of this element.

Public Education and Public Health Systems

There are no educational facilities that are under the local jurisdiction's control. Broward County in its entirety is under one public school system. The City of Wilton Manors is part of this countywide system. Located within the corporate limits is Wilton Manors ~~Public~~ Elementary School. There are no public middle or high school facilities within the City.

There are no public health facilities located within the City of Wilton Manors. The City of Wilton Manors is part of the North Broward Hospital District. This district is governed by a Board of Directors appointed by the Governor. The purpose of this district is to ensure quality medical care for all people. This district does not have regulatory authority over the use of land or the environment.

Existing Revenue Sources

The City's major sources of revenue are: ad valorem (property) taxes, utility services charges for services; franchise fees; utility services taxes; permits, fees, and special assessments; intergovernmental revenue; charges for services; fines and forfeits; other and miscellaneous revenues; interest; and rents. A description of each major budgeted source of revenue follows in this section.

- **Ad-Valorem Taxes**

Ad valorem taxes are property taxes computed as a percentage of the Fair Market value of locally assessed real estate and tangible personal property. Property valuations are established and certified by the Broward County Property Appraiser on July 1 of each year. These values are used by the City Commission to set the millage rate. The millage rate is the amount of ad valorem tax charged on each \$1,000 of taxable value of property in the City.

The City has been "built-out" since the mid-1960's, and consequently, increases in ad valorem taxes will result only from increases in the millage rate or from re-assessments of property value, such as from changing market conditions or redevelopment of real property.

- **Utility Services Taxes**

Utility Services Taxes are public service taxes on the purchase of electricity, metered natural gas, liquefied petroleum gas (metered or bottled), manufactured gas (metered or bottled), and water services. The tax is levied upon purchases within the City.

- **Permits, Fees, and Special Assessments**

Under the Florida Constitution's home rule powers, the City is able to utilize a variety of revenue sources for funding services and improvements without express statutory authorization. Franchise fees, impact fees, special assessments, and user fees are examples of these home rule revenue sources.

Permits - The City charges building permit fees for building construction or alteration projects. The fees help to offset the City's costs for plan review and inspection of the construction, plumbing, mechanical, and electrical aspects of the projects.

Fees – Examples of fees in this category are franchise fees and impact fees. Franchise fees are a type of proprietary fee imposed on companies granted the privilege of using the City's rights-of-way to conduct their business to serve City customers. The franchise fees are considered to be fair rent for the use of such rights-of-way and consideration for the local government's agreement not to provide competing utility services during the franchise term. Examples are the franchise fees for electricity, solid waste, and recycling service providers.

Impact fees are charged to developers at the time of development for construction of facilities that add additional housing units. Impact fees are segregated and accumulated so that they may be used to help offset the fiscal impact of the additional development upon the City's infrastructure over a period of time

Special assessments are collections resulting from compulsory levies against certain properties to defray part or all of the cost of specific capital improvements or services presumed to be of general benefit to the public and special benefit to the assessed properties. The City currently has two recurring annual special assessments – the fire assessment and the Jenada gatehouse assessment.

The City contracts with the City of Fort Lauderdale for fire and emergency medical services. The City's fire assessment fee is based on a court-tested methodology that apportions the contractual and other costs of providing fire services among the various classes of properties based on the actual demand for fire services to those properties during previous years. Thus, each user pays their proportionate share of the cost of fire protection services. Emergency medical services are not funded through a special assessment. Instead, these services are funded in the General Fund and are supported by the revenues of that fund.

The Jenada gatehouse assessment was established at the request of a Wilton Manors neighborhood to fund an entranceway and gate. Current assessment revenues are utilized to cover the continuing costs of operations.

- **Intergovernmental Revenues**

This category includes all revenues received from federal, state and other local government sources in the form of grants, shared revenues, and payments in lieu of taxes.

Grants - Since most grant revenues are not predictable or guaranteed, most grant revenues are not included in the City's formally adopted budget. Grants most commonly received by the City are for capital projects related to transportation and recreation infrastructure improvements. Some operating grants are also received, such as for providing enhanced public safety services. Reimbursements received for disaster-related expenditures, such as hurricane recovery, are also accounted for as grant revenue.

Shared Revenues – The State of Florida has in place several programs to share revenues with counties and cities. The majority of these shared revenues are distributed based on formulas weighted for population and sometimes for economic conditions. Examples of state shared revenues received by the City are state revenue sharing and half-cent sales tax. Other shared revenues, such as alcoholic beverage license taxes, are allocated based directly on the licenses issued within the City.

Each year the City enters into interlocal agreements with Broward County that govern the distribution of fuel tax revenues. These tax proceeds are shared with other Broward County municipalities as well as

the County itself. The use of gas tax proceeds is restricted for use in the construction and maintenance of roads. These activities are accounted for in the City's Road Improvement Fund.

- **Charges for Services**

This category includes all revenues from rates or fees charged for services provided by the City. These revenues include recreational fees, parking fees, utility fees, and other departmental charges where a specific service is performed for a user. Charges for services is the City's largest source of revenue.

The City offers a variety of recreational programs, all of which are supported through user fees. The City's parking program is supported by fees users pay for metered parking.

The majority of revenues from charges for services are related to utility charges for water, sewer, garbage, recycling, stormwater, and household hazardous waste collection. Users of these services are charged an appropriate fee to pay the cost of providing the product or service. Water and sewer charges, for example, are used to maintain the City's water and sewer distribution systems. Costs are reviewed annually and fees are adjusted as needed. The City has no water or sewer treatment facilities of its own. Water is supplied by and sewage is treated by the City of Fort Lauderdale through contractual agreements. The fee that Wilton Manors pays to the City of Fort Lauderdale is a major item to be considered when determining the water and sewer rate structure, along with the costs of day-to-day operations, and the costs to continually repair and replace the system's infrastructure.

- **Fines and Forfeits**

These revenues are from fines and penalties imposed for the commission of statutory offenses, violation of lawful administrative rules and regulations, and for neglect of official duty. Forfeits include proceeds from the confiscation and/or sale of contraband property seized by law enforcement agencies. Police fines and parking fines are collected for the violation of traffic laws and City ordinances. Library fines are collected for overdue or lost publications. The City

also collects fines through the enforcement of its code of ordinances.

- **Other and Miscellaneous Revenues**

Miscellaneous revenue is derived from a variety of sources, small and non-recurring in nature, and which is generally not significant enough to justify accounting for it separately. Examples of miscellaneous revenues include the fees for processing returned checks and the occasional donations received from individuals and businesses. Other revenues include proceeds from the sale of surplus City property, licenses issued for residential rentals and vacation home rentals, and rebates received in connection with payments made through the City's purchasing cards.

- **Interest**

Interest earnings from investments are allocated to each fund in proportion to the cash balance within the fund. Interest is earned throughout the year from investing public funds until monies are needed to pay for budgeted obligations. All investments are made in accordance with state law and the City's own investment policy.

- **Rent**

The City currently received revenue from the rental of recreation facilities such as Richardson Historic Park, Hagen Park, and Island City Park Preserve. Revenue is also received from the rental of surplus office space at the City's Municipal Compound on Dixie Highway.

Types of Expenditure

All expenditures are accounted for by the City according to Generally Accepted Accounting Principles (GAAP). Types of expenditure include personnel wages and benefits, operating expenditures, capital outlays, debt service, and depreciation.

Capital Improvements Analysis Requirements

Current Local Practices that Guide the Timing and Location of Construction, Extension or Increases in Capacity of Each Public Facility

The City of Wilton Manors prepares a five-year projection of the level of service status of all public facilities prior to preparation of the annual budget and capital improvement program. The City also has a concurrency management system in place which evaluates level of service impacts on public facilities and requires developers to pay their fair share of the costs of development. Developers participate in providing services and facilities by dedicating rights-of-way, conveying easements, paying proportionate fair-share payments or impact fees, and/or by making public facility improvements.

Level of Service Deficiencies

At this time, the City of Wilton Manors does not have any existing deficiencies or projected deficiencies within the five-year planning horizon. The Five-Year Schedule of Capital Improvements which is included as Appendix D is based on the City's need to maintain and modernize its existing public facilities and infrastructure.

The Impact of New or Improved Public Educational and Public Health Care Systems and Facilities on the Provision of Infrastructure

There are no unforeseen impacts from public educational and public health care systems and facilities on existing infrastructure. Any future impacts will be appropriately addressed in the site planning process and concurrency management system.

The use of timing and location of capital improvements to public facilities to support efficient land development

The City of Wilton Manors and its surrounding areas are completely developed. The timing and location of capital improvements are dictated by where and when a deficiency is noted, and when funding becomes available.

Capital Improvements Reporting Requirements

Assessment of the City's ability to finance capital improvements

The following information was compiled from the City of Wilton Manor's Finance Department to provide an assessment of the City's ability to fund future capital improvements needed to implement the comprehensive plan. Where planned capital expenditures exceed the City's normal recurring revenue sources, the City will secure debt as needed to provide additional funding, or will defer the completion of non-essential improvements until other funding becomes available.

1. Five-Year Forecast of Revenues.

See Appendix A

2. Five-Year Forecast of Non-Capital Expenditures, Depreciation, and Transfers.

See Appendix B

3. Five-Year Forecast of Capital Expenditures (Capital Improvement Program).

See Appendix C

4. Five-Year Schedule of Capital Improvements.

See Appendix D

5. Five-Year Revenues and Expenditures Balance Sheet.

See Appendix E

Appendix A: Five-Year Forecast of Revenues

General Fund

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Ad-Valorem Taxes	\$8,884,600	\$8,973,446	\$9,197,782	\$9,427,727	\$9,663,420
Utility Taxes	\$2,132,541	\$2,185,855	\$2,240,501	\$2,296,513	\$2,353,926
Permits & Fees	\$2,045,071	\$2,096,198	\$2,148,603	\$2,202,318	\$2,257,376
Intergovernmental	\$1,400,384	\$1,435,394	\$1,471,278	\$1,508,060	\$1,545,762
Charges for Services	\$555,955	\$569,854	\$584,100	\$598,703	\$613,670
Fines and Forfeitures	\$311,500	\$319,288	\$327,270	\$335,451	\$343,838
Special Assessments	\$0	\$0	\$0	\$0	\$0
Other/Miscellaneous	\$2,297,295	\$2,354,727	\$2,413,596	\$2,473,935	\$2,535,784
Total	\$17,627,346	\$17,934,761	\$18,383,130	\$18,842,708	\$19,313,776

Fire Rescue Assessment Fund

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Intergovernmental	\$143,468	\$147,055	\$150,731	\$154,499	\$158,362
Charges for Services	\$105,000	\$107,625	\$110,316	\$113,074	\$115,900
Special Assessments	\$2,294,053	\$2,351,404	\$2,410,189	\$2,470,444	\$2,532,205
Other/Miscellaneous	\$69,000	\$70,725	\$72,493	\$74,305	\$76,163
Total	\$2,611,521	\$2,676,809	\$2,743,729	\$2,812,322	\$2,882,631

Road Improvement Fund

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Intergovernmental	\$1,233,768	\$236,365	\$242,274	\$248,331	\$254,539
Charges for Services	\$35,311	\$36,194	\$37,099	\$38,026	\$38,977
Other/Miscellaneous	\$181,980	\$30,000	\$30,750	\$31,519	\$32,307
Total	\$1,451,059	\$302,559	\$310,123	\$317,876	\$325,823

Utilities Fund

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Permits & Fees	\$4,500	\$4,545	\$4,590	\$4,636	\$4,683
Charges for Services	\$8,357,480	\$8,691,779	\$9,039,450	\$9,401,028	\$9,777,070
Special Assessments	\$0	\$0	\$0	\$0	\$0
Other/Miscellaneous	\$1,311,549	\$1,324,664	\$1,337,911	\$1,351,290	\$1,364,803
Total	\$9,673,529	\$10,020,989	\$10,381,952	\$10,756,955	\$11,146,555

Parking Fund

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Charges for Services	\$782,800	\$802,370	\$822,429	\$842,990	\$864,065
Fines & Forfeitures	\$155,000	\$158,875	\$162,847	\$166,918	\$171,091
Other/Miscellaneous	\$49,986	\$51,236	\$52,517	\$53,829	\$55,175
Total	\$987,786	\$1,012,481	\$1,037,793	\$1,063,737	\$1,090,331

Drainage Utility Fund

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Charges for Services	\$506,300	\$531,615	\$558,196	\$586,106	\$615,411
Other/Miscellaneous	\$131,841	\$50,000	\$52,500	\$55,125	\$57,881
Total	\$638,141	\$581,615	\$610,696	\$641,231	\$673,292

Recycling Fund

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Permits & Fees	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Charges for Services	\$3,169,490	\$3,169,490	\$3,327,965	\$3,494,363	\$3,669,081
Other/Miscellaneous	\$218,733	\$100,000	\$101,000	\$102,010	\$103,030
Total	\$3,392,223	\$3,273,490	\$3,432,965	\$3,600,373	\$3,776,111

Miscellaneous Grants Fund

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Intergovernmental	\$130,803	\$134,073	\$137,425	\$140,861	\$144,382
Other/Miscellaneous	\$25,200	\$25,830	\$26,476	\$27,138	\$27,816
Total	\$156,003	\$159,903	\$163,901	\$167,998	\$172,198

Miscellaneous Other Funds

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Permits & Fees	\$7,200	\$7,380	\$7,565	\$7,754	\$7,947
Special Assessments	\$104,000	\$104,000	\$104,000	\$104,000	\$104,000
Other/Miscellaneous	\$50,000	\$51,250	\$52,531	\$53,845	\$55,191
Total	\$161,200	\$162,630	\$164,096	\$165,598	\$167,138

Appendix B: Five-Year Forecast of Non-Capital Expenditures, Depreciation, and Transfers

General Fund

Expenditures	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Non-Capital	\$16,631,406	\$13,787,484	\$14,057,290	\$16,267,961	\$17,694,730
Transfers	\$25,000	\$25,000	\$0	\$0	\$0
Total	\$16,656,406	\$13,812,484	\$14,057,290	\$16,267,961	\$17,694,730

Fire Rescue Assessment Fund

Expenditures	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Non-Capital	\$2,394,701	\$2,636,809	\$2,668,729	\$2,782,322	\$2,857,631
Transfers	\$79,820	\$0	\$0	\$0	\$0
Total	\$2,474,521	\$2,636,809	\$2,668,729	\$2,782,322	\$2,857,631

Road Improvement Fund

Expenditures	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Non-Capital	\$296,059	\$102,559	\$240,123	\$247,876	\$305,823
Transfers	\$0	\$0	\$0	\$0	\$0
Total	\$296,059	\$102,559	\$240,123	\$247,876	\$305,823

Utilities Fund

Expenditures	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Non-Capital	\$6,197,741	\$7,295,201	\$7,656,164	\$8,031,167	\$9,290,767
Depreciation	\$752,266	\$752,266	\$752,266	\$752,266	\$752,266
Transfers	\$1,103,522	\$1,103,522	\$1,103,522	\$1,103,522	\$1,103,522
Total	\$8,053,529	\$9,150,989	\$9,511,952	\$9,886,955	\$11,146,555

Parking Fund

Expenditures	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Non-Capital	\$892,786	\$864,312	\$839,273	\$956,003	\$995,331
Depreciation	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000
Transfers	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Total	\$987,786	\$959,312	\$934,273	\$1,051,003	\$1,090,331

Drainage Utility Fund

Expenditures	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Non-Capital	\$493,292	\$436,766	\$465,847	\$496,382	\$528,443
Depreciation	\$114,849	\$114,849	\$114,849	\$114,849	\$114,849
Transfers	\$0	\$0	\$0	\$0	\$0
Total	\$608,141	\$551,615	\$580,696	\$611,231	\$643,292

Recycling Fund

Expenditures	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Non-Capital	\$3,172,908	\$3,054,175	\$3,213,650	\$3,381,058	\$3,556,796
Depreciation	\$22,991	\$22,991	\$22,991	\$22,991	\$22,991
Transfers	\$196,324	\$196,324	\$196,324	\$196,324	\$196,324
Total	\$3,392,223	\$3,273,490	\$3,432,965	\$3,600,373	\$3,776,111

Miscellaneous Grants Fund

Expenditures	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Non-Capital	\$69,451	\$74,903	\$143,901	\$147,998	\$152,198
Transfers	\$0	\$0	\$0	\$0	\$0
Total	\$69,451	\$74,903	\$143,901	\$147,998	\$152,198

Miscellaneous Other Funds

Expenditures	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Non-Capital	\$134,400	\$162,630	\$164,096	\$165,598	\$167,138
Transfers	\$0	\$0	\$0	\$0	\$0
Total	\$134,400	\$162,630	\$164,096	\$165,598	\$167,138

Appendix C: Five-Year Forecast of Capital Expenditures (Capital Improvement Program)

Capital Expenditures

Summary by Fund	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
General Fund	\$970,940	\$4,122,277	\$4,325,840	\$2,574,747	\$1,619,046
Fire Rescue Assessment Fund	\$137,000	\$40,000	\$75,000	\$30,000	\$25,000
Road Improvement Fund	\$1,155,000	\$200,000	\$70,000	\$70,000	\$20,000
Water & Sewer Utilities Fund	\$1,620,000	\$870,000	\$870,000	\$870,000	\$0
Parking Fund	\$0	\$53,169	\$103,520	\$12,734	\$0
Drainage Fund	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Recycling Fund	\$0	\$0	\$0	\$0	\$0
Miscellaneous Grants Fund	\$86,552	\$85,000	\$20,000	\$20,000	\$20,000
Miscellaneous Other Funds	\$26,800	\$0	\$0	\$0	\$0
Total	\$4,026,292	\$5,400,446	\$5,494,360	\$3,607,481	\$1,714,046

Appendix D: Five-Year Schedule of Capital Improvements

Capital Infrastructure Expenditures

Summary by Fund	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Funded in:
Art in Public Places	\$10,000					General Fund
NE 6th Ave & Wilton Dr Improvements	\$10,000					General Fund
Chambers Podium Move	\$10,000					General Fund
Fiber Optic Design Study	\$10,000					General Fund
Infrastructure Lifecycle Management & Phase I, IT Master Plan	\$15,000					General Fund
DVR Replacement, Server Room Redundancy	\$15,500					General Fund
Wi-Fi in City Parks	\$23,000	\$20,000	\$20,000			General Fund
Police Rugged Laptops	\$26,500	\$30,894	\$15,756			General Fund
Citywide PC Replacements	\$38,900	\$10,000	\$15,850	\$20,000	\$18,500	General Fund
VM Host Replacement Project		\$45,000				General Fund
Microsoft Office Upgrade		\$61,112				General Fund
Marine Patrol Dock Replacement	\$15,000					General Fund
City Hall Roof Upgrade	\$40,000					General Fund
City Hall A/C Replacements	\$93,000					General Fund
Police Department Carpet Replacement	\$11,000					General Fund

Summary by Fund	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Funded in:
Solar Speed Limit Signs	\$13,900	\$13,900	\$13,900	\$13,900	\$13,900	General Fund
Marine Patrol Vessel	\$16,850					General Fund
Police Vehicle Replacements	\$182,400	\$349,645	\$504,281	\$310,244	\$28,143	General Fund
Radar and Laser Speed Detectors		\$15,500				General Fund
Message Trailer		\$18,500				General Fund
Body Worn Cameras		\$52,885	\$29,053	\$29,053	\$29,053	General Fund
Multi-Modal Transportation Fund Contributions	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	General Fund
Citywide Wayfinding Signs	\$36,500	\$109,200	\$217,000	\$131,550	\$44,450	General Fund
Library Roof & Interior Painting	\$15,000					General Fund
Library Publications	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	General Fund
Library RFID Security System		\$35,000				General Fund
Barge Motor	\$11,625					General Fund
Hagen Volleyball Court Pavilion	\$11,625					General Fund
Colohatchee Stabilized Construction Entrance	\$14,531					General Fund
Mickel Amenities	\$14,531					General Fund
Hagen Park Gym Upgrades	\$20,344					General Fund
Begin Implementation, Jaycee Park Master Plan	\$20,000					

Summary by Fund	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Funded in:
Mower Replacement	\$24,219					General Fund
Parks System Master Plan	\$26,640	\$26,641				General Fund
Colohatchee Park Improvements	\$127,875		\$1,050,000	\$850,000		General Fund
Tennis Court Conversion	\$32,000	\$64,000				General Fund
Hagen Park Public-Private Master Plan		\$10,000				General Fund
Richardson Pavers		\$11,000				General Fund
Hagen Park Exterior Painting		\$14,000				General Fund
Golf Cart		\$15,000				General Fund
Hagen Park Sidewalks		\$15,000				General Fund
ICPP Exterior Painting		\$15,000				General Fund
Hagen /21st Court Fencing		\$20,000				General Fund
Baseball and Volleyball Groomer		\$25,000				General Fund
ICPP Computer Lab		\$25,000				General Fund
Tables and Chairs		\$25,000				General Fund
New Park Ranger Vehicle		\$27,000				General Fund
Transfer Switches at Llibrary and Mickel		\$27,000				General Fund
ICPP Floor Tiling Replacements		\$30,000				General Fund

Summary by Fund	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Funded in:
Pocket Park Land Acquisition		\$30,000				General Fund
Mobile Message Boards		\$35,000	\$35,000			General Fund
Hagen Park Roof Replacement		\$35,000				General Fund
Colohatchee Floating Dock		\$40,000				General Fund
Dump Truck		\$45,000				General Fund
811 K-9 Grass		\$48,000				General Fund
Hi Lift		\$48,000				General Fund
Hagen Generator Replacement		\$50,000				General Fund
WMES Sod		\$50,000				General Fund
Hagen Park Energy Efficient Lighting		\$65,000	\$150,000	\$35,000		General Fund
Mickel Toddler Playground		\$75,000				General Fund
Street Furniture		\$75,000				General Fund
WMES Playground		\$100,000				General Fund
ICPP Kitchen Expansion and Renovations		\$125,000				General Fund
Mobile Stage		\$130,000				General Fund
Hagen Park Community Center Expansion		\$150,000				General Fund
Hagen Playground		\$325,000				General Fund

Summary by Fund	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Funded in:
Hagen Park Expansion		\$500,000	\$1,500,000	\$800,000	\$800,000	General Fund
Mickel Land Acquisition		\$1,000,000				General Fund
ICPP Playground Renovations /Expansion			\$40,000			General Fund
Colohatchee Boat Ramp Expansion			\$650,000			General Fund
Land Acquisition for Library				\$300,000	\$600,000	General Fund
Fire Marshal Replacement Vehicle	\$45,000					Fire Rescue Assessment Fund
Fire Station Improvements	\$92,000	\$40,000	\$75,000	\$30,000	\$25,000	Fire Rescue Assessment Fund
Utility Box Wraps	\$15,000					Road Improvement Fund
New Sidewalk Installations	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	Road Improvement Fund
NE 26th Street Improvements (Central)	\$1,120,000	\$180,000				Road Improvement Fund
NE 26th Street Improvements (East)			\$50,000			Road Improvement Fund
NW 29th Street Improvements				\$50,000		Road Improvement Fund
Water Line Valve Insertions	\$35,000					Water & Sewer Utility Fund
EM/Utilities Shop Building Painting & Roof Replacement	\$60,000					Water & Sewer Utility Fund

Summary by Fund	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Funded in:
Manor Grove Water Line Replacement	\$75,000					Water & Sewer Utility Fund
Lift Station And Force Main Replacements	\$650,000	\$870,000	\$870,000	\$870,000		Water & Sewer Utility Fund
Jenada Isle Water Main & Hydrant Replacement	\$800,000					Water & Sewer Utility Fund
Enforcement Cart Replacements		\$12,240		\$12,734		Parking Fund
Parking Meter and Paystation Replacements		\$40,929	\$103,520			Parking Fund
Stormwater Pinch Valves	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	Drainage Fund
Library Publications	\$21,494	\$20,000	\$20,000	\$20,000	\$20,000	Miscellaneous Grants Fund
Mickel Maintenance/Storage Building	\$65,058					Miscellaneous Grants Fund
Pocket Park Land Acquisition		\$65,000				Miscellaneous Grants Fund
Wilton Drive Streetscape Enhancements	\$26,800					Miscellaneous Other Funds
Total	\$4,026,292	\$5,400,446	\$5,494,360	\$3,607,481	\$1,714,046	

Appendix E: Five-Year Revenues and Expenditures Balance Sheet

General Fund

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Revenues	\$17,627,346	\$17,934,761	\$18,383,130	\$18,842,708	\$19,313,776
- Non-Capital Expenses	\$16,631,406	\$13,787,484	\$14,057,290	\$16,267,961	\$17,694,730
- Transfers	\$25,000	\$25,000	\$0	\$0	\$0
- Capital Projects	\$970,940	\$4,122,277	\$4,325,840	\$2,574,747	\$1,619,046
Balance (+/-)	\$0	\$0	\$0	\$0	\$0

Fire Rescue Assessment Fund

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Revenues	\$2,611,521	\$2,676,809	\$2,743,729	\$2,812,322	\$2,882,631
- Non-Capital Expenses	\$2,394,701	\$2,636,809	\$2,668,729	\$2,782,322	\$2,857,631
- Transfers	\$79,820	\$0	\$0	\$0	\$0
- Capital Projects	\$137,000	\$40,000	\$75,000	\$30,000	\$25,000
Balance (+/-)	\$0	\$0	\$0	\$0	\$0

Road Improvement Fund

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Revenues	\$1,451,059	\$302,559	\$310,123	\$317,876	\$325,823
- Non-Capital Expenses	\$296,059	\$102,559	\$240,123	\$247,876	\$305,823
- Transfers	\$0	\$0	\$0	\$0	\$0
- Capital Projects	\$1,155,000	\$200,000	\$70,000	\$70,000	\$20,000
Balance (+/-)	\$0	\$0	\$0	\$0	\$0

Utilities Fund

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Revenues	\$9,673,529	\$10,020,989	\$10,381,952	\$10,756,955	\$11,146,555
- Non-Capital Expenses	\$6,197,741	\$7,295,201	\$7,656,164	\$8,031,167	\$9,290,767
- Depreciation	\$752,266	\$752,266	\$752,266	\$752,266	\$752,266
- Transfers	\$1,103,522	\$1,103,522	\$1,103,522	\$1,103,522	\$1,103,522
- Capital Projects	\$1,620,000	\$870,000	\$870,000	\$870,000	\$0
Balance (+/-)	\$0	\$0	\$0	\$0	\$0

Parking Fund

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Revenues	\$987,786	\$1,012,481	\$1,037,793	\$1,063,737	\$1,090,331
- Non-Capital Expenses	\$892,786	\$864,312	\$839,273	\$956,003	\$995,331
- Depreciation	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000
- Transfers	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
- Capital Projects	\$0	\$53,169	\$103,520	\$12,734	\$0
Balance (+/-)	\$0	\$0	\$0	\$0	\$0

Drainage Utility Fund

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Revenues	\$638,141	\$581,615	\$610,696	\$641,231	\$673,292
- Non-Capital Expenses	\$493,292	\$436,766	\$465,847	\$496,382	\$528,443
- Depreciation	\$114,849	\$114,849	\$114,849	\$114,849	\$114,849
- Transfers	\$0	\$0	\$0	\$0	\$0
- Capital Projects	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Balance (+/-)	\$0	\$0	\$0	\$0	\$0

Recycling Fund

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Revenues	\$3,392,223	\$3,273,490	\$3,432,965	\$3,600,373	\$3,776,111
- Non-Capital Expenses	\$3,172,908	\$3,054,175	\$3,213,650	\$3,381,058	\$3,556,796
- Depreciation	\$22,991	\$22,991	\$22,991	\$22,991	\$22,991
- Transfers	\$196,324	\$196,324	\$196,324	\$196,324	\$196,324
- Capital Projects	\$0	\$0	\$0	\$0	\$0
Balance (+/-)	\$0	\$0	\$0	\$0	\$0

Miscellaneous Grants Fund

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Revenues	\$156,003	\$159,903	\$163,901	\$167,998	\$172,198
- Non-Capital Expenses	\$69,451	\$74,903	\$143,901	\$147,998	\$152,198
- Capital Projects	\$86,552	\$85,000	\$20,000	\$20,000	\$20,000
Balance (+/-)	\$0	\$0	\$0	\$0	\$0

Other Miscellaneous Funds

Revenues	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23
Revenues	\$161,200	\$162,630	\$164,096	\$165,598	\$167,138
- Non-Capital Expenses	\$134,400	\$162,630	\$164,096	\$165,598	\$167,138
- Capital Projects	\$26,800	\$0	\$0	\$0	\$0
Balance (+/-)	\$0	\$0	\$0	\$0	\$0



Life's Just Better Here

CITY OF WILTON MANORS

COMPREHENSIVE PLAN

CAPITAL IMPROVEMENTS ELEMENT

GOALS OBJECTIVES AND POLICIES



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

ADOPTED
February 9, 2021

Capital Improvements Element

Goal

To manage, operate and plan for the City of Wilton Manors' government as a responsible service delivery agency and meet current and anticipated public capital facility needs in a safe, healthy, efficient and cost effective manner.

Objective 1

Annually as part of the budget preparation process prepare and adopt a Capital improvements Budget in accordance with the 5 year Capital Improvement Program.

Policy 1.1

Capital Improvement Projects shall be prioritized in accordance with the estimated extent of their contribution to the following, in order of importance:

- a. Elimination of existing health and safety problems;
- b. Elimination of infrastructure deficiencies which would impede the rehabilitation or redevelopment of blighted areas within the City;
- c. Elimination of existing deficiencies in the infrastructure;
- d. Maximum cost savings with minimum budget impact, and financial feasibility in eliminating existing deficiencies;
- e. Coordination with the plans of other agencies that provide public facilities within Wilton Manors;
- f. Minimizing impacts on the natural environment;
- g. Avoidance of projected health and safety problems;
- h. Avoidance of projected deficiencies in the infrastructure;
- i. Enhancing or implementing other City plans and policies adopted in the Comprehensive Plan.

Policy 1.2

Each City Department Director shall submit to the City Manager by May 1 of each year a list of Capital Improvements for potential inclusion in the capital budget that have been systematically identified along with a ranking of priority based on the criteria identified in Policy 1.1 and an evaluation of the life expectancy remaining in the existing facility.

Policy 1.3

In order to assist in prioritizing Capital Improvements, the City Department Directors responsible for public capital facilities shall continue to maintain within the Five Year Capital Improvement Program a schedule of the life expectancy of the existing public facility components for which the City has responsibility, establish a life expectancy schedule for any new public facility components, and project when the conditions may result in unsafe or unhealthy conditions.

Policy 1.4

The City shall continue to include in the Capital Improvement Program and fund improvements designed to upgrade the infrastructure and park availability of the City's West Side and the Highland Estates area until the area is no longer identified in the U.S. Census as containing a majority of low income housing units.

Objective 2

The City shall evaluate and coordinate land use decisions and fiscal resources with a schedule of capital improvements which maintains the adopted Level of Service Standards and meets the existing and future facility needs.

Policy 2.1

The City shall continue to utilize the evaluation process established in the Unified Land Development Regulations to ascertain that the impacts to the public facilities are within the adopted Level of Service Standards prior to approving any zoning or land use change which may result in increased impacts upon the facilities.

Policy 2.2

The City shall consider the feasibility of locating new public facilities proposed for inclusion in the Capital Improvement Program, such as parks, community centers and libraries, adjacent to public schools within the City.

Policy 2.3

The City hereby adopts by reference the City of Fort Lauderdale Water Supply Facilities Work Plan (adopted on June 16, 2020) and capital improvement projects contained therein as prepared and adopted by the City.

Policy 2.4

The City hereby adopts by reference the Broward County capital improvement projects needed to further the goals and strategies of the County-designated Transportation Concurrency Management Area (TCMA).

Policy 2.5

The City hereby adopts by reference the Broward County District Education Facilities Plan, as amended annually, which ensures that the adopted level of service standards for schools are maintained through the five year planning horizon.

Objective 3

Prior to the issuance of a development or redevelopment order, the City shall determine through the concurrency review process established in the Unified Land Development Regulations that public facilities will be available to meet or exceed adopted Level of Service Standards concurrent with the impacts of development.

Policy 3.1

The City shall continue to review for Level of Service Compliance for any development requiring site plan approval or redevelopment which is not vested, as set forth in the Unified Land Development Regulations.

Policy 3.2

Continue to review as necessary, the City shall evaluate the procedures and criteria in the Unified Land Development Regulations for determining available capacity of the infrastructure including park land and revise them as needed to make them consistent with the adopted Comprehensive Plan.

Policy 3.3

The City shall use the concurrency management system established in the Unified Land Development Regulations to determine whether any increase in the demand on the infrastructure generated by the proposed development or redevelopment can be met at the time of the impact without reducing the level of service of such facilities below the adopted standards, or that any infrastructure improvements needed to maintain the adopted level of service will be in place in accordance with the following:

- a. For sewer, solid waste, drainage, and potable water facilities, the facilities must be in place no later than the issuance of the certificate of occupancy.
- b. For parks and recreation facilities, the facilities must be in place no later than one (1) year after the issuance of the certificate of occupancy; however, prior to issuance of the certificate of occupancy either 1) the acreage for such facilities shall be dedicated or acquired; or 2) equivalent funds shall be committed for such purpose.
- c. For the regional transportation network facilities, Wilton Manors shall not accept a building permit application, nor issue a building permit, unless the applicant presents evidence from Broward County either that the impact of the proposed development on the regional transportation network has been mitigated by payment of road impact fees, transit impact fees, or transportation concurrency fees based on the appropriate provisions of the Broward County Land Development Code, or that no such payment is due.
- d. For all transportation facilities, excluding improvements programmed in TCMA's, transportation facilities needed to serve new development shall be in place by final Certificate of Occupancy (CO) or alternate agreement.

Policy 3.4

As needed, the City shall continue to impose conditions on Level of Service Compliance reviews to ensure compliance with the adopted Level of Service Standards, including the dedication of land, the construction of public facilities pursuant to a development agreement or the assessment of fees.

Policy 3.5

Continue to implement the provisions of the Unified Land Development Regulations related to platting and improvement plans that are designed to insure that the improvements are

completed prior to the issuance of a Certificate of Occupancy, including the posting of a surety bond or other acceptable security.

Policy 3.6

The City shall periodically evaluate the impact fee provisions in the Unified Land Development Regulations and revise them as necessary to reflect current costs and legal parameters.

Policy 3.7

The City of Wilton Manors establishes the following as the Level of Service Standards within the boundaries of the City:

TRANSPORTATION (as consistent with Policy 3.2 of the Transportation Element)

- a. Local Streets: LOS C
- b. Local Collectors (not including NE 15th/NE 16th Avenue): LOS D
- c. NE 15th/NE 16th Avenue: LOS D+25 percent
- d. State and County Collectors and Arterials: LOS D+75 percent

SANITARY SEWER

The City shall secure through its Large User Agreement with the City of Fort Lauderdale adequate wastewater treatment capacity to meet the projected demand of the City.

For the purposes of conducting concurrency reviews and determining the impact of land use plan amendments, the City shall utilize the following wastewater treatment capacity rates:

Minimum Design Flow/LOS Standards		
Type of Use	Average Flow	Peak Flow
(1) Residential		
a. Planning purposes	90 gpd/capita	150 gpd/capita
b. At site plan*		
(2) Commercial/Office:		
a. Planning purposes	2,700 gpad	5,400 gpad
b. At site plan*		
(3) Industrial:		
a. Planning purposes	1,500 gpad	3,600 gpad
b. At site plan*		
(4) Other nonresidential:		
a. Planning purposes	147 gpad	294 gpad
b. At site plan*		

*Specific design estimates of minimum design flow shall be prepared using established standards at time of site plan or determination of specific use.

POTABLE WATER

130 gallons per capita per day

SOLID WASTE

Land Use	LOS Standards
Residential	8.9 lbs. per unit per day
Factory/Warehouse	2 lbs. per 100 sq. ft. per day
Office Buildings	1 lb. per 100 sq. ft. per day
Retail/Service	4 lbs. per 100 sq. ft. per day
Supermarket	9 lbs. per 100 sq. ft. per day
Grade School	10 lbs. per room & ¼ lbs. per pupil per day
High School	8 lbs. per room & ¼ lbs. per pupil per day
Hospital	8 lbs. per bed per day
Nursing Home	3 lbs. per person per day
Hotel/Motel	3 lbs. per room per day

Source: Broward County Comprehensive Plan, Solid Waste Sub-Element, 2010

DRAINAGE

Storm Sewers	Design flood frequency: 3-year recurrence interval consistent with FDOT design criteria
Buildings	Lowest habitable finished floor elevation above 100-year flood elevation
Roads	Right-of-way width up to 60 feet: 10-year, 24-hour flood elevation for road crown; Right-of-way width greater than 60 feet: ultimate curb edge of pavement: 10-year, 24-hour flood elevation
On-site storage	Retain first inch of runoff or 2 V2 inches x percentage impervious, whichever is greater
Off-site discharge	After retaining first inch of runoff, not to exceed inflow limit of SFWMD primary receiving canal or local conveyance system, whichever is less
Flood plain routing	Calculated flood elevations based on 10-year and 100-year return frequency rainfall 3-day duration shall not exceed corresponding elevation of 10-year "Flood Criteria Map" and "100 Year Flood Elevation Map
Water Quality	Meet state water quality standards as set forth in Florida Statutes

RECREATION AND OPEN SPACE

4.25 acres/1000 residents, publicly owned or leased by the City.

PUBLIC EDUCATION SYSTEM

Consistent with the adopted Third Amended and Restated Interlocal Agreement for Public School Facility Planning (“TRILA”), the uniform district-wide LOS is established for the following School Types for the purpose of establishing a uniform districtwide LOS for Public schools of the same type:

1. School Type A is bounded elementary, middle, or high school that has the equivalent of at least 10% of its permanent Florida Inventory of Schools Houses (FISH) capacity available onsite in relocatables. The LOS for School Type A shall be 100% gross capacity.
2. School Type B is a bounded elementary, middle, or high school that has less than the equivalent of 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type B shall be 110% permanent FISH capacity.

The adopted LOS will be met within the short and long range planning horizons, which is addressed by the Broward County School District’s Five-Year District Educational Facilities Plan (DEFP). Any potential deficiencies will be addressed by the School Board in the annual update of the District’s DEFP. The DEFP is incorporated by reference into the City’s Comprehensive Plan. Additionally, the annually updated and adopted DEFP will be included as a part of the City’s annual capital improvements update.

Policy 3.8

Within one year of certification, amend the provisions within the Unified Land Development Regulations relating to Level of Service Standards and concurrency to be consistent with the standards adopted in the Comprehensive Plan.

Objective 4

The City shall exercise sound fiscal management practices and policies to ensure needed capital improvements are provided and maintained consistent with the Capital Improvement Program and the adopted policies in the City's Comprehensive Plan.

Policy 4.1

Continue through the fiscal review process to include consideration of alternative funding sources, cost-benefit analysis, and projected operating costs in the evaluation of any major capital projects proposed for funding with a general bond issue.

Policy 4.2

Continue the City's practice of aggressively seeking grants to assist in offsetting capital improvement funding needs.

Policy 4.3

The City shall evaluate as needed the schedule of fees associated with capital facilities, including connection fees, impact fees and user fees, to determine if the costs passed on to those using the service is equivalent to the actual costs to provide the service.

Policy 4.4

Continue to require developers to install or pay the City for the cost of installation of sidewalks adjacent to the site, consistent with the City's Complete Streets policies, and for that portion of infrastructure improvements which directly benefit the project.

Policy 4.5

Evaluate the feasibility as needed of alternative funding mechanisms such as tax increment financing and special assessment districts to promote redevelopment within targeted areas.

Policy 4.6

Annually research the availability of grants that may be available through local, State and Federal Assistance Programs to offset costs that would normally be accounted for in the City's general fund.

Policy 4.7

Evaluate the building and related permit fees and increase as needed to offset the cost of services provided by City personnel, particularly the Community Development Services Department.

Policy 4.8

The City of Wilton Manors shall schedule and fund the capital improvements listed in the Schedule of Capital Improvements (SCI) in the City's Capital Improvement Program and update the Capital Improvement Element annually to ensure that the capital improvements will maintain or exceed adopted LOS standards.

Policy 4.9:

The City of Wilton Manors hereby adopts the annually revised SCI as provided herein, as the official SCI needed to maintain adopted level of service standards and implement the comprehensive plan.

Objective 5

The City, in collaboration with the School Board, Broward County and other non-exempt municipalities, shall ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted level of service (LOS).

Policy 5.1

Consistent with policies and procedures within the Amended Interlocal Agreement for Public School Facility Planning (ILA), the DEFP shall contain a five-year financially feasible schedule of

capital improvements to address existing deficiencies and achieve and maintain the adopted LOS in all concurrency service areas (CSAs). This financially feasible schedule shall be updated by the School Board on an annual basis and annually adopted by reference into the City's CIE.

Policy 5.2

Consistent with the adopted Third Amended and Restated Interlocal Agreement for Public School Facility Planning ("TRILA"), the uniform district-wide LOS is established for the following School Types for the purpose of establishing a uniform districtwide LOS for Public schools of the same type:

1. School Type A is bounded elementary, middle, or high school that has the equivalent of at least 10% of its permanent Florida Inventory of Schools Houses (FISH) capacity available onsite in relocatables. The LOS for School Type A shall be 100% gross capacity.
2. School Type B is a bounded elementary, middle, or high school that has less than the equivalent of 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type B shall be 110% permanent FISH capacity.

Policy 5.3

Pursuant to the ILA, the adopted LOS shall be applied consistently by Broward County, the City, the municipalities and the School Board, district-wide to all schools of the same type.

Policy 5.4

The School Board's DEFP, as adopted and amended, is adopted by reference into the City's CIE.

OBJECTIVE 6

The City will maintain a Water Supply Plan for a twenty (20) year planning period addressing water supply facilities necessary to serve existing and future development within the City's water service area. The City will utilize the Water Supply Plan to meet projected demand increases as necessary, and as financially feasible.

Policy 6.1

When updating the Water Supply Plan, the City will seek alternative sources of water in order to meet projected demand as financially feasible and as necessary.

Policy 6.2

The Water Supply Plan will be used to prioritize and coordinate the expansion and upgrade of facilities used to withdraw, treat, store and distribute potable water to meet future needs and to incorporate those projects into the City's financially feasible five-year CIE.

Policy 6.3

The City will establish and maintain, at a minimum, a financially feasible five-year schedule of capital improvements for the improvement, extension and/or increase in capacity of water facilities.

Appendix A: Five-Year Schedule of Capital Improvements

Capital Infrastructure Expenditures

Summary by Fund	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Funded in:
Art in Public Places	\$10,000					General Fund
NE 6th Ave & Wilton Dr Improvements	\$10,000					General Fund
Chambers Podium Move	\$10,000					General Fund
Fiber Optic Design Study	\$10,000					General Fund
Infrastructure Lifecycle Management & Phase I, IT Master Plan	\$15,000					General Fund
DVR Replacement, Server Room Redundancy	\$15,500					General Fund
Wi-Fi in City Parks	\$23,000	\$20,000	\$20,000			General Fund
Police Rugged Laptops	\$26,500	\$30,894	\$15,756			General Fund
Citywide PC Replacements	\$38,900	\$10,000	\$15,850	\$20,000	\$18,500	General Fund
VM Host Replacement Project		\$45,000				General Fund
Microsoft Office Upgrade		\$61,112				General Fund
Marine Patrol Dock Replacement	\$15,000					General Fund
City Hall Roof Upgrade	\$40,000					General Fund
City Hall A/C Replacements	\$93,000					General Fund
Police Department Carpet Replacement	\$11,000					General Fund

Summary by Fund	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Funded in:
Solar Speed Limit Signs	\$13,900	\$13,900	\$13,900	\$13,900	\$13,900	General Fund
Marine Patrol Vessel	\$16,850					General Fund
Police Vehicle Replacements	\$182,400	\$349,645	\$504,281	\$310,244	\$28,143	General Fund
Radar and Laser Speed Detectors		\$15,500				General Fund
Message Trailer		\$18,500				General Fund
Body Worn Cameras		\$52,885	\$29,053	\$29,053	\$29,053	General Fund
Multi-Modal Transportation Fund Contributions	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	General Fund
Citywide Wayfinding Signs	\$36,500	\$109,200	\$217,000	\$131,550	\$44,450	General Fund
Library Roof & Interior Painting	\$15,000					General Fund
Library Publications	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	General Fund
Library RFID Security System		\$35,000				General Fund
Barge Motor	\$11,625					General Fund
Hagen Volleyball Court Pavilion	\$11,625					General Fund
Colohatchee Stabilized Construction Entrance	\$14,531					General Fund
Mickel Amenities	\$14,531					General Fund
Hagen Park Gym Upgrades	\$20,344					General Fund
Begin Implementation, Jaycee Park Master Plan	\$20,000					

Summary by Fund	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Funded in:
Mower Replacement	\$24,219					General Fund
Parks System Master Plan	\$26,640	\$26,641				General Fund
Colohatchee Park Improvements	\$127,875		\$1,050,000	\$850,000		General Fund
Tennis Court Conversion	\$32,000	\$64,000				General Fund
Hagen Park Public-Private Master Plan		\$10,000				General Fund
Richardson Pavers		\$11,000				General Fund
Hagen Park Exterior Painting		\$14,000				General Fund
Golf Cart		\$15,000				General Fund
Hagen Park Sidewalks		\$15,000				General Fund
ICPP Exterior Painting		\$15,000				General Fund
Hagen /21st Court Fencing		\$20,000				General Fund
Baseball and Volleyball Groomer		\$25,000				General Fund
ICPP Computer Lab		\$25,000				General Fund
Tables and Chairs		\$25,000				General Fund
New Park Ranger Vehicle		\$27,000				General Fund
Transfer Switches at Library and Mickel		\$27,000				General Fund
ICPP Floor Tiling Replacements		\$30,000				General Fund

Summary by Fund	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Funded in:
Pocket Park Land Acquisition		\$30,000				General Fund
Mobile Message Boards		\$35,000	\$35,000			General Fund
Hagen Park Roof Replacement		\$35,000				General Fund
Colohatchee Floating Dock		\$40,000				General Fund
Dump Truck		\$45,000				General Fund
811 K-9 Grass		\$48,000				General Fund
Hi Lift		\$48,000				General Fund
Hagen Generator Replacement		\$50,000				General Fund
WMES Sod		\$50,000				General Fund
Hagen Park Energy Efficient Lighting		\$65,000	\$150,000	\$35,000		General Fund
Mickel Toddler Playground		\$75,000				General Fund
Street Furniture		\$75,000				General Fund
WMES Playground		\$100,000				General Fund
ICPP Kitchen Expansion and Renovations		\$125,000				General Fund
Mobile Stage		\$130,000				General Fund
Hagen Park Community Center Expansion		\$150,000				General Fund
Hagen Playground		\$325,000				General Fund

Summary by Fund	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Funded in:
Hagen Park Expansion		\$500,000	\$1,500,000	\$800,000	\$800,000	General Fund
Mickel Land Acquisition		\$1,000,000				General Fund
ICPP Playground Renovations /Expansion			\$40,000			General Fund
Colohatchee Boat Ramp Expansion			\$650,000			General Fund
Land Acquisition for Library				\$300,000	\$600,000	General Fund
Fire Marshal Replacement Vehicle	\$45,000					Fire Rescue Assessment Fund
Fire Station Improvements	\$92,000	\$40,000	\$75,000	\$30,000	\$25,000	Fire Rescue Assessment Fund
Utility Box Wraps	\$15,000					Road Improvement Fund
New Sidewalk Installations	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	Road Improvement Fund
NE 26th Street Improvements (Central)	\$1,120,000	\$180,000				Road Improvement Fund
NE 26th Street Improvements (East)			\$50,000			Road Improvement Fund
NW 29th Street Improvements				\$50,000		Road Improvement Fund
Water Line Valve Insertions	\$35,000					Water & Sewer Utility Fund
EM/Utilities Shop Building Painting & Roof Replacement	\$60,000					Water & Sewer Utility Fund
Manor Grove Water Line Replacement	\$75,000					Water & Sewer Utility Fund

Summary by Fund	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Funded in:
Lift Station and Force Main Replacements	\$650,000	\$870,000	\$870,000	\$870,000		Water & Sewer Utility Fund
Jenada Isle Water Main & Hydrant Replacement	\$800,000					Water & Sewer Utility Fund
Enforcement Cart Replacements		\$12,240		\$12,734		Parking Fund
Parking Meter and Paystation Replacements		\$40,929	\$103,520			Parking Fund
Stormwater Pinch Valves	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	Drainage Fund
Library Publications	\$21,494	\$20,000	\$20,000	\$20,000	\$20,000	Miscellaneous Grants Fund
Mickel Maintenance/Storage Building	\$65,058					Miscellaneous Grants Fund
Pocket Park Land Acquisition		\$65,000				Miscellaneous Grants Fund
Wilton Drive Streetscape Enhancements	\$26,800					Miscellaneous Other Funds
Total	\$4,026,292	\$5,400,446	\$5,494,360	\$3,607,481	\$1,714,046	



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CITY OF WILTON MANORS

COMPREHENSIVE PLAN

PUBLIC SCHOOL FACILITIES ELEMENT

DATA INVENTORY AND ANALYSIS



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

ADOPTED

February 9, 2021

DATA, INVENTORY AND ANALYSIS

PUBLIC SCHOOL FACILITIES ELEMENT

Historical Note:

Since public school facility planning and concurrency is being addressed on a county-wide level in Broward County, the former Department of Community Affairs (DCA) approved the option of local municipalities to rely upon the County's Public Education Facilities Element (PSFE) data, inventory and analysis (DIA). This was confirmed with the DCA prior to transmittal on April 17, 2009. The initial transmittal and subsequent annual updates includes the comprehensive plan PSFE text amendments to the goals, objectives and policies (GOPs) that are being adopted by the City of Wilton Manors but does not include the supporting documentation (DIA), as the City is relying on the DIA submitted by Broward County to the DCA to support the City's PSFE text amendments.

To comply with state mandated school concurrency requirements, the Broward County Board of County Commissioners adopted its original Public Education Facilities Element (PSFE) into the Broward County Comprehensive Plan on January 15, 2008, and has since submitted annual updates.

In 2011 the State Legislature passed the Community Planning Act (Housing Bill 7207), which in part repealed mandatory school concurrency. Public school facilities concurrency is now optional unless a jurisdiction is guided by an interlocal agreement for public school facility planning (ILA). Broward County has an ILA so school concurrency is still required.

Broward County will continue to implement the provisions according to state statute through the Interlocal Agreement for Public School Facilities Planning (ILA), and together with the various municipalities including the City of Wilton Manors will continue implementing public school concurrency under provisions set forth in s.163.3177(1), 163.31777 and 163.3180(6)(a).



Life's Just Better Here

CITY OF WILTON MANORS

COMPREHENSIVE PLAN

PUBLIC SCHOOL FACILITIES ELEMENT

GOALS OBJECTIVES AND POLICIES



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

ADOTPED

February 9, 2021

Public School Facilities Element

Public School Concurrency

GOAL 1

The City of Wilton Manors (City) in collaboration with the School Board of Broward County (School Board), Broward County Board of County Commissioners (Broward County) and non-exempt municipalities (municipalities) shall ensure that public school facilities will be available for current and future students consistent with available financial resources and adopted level of service standards (LOS). This will be accomplished by recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of adequate public school facilities as well as the authority of Broward County, the City, and municipalities for development permitting and comprehensive planning.

Objective 1.1 Financially Feasible District Educational Facilities Plan

Pursuant to Chapters 163.31777 and 163.3180 F.S. and the Amended Interlocal Agreement for Public School Facility Planning (ILA), the City shall provide comments to the School Board during its annual preparation, update, and adoption of the Five- Year District Educational Facilities Plan (DEFP). The DEFP shall also contain a LOS plan which reflects the data required to demonstrate the achievement and maintenance of the adopted LOS. Consistent with the provisions of the ILA the School Board shall also ensure that school facilities are planned to meet the long-term planning period of the Public School Facilities Element (PSFE) of the City of Wilton Manors Comprehensive Plan.

Policy 1.1.1

The DEFP shall include a financially feasible schedule of capacity additions to existing schools and construction of new schools to eliminate existing LOS deficiencies and meet the needs of projected growth for the five-year planning period. This financially feasible schedule of the DEFP shall be annually adopted into the City of Wilton Manors Comprehensive Plan Capital Improvements Element (CIE) by reference.

Policy 1.1.2

Pursuant to the ILA, the School Board, through the Adopted DEFP, shall provide year-by-year projections of the capacity needed to achieve and maintain the adopted LOS for each concurrency service area (CSA) within the five-year planning period. These projections are included in the supporting documents of the PSFE.

Policy 1.1.3

Consistent with the provisions of the ILA, the School Board, through the DEFP, shall provide a five-year financially feasible schedule for the remodeling/renovation of existing schools to meet the identified needs of aging schools and replace worn facilities.

Policy 1.1.4

Pursuant to the ILA, the School Board shall amend the DEFP on an annual basis to:

- a. Add a new fifth year;
- b. Reflect changes in estimated capital revenues, planned capital appropriations costs, planned capital facilities projects, CSAs and school usage; and
- c. Ensure the DEFP continues to be financially feasible for the five-year planning period.

Policy 1.1.5

Annual updates to the CIE shall be coordinated with adopted updates to the DEFP and CSA maps. The annual plan amendments shall ensure that the schedule of capital improvements within the CIE continues to be financially feasible and the LOS will be achieved and maintained.

Objective 1.2 Concurrency Management System

The City shall participate in the Broward County county-wide public school facilities concurrency management system for implementation of public school concurrency to ensure that public school facilities are available at the adopted level of service standard concurrent with the impact of proposed residential development.

Policy 1.2.1

The City of Wilton Manors in collaboration with the School Board and Broward County shall implement concurrency management systems consistent with the policies included in Broward County's and the City's Public School Facilities Element, and with procedures and requirements included within the City's Unified Land Development Regulations (ULDRS), School Board Policy and the ILA.

Policy 1.2.2

The CSAs shall be the annually adopted school attendance boundaries for each public elementary, middle and high school. The maps of the CSAs are maintained in the data and analysis section of this Element.

Policy 1.2.3

Consistent with the adopted Third Amended and Restated Interlocal Agreement for Public School Facility Planning ("TRILA"), the uniform district-wide LOS is established for the following School Types for the purpose of establishing a uniform districtwide LOS for Public schools of the same type:

1. School Type A is bounded elementary, middle, or high school that has the equivalent of at least 10% of its permanent Florida Inventory of Schools Houses (FISH) capacity available onsite in relocatables. The LOS for School Type A shall be 100% gross capacity.

2. School Type B is a bounded elementary, middle, or high school that has less than the equivalent of 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type B shall be 110% permanent FISH capacity.

Policy 1.2.4

If adequate capacity is not available in a CSA for a proposed residential development, but capacity exists in one or more contiguous CSAs, the development may proceed consistent with the provisions and procedures in the City's ULDRS, School Board Policy and the ILA.

Policy 1.2.5

If adequate capacity is not currently available in a CSA or contiguous CSA, for a proposed residential development, but capacity is scheduled in the DEFP to be available within three (3) years after the issuance of final subdivision or site plan approval, (or functional equivalent), development of the project may proceed in accordance with the provisions and procedures in the City's ULDRS, School Board Policy and the ILA.

Policy 1.2.6

Pursuant to the ILA, the CSAs shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards and the capacity, taking into account special considerations such as core capacity, special programs, transportation costs, geographic impediments, diversity programs, and class size reduction requirements to prevent disparate enrollment levels between schools of the same type (elementary, middle, high) and provide an equitable distribution of student enrollment District-wide.

Policy 1.2.7

The City shall not approve a residential plat or site plan or functional equivalent until the School Board has reported that the school concurrency requirement has been satisfied consistent with the provisions and procedures in the City's ULDRS, School Board Policy and the ILA.

Policy 1.2.8

The projected student impact of a proposed residential development shall be determined using the student generation rates approved by the School Board and adopted within the City's ULDRS. The student generation rates shall be reviewed and updated at least every three years.

Policy 1.2.9

The public school concurrency approval for residential plats shall expire if development within the plat does not commence within five (5) years following the date of County Commission approval.

Objective 1.3 Proportionate Share Mitigation

The School Board, pursuant to Chapter 163.3180 F.S. and the ILA, shall include proportionate share mitigation alternatives that provide an option for residential developments unable to meet the public school concurrency requirement. Upon approval of a proportionate share mitigation alternative by the School Board and completion of necessary binding agreements, a development will be deemed to have met the public school concurrency requirement and may proceed.

Policy 1.3.1

A residential development's proportionate share mitigation value shall be determined by multiplying the number of additional student stations needed to mitigate the impact of the proposed development on schools within the affected CSA(s) not meeting the adopted LOS standards by the State cost per student station for each school type plus a land impact cost share, if applicable. Pursuant to Section 163.3180(6)(h)(2)(b), F.S., the applicant's proportionate share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

Policy 1.3.2

Proportionate share mitigation shall enhance the capacity of the schools (or provide for the construction of new schools) serving the proposed residential development. The mitigation shall equate to at least one permanent classroom, which may be funded by one or more residential developments, or other identified funding sources. Mitigation that results in the need for school site(s) shall primarily be the dedication of land. Proportionate share mitigation shall include the following options, as further defined and subject to, procedures and requirements in the ILA:

- a. Purchase or dedication of needed elementary, middle or high school sites.
- b. Construction of capacity improvements identified in years four (4) or five (5) of the DEFP, including advancement of such improvements into the first three (3) years of the DEFP.
- c. Construction of previously unplanned schools, classroom additions, modular classrooms or similar facilities. Such facility capacity shall be included in the first three (3) years of the DEFP through an amendment approved by the School Board.
- d. Construction of the needed capacity at one (1) or more charter schools, which meet the qualifying criteria contained in the ILA.
- e. Other mitigation options approved by the School Board on a case-by-case basis contingent upon a School Board finding that the option mitigates the impact of the proposed development.

Policy 1.3.3

Mitigation shall be assured by a legally binding agreement between the School Board, the applicant and the City executed prior to the issuance of the final subdivision plat or the final site plan approval (or functional equivalent). The School Board must commit in the agreement to placing the improvement required for mitigation in the first three years of the DEFP.

Goal 2 Collaborate & Coordinate to Maximize Quality Education

The City, the School, Broward County, and municipalities shall maximize collaboration and coordination to effectively plan for public elementary and secondary school facilities to meet the current and future needs of Broward County's public school population. Pursuant to Section 163.3180 (6)(a), F.S., Broward County and all non-exempt municipalities within the County shall coordinate and cooperate to ensure that the adopted public school facilities elements and/or provisions included in comprehensive plans regarding public school concurrency are consistent with each other.

Objective 2.1 Land Use Consistency, Compatibility & Adequate Infrastructure

The City shall coordinate with the School Board, Broward County, and municipalities to ensure that the locations of existing and proposed school sites are compatible with and proximate to the existing and planned land uses they serve. Such coordination shall also ensure there is adequate public infrastructure available to serve existing and planned school sites including infrastructure which provides safe access to schools.

Policy 2.1.1

The City will coordinate through the procedures established in the ILA and through the Broward County and City land use planning processes to ensure that existing and proposed public school facility sites are consistent and compatible with the land use categories, future land use maps and policies of the County and the City Comprehensive plans, and enable a close integration between existing and planned schools and surrounding land uses.

Policy 2.1.2

The City will coordinate with the School Board, Broward County, and municipalities to prepare projections of future development and public school enrollment growth and to ensure such projections are consistent with the City's future land use map and the School Board's Long Range Public School Facilities Map, consistent with the procedures and requirements identified in the ILA.

Policy 2.1.3

The City shall adopt by reference the portion of the Broward County PSFE that includes the future conditions maps showing existing and anticipated school facilities for the short-term (5 year) and long-term (10 year) planning time frames.

Policy 2.1.4

Consistent with provisions and procedures in the ILA, the School Board will advise the City of inconsistencies in the City's Comprehensive Plan and Comprehensive Plan Amendments with the DEFP and Long-Range School Facilities Plan.

Policy 2.1.5

Consistent with the provisions of the ILA, the School Board shall monitor and participate in the City's plat review and site plan review processes, the Development of Regional Impact (DRI) process, the land use plan amendment process and other development order/permit processes--that may have an impact on current or planned public educational facilities in Broward County.

Policy 2.1.6

The City shall utilize the procedures identified within the ILA, including the Staff Working Group and Oversight Committee established by the ILA, to coordinate the annual review of school enrollment projections in addition to the preparation and annual reviews of public school facilities elements and ensure that the elements are consistent with each other.

Policy 2.1.7

The City shall annually amend its CIE after the School Board annually updates and adopts the DEFP and transmit it to the City consistent with the provisions and procedures of the ILA, including any supplemental amendments.

Policy 2.1.8

The City shall share and coordinate information with the School Board and Broward County through the municipal platting, site plan and school siting processes and procedures identified in the ILA to ensure the location, phasing, and development of public school facilities, including additions to existing facilities, is coordinated with the provision of necessary public infrastructure and facilities-, including water and sewer, roads, drainage, sidewalks, mass transit, and other infrastructure required to support the public school facilities.

Policy 2.1.9

The City shall coordinate with the School Board, Broward County, and the municipalities through the school siting process identified in the ILA and Broward County and municipal platting and site plan approval processes to implement strategies, consistent with Florida's Safe Ways Routes to School Program, which reduce hazardous conditions and provide direct, unobstructed and safe access for pedestrian travel (including sidewalks, bicycle paths, signage and signalization) to existing and new school facilities.

Policy 2.1.10

The City supports the Broward County Environmental Protection and Growth Management Department efforts to explore outreach opportunities to work with and educate Broward County students about ongoing environmental and planning initiatives, focusing on those initiatives that children can be active participants in, such as water conservation programs.

Policy 2.1.11

The City supports Broward County, through the Broward Human Services providers, the office of Economic & Small business Development, and other appropriate agencies, in their efforts to coordinate with the School Board and other education partners to increase awareness/potential expansion of programs aimed at improving students’ success in higher education and technical education and match job training programs to targeted industries.

Policy 2.1.12

In coordination with the Broward County Metropolitan Planning Organization (MPO), the City supports and will coordinate with the County staff to facilitate the planning, development, and implementation of the Safe Routes to School Program projects and activities and continue to support Broward County’s School Safety Program, which focused on the safety of children walking, biking, or being driven to school, and to their use of the School Board’s Quarterly Hazardous Walking Conditions Report as a base for prioritizing improvements near schools.

Policy 2.1.13

In coordination with the School Board, Broward County and the other municipalities, the City will partner to develop and implement programs and strategies to adapt educational infrastructure to climate change and to improve energy efficiency, and educate students and teachers on how to consider these topics in their daily lives.

Objective 2.2 School Facility Siting, Collocation & Design

The City pursuant to the ILA, shall coordinate the location of public school facilities, with the School Board and Broward County relative to the location of other public facilities such as parks, libraries and community centers and promote schools to be focal points within the community.

Policy 2.2.1

Consistent with the provisions of the ILA, in the planning, siting, land acquisition, permitting and development of a new school facility or significant renovation or expansion, the School Board shall coordinate with the City on the availability of public facilities, services and grounds (especially for the purposes of collocating parks, libraries, ball fields, community centers, public safety facilities, parking facilities, drainage facilities and other appropriate facilities).

Policy 2.2.2

The City shall pursue shared-use and collocation of school sites with the School Board and County facilities having similar facility needs, such as libraries, parks, ball fields, and other recreation facilities. At a minimum, per the ILA, the City will look for opportunities to collocate and share use of County

facilities when preparing updates to the Capital Improvements Program (CIP) within the CIE, and planning and designing new or renovated facilities.

Policy 2.2.3

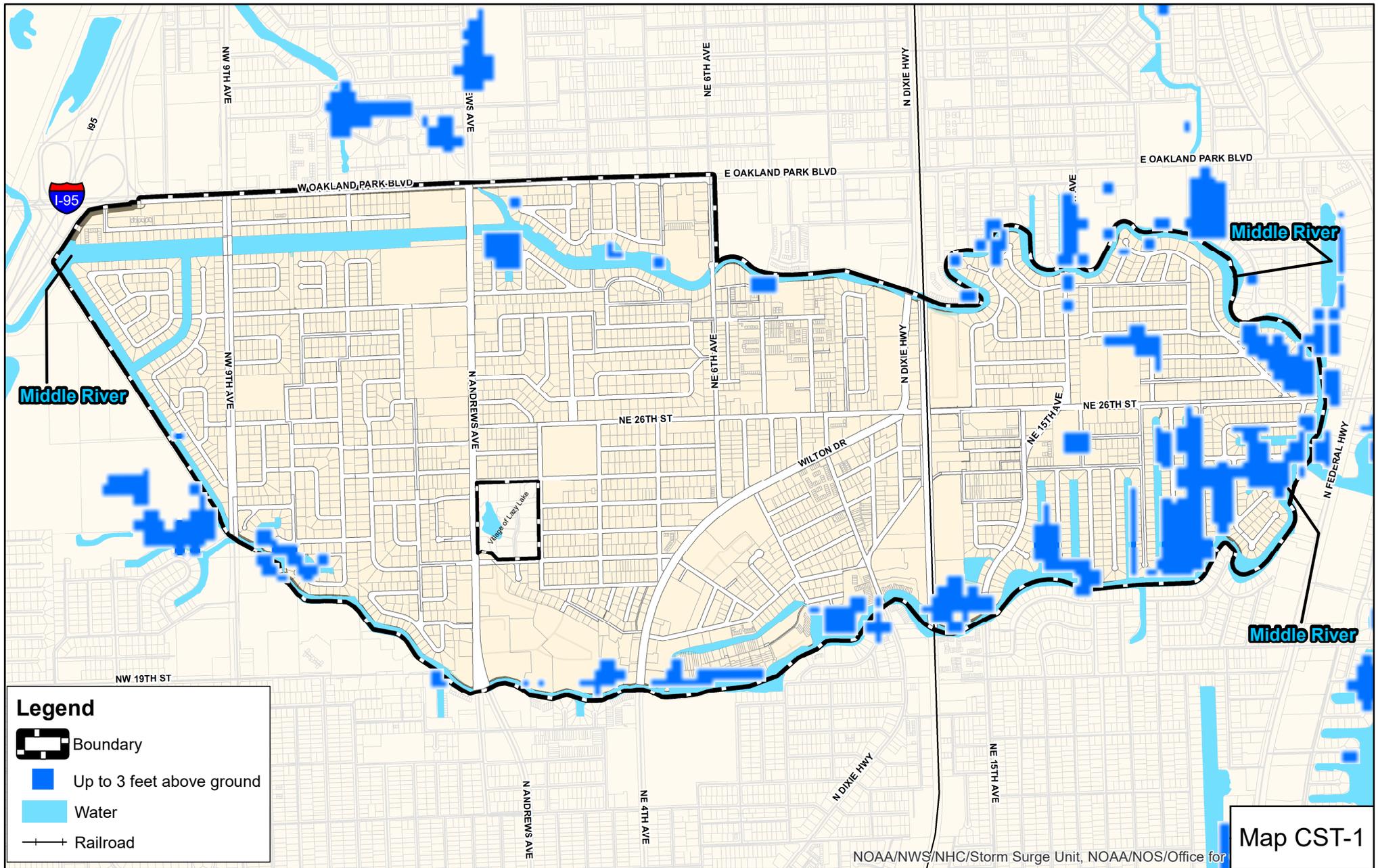
Through the design of school facilities, establishment of school siting standards and pursuit of collocation opportunities, the School Board is encouraged to promote school facilities to serve as community focal points.

Policy 2.2.4

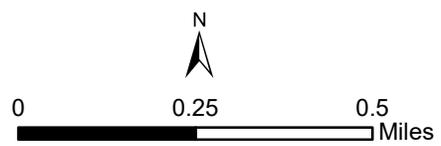
The City will coordinate with the School Board and Broward County on efforts to build new school facilities, which are designed to serve as emergency shelters as required by Section 1013.372, F.S.

Policy 2.2.5

The City will work with the School Board, Broward County and the other municipalities to prioritize greenway connections and Complete Streets improvements that provide direct access to schools to enhance safe walking and bicycling to school and consider available pedestrian and bicycling facilities when planning new school facilities.



City of Wilton Manors Coastal High Hazard Area

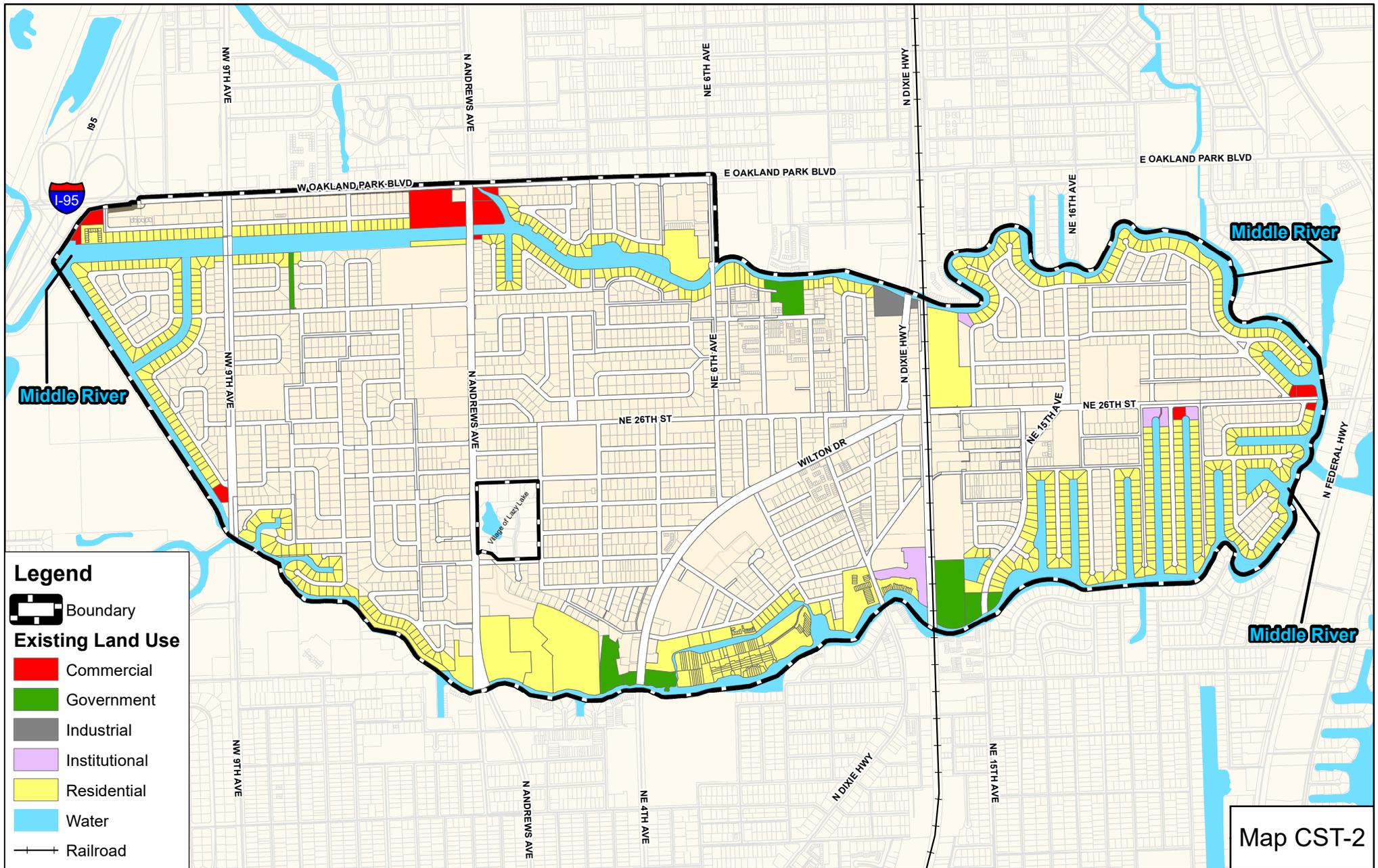


Source: Broward County & The City of Wilton Manors

Map Date: 2/1/2019

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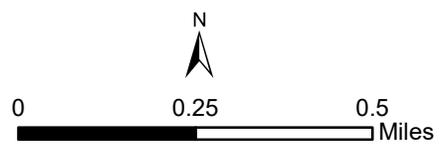


Legend

-  Boundary
- Existing Land Use**
-  Commercial
-  Government
-  Industrial
-  Institutional
-  Residential
-  Water
-  Railroad



City of Wilton Manors Coastal Planning Area

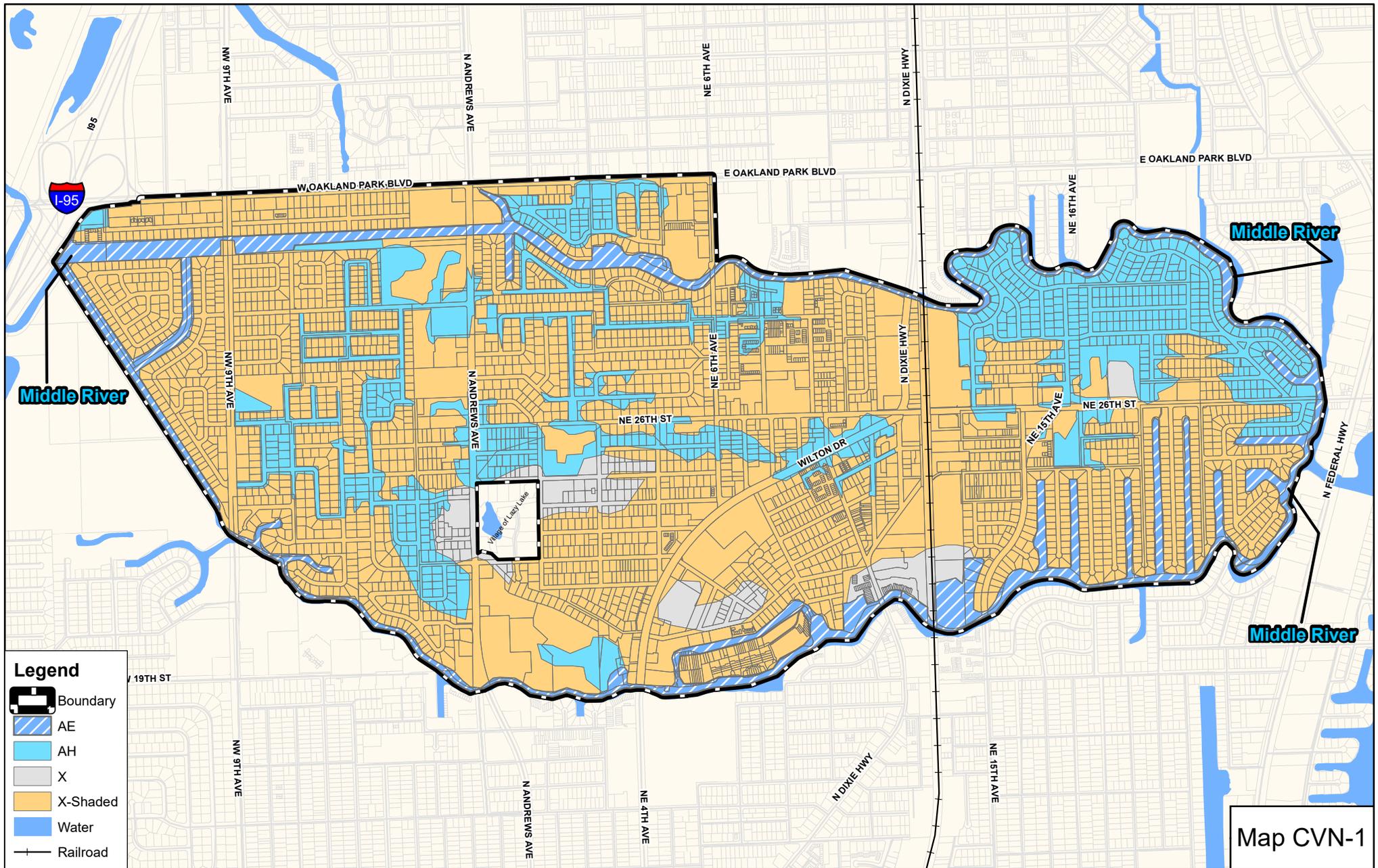


Source: Broward County & The City of Wilton Manors

Map Date: 2/1/2019

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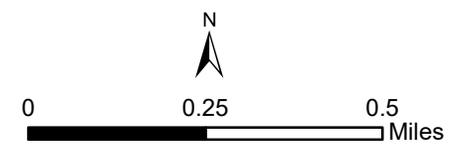

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Map CVN-1



City of Wilton Manors Flood Zones

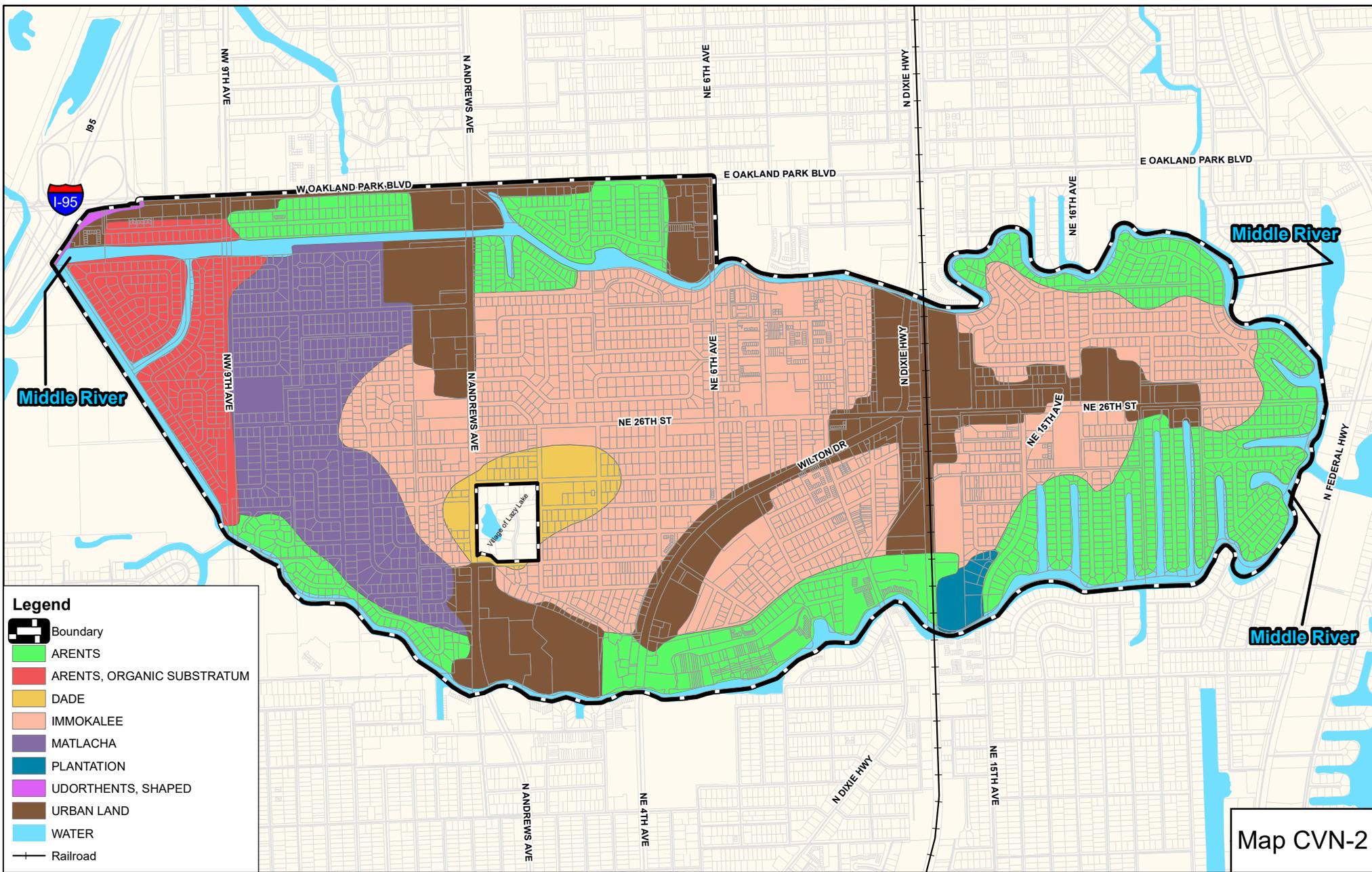


Source: Broward County & The City of Wilton Manors

Map Date: 2/1/2019

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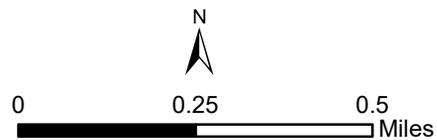


- Legend**
- Boundary
 - ARENTS
 - ARENTS, ORGANIC SUBSTRATUM
 - DADE
 - IMMOKALEE
 - MATLACHA
 - PLANTATION
 - UDORTHENTS, SHAPED
 - URBAN LAND
 - WATER
 - Railroad

Map CVN-2



City of Wilton Manors Soils

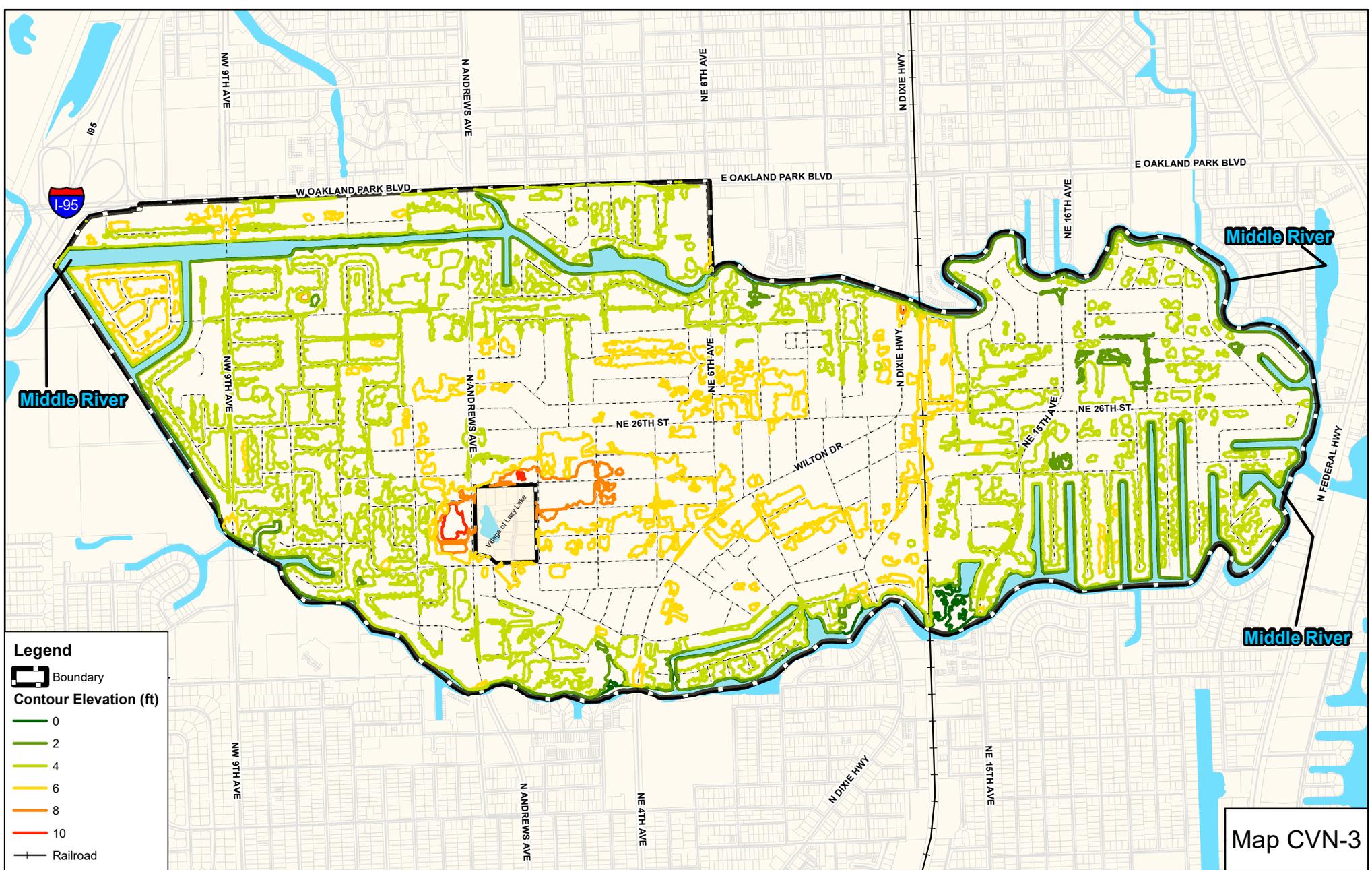


Source: Broward County & The City of Wilton Manors

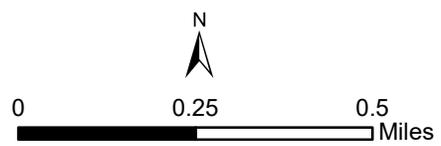
Map Date: 2/1/2019

Produced and maintained by the CGA
 Geographic Information Systems Services

Calvin, Giordano & Associates, Inc.
 EXCEPTIONAL SOLUTIONSSM

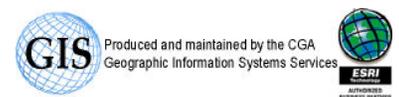


City of Wilton Manors Topography



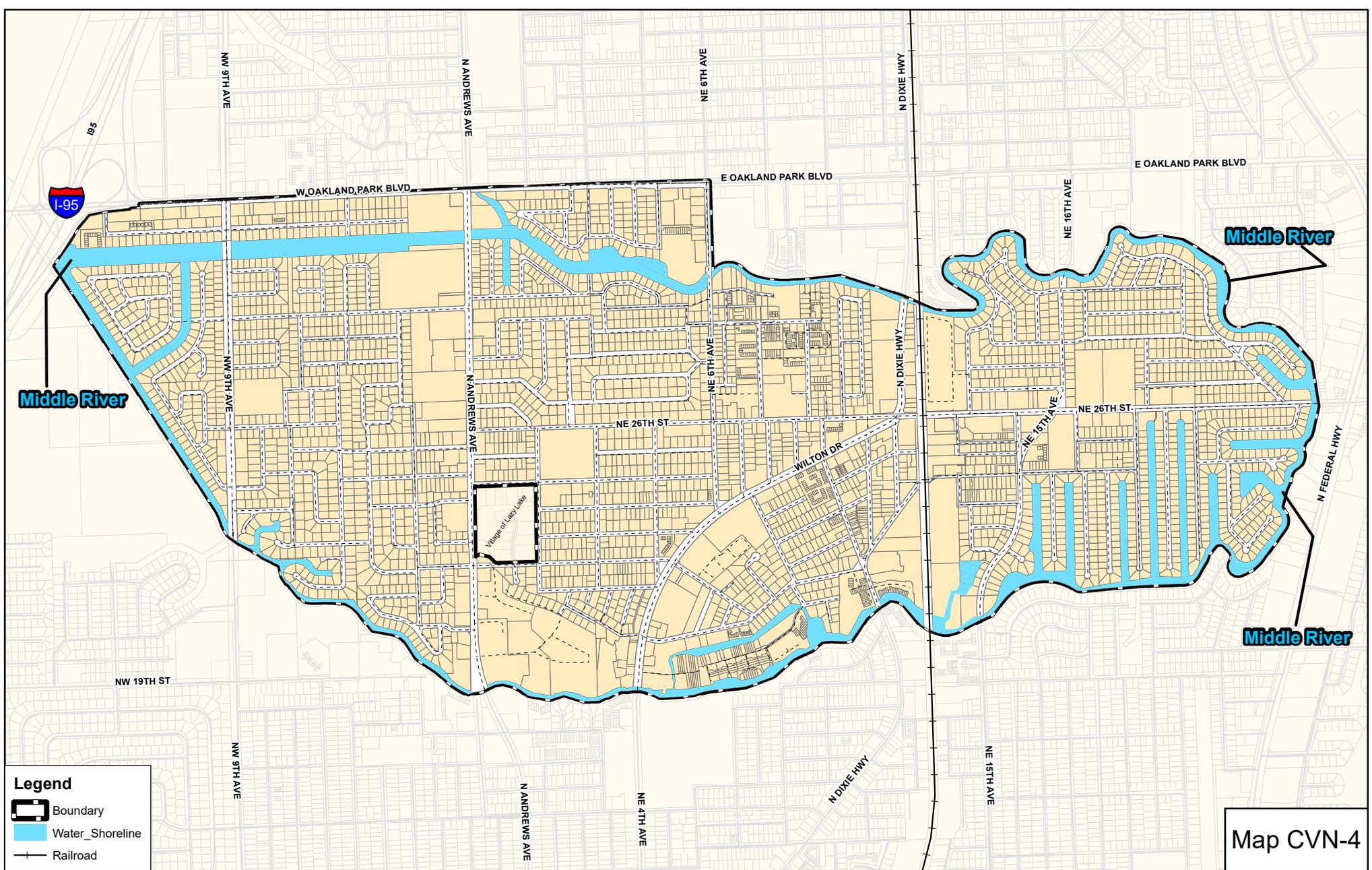
Source: Broward County & The City of Wilton Manors

Map Date: 2/1/2019



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Map CVN-3



Legend

- Boundary
- Water_Shoreline
- Railroad

Map CVN-4



City of Wilton Manors Water Bodies

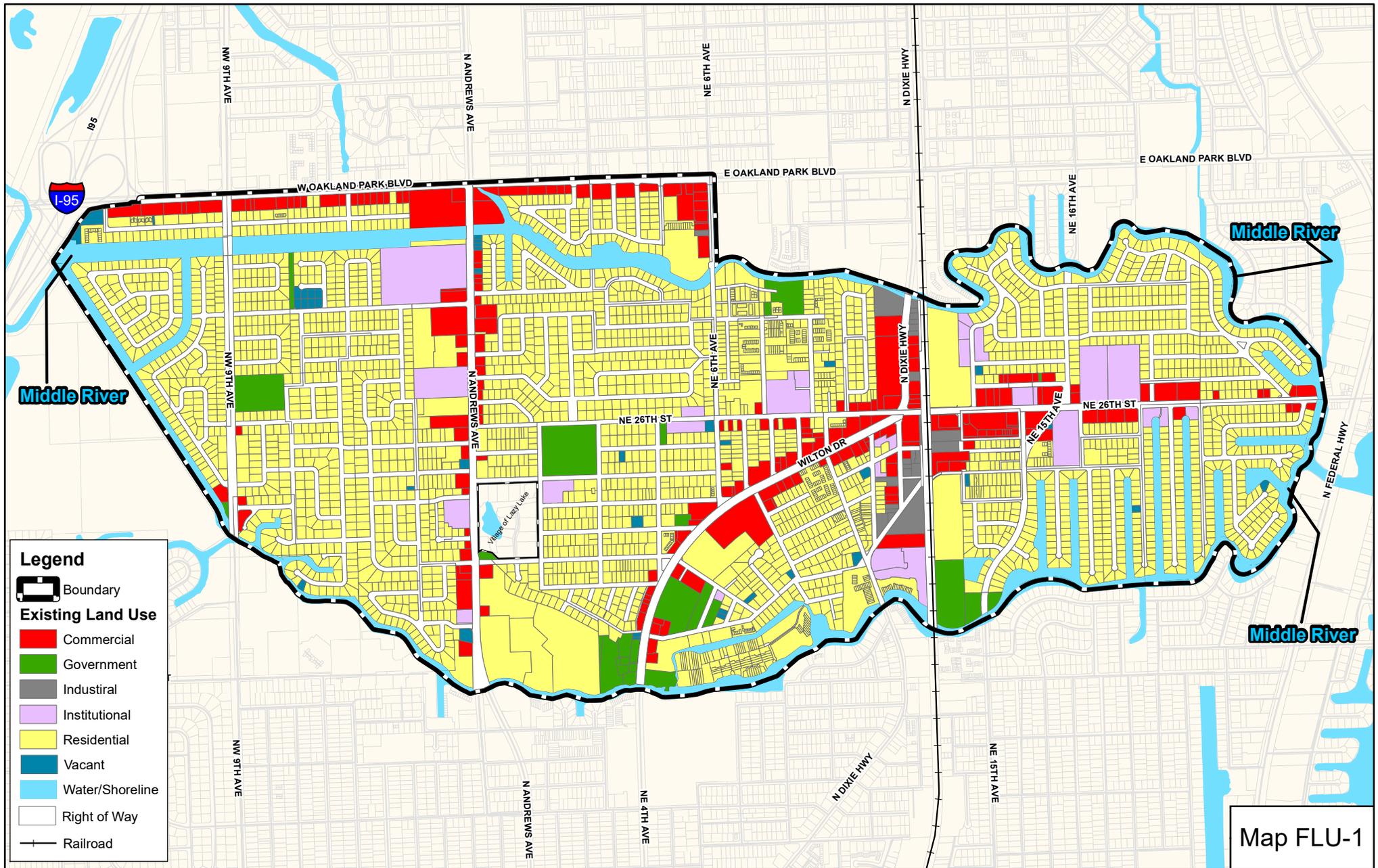


Source: Broward County & The City of Wilton Manors

Map Date: 2/1/2019

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 Geographic Information Systems Services

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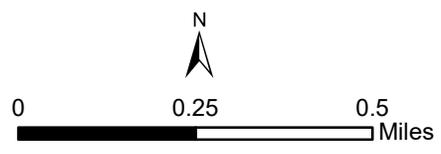
Legend

- Boundary
- Existing Land Use**
- Commercial
- Government
- Industrial
- Institutional
- Residential
- Vacant
- Water/Shoreline
- Right of Way
- Railroad

Map FLU-1



City of Wilton Manors Existing Land Use

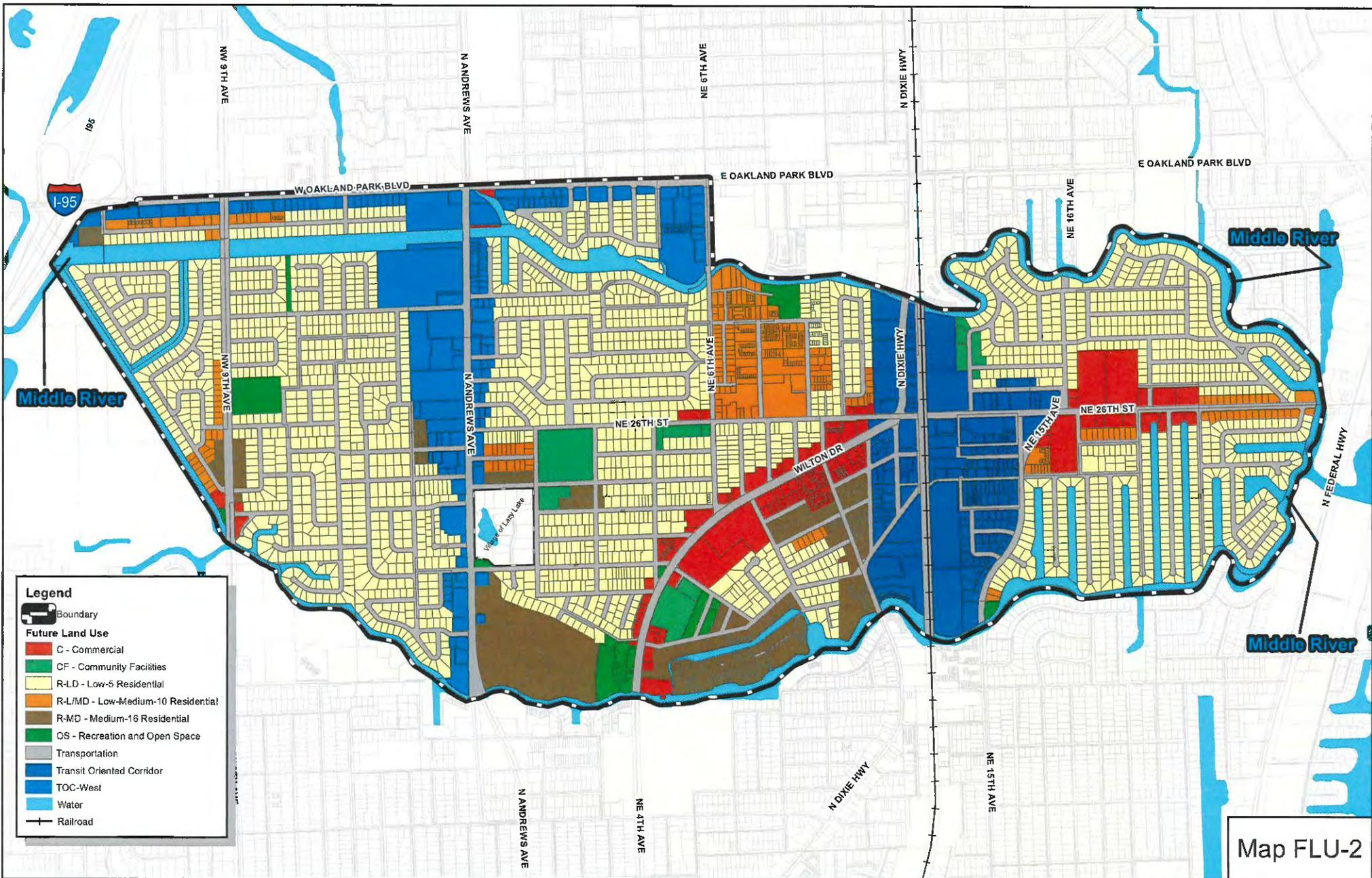


Source: Broward County & The City of Wilton Manors

Map Date: 2/1/2019

Produced and maintained by the CGA
Geographic Information Systems Services

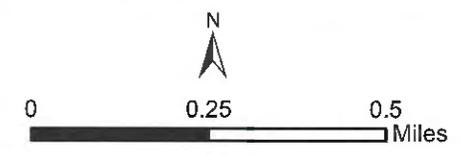
Calvin, Giordano & Associates, Inc.
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Map FLU-2



City of Wilton Manors TOC Additional 1000 DU Text Amendment



Source: Broward County & The City of Wilton Manors

Map Date: 5/17/2022

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Middle River

Middle River

Middle River

Perry Mickel Home

William Miller Home

Arthur Chabout Home

Richardson Historic Park
and Nature Preserve

Dave Turner Home

Dairy Queen

Barton and Miller Cleaners

John Pederson Home

Carl Hiaasen Home

Alvar Hagen Home

Tropics Restaurant

Wilton Manors Woman's Club

Kalis Funeral Home

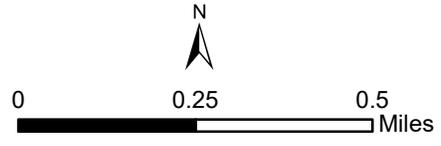
Robinson Beauty School (1965)

Mary Crum Home

Kiwanis Club House



City of Wilton Manors Historic Sites & Structures



Map Date: 2/12/2019

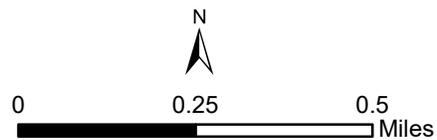
GIS Produced and maintained by the CGA
Geographic Information Systems Services

ESRI

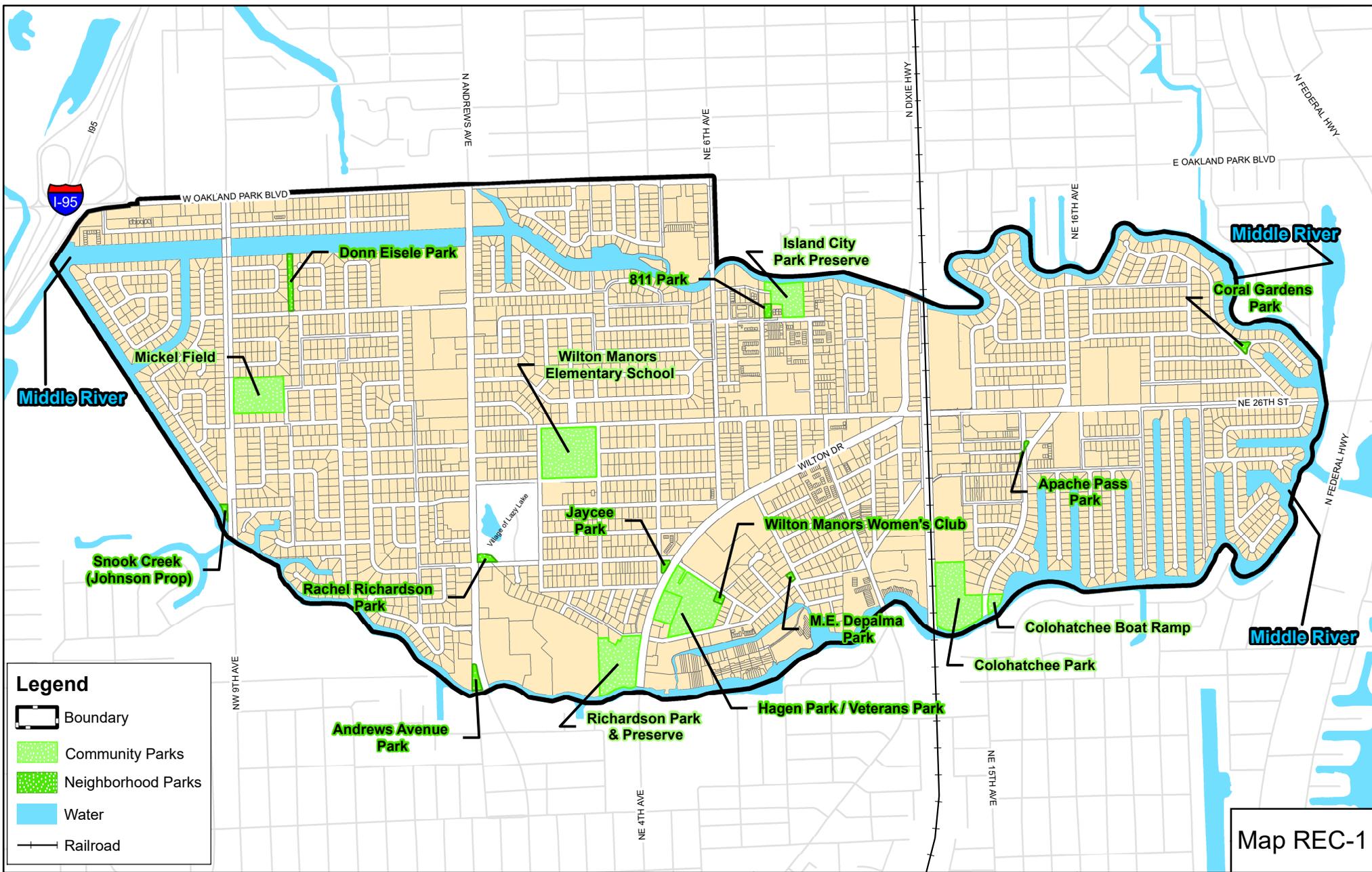
Calvin, Giordano & Associates, Inc.
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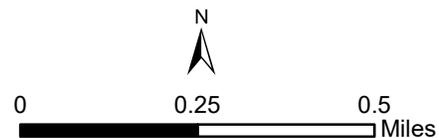
City of Wilton Manors Parks, Facilities, & Schools



Source: Broward County & The City of Wilton Manors



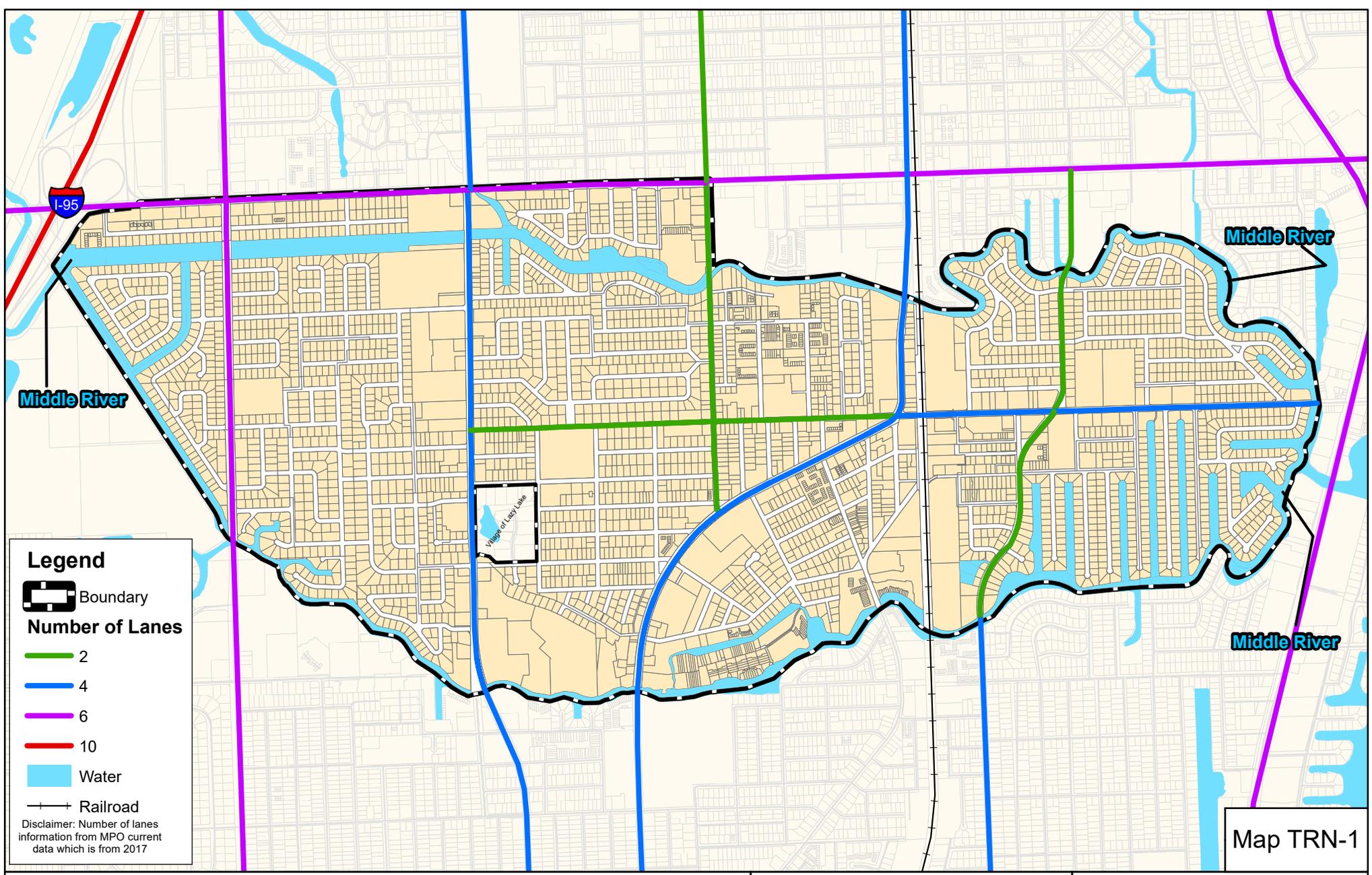
City of Wilton Manors City Parks



Map Date: 3/22/2019

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Legend

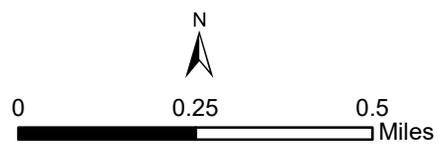
- Boundary
- Number of Lanes**
- 2
- 4
- 6
- 10
- Water
- Railroad

Disclaimer: Number of lanes information from MPO current data which is from 2017

Map TRN-1



City of Wilton Manors Existing Number of Lanes

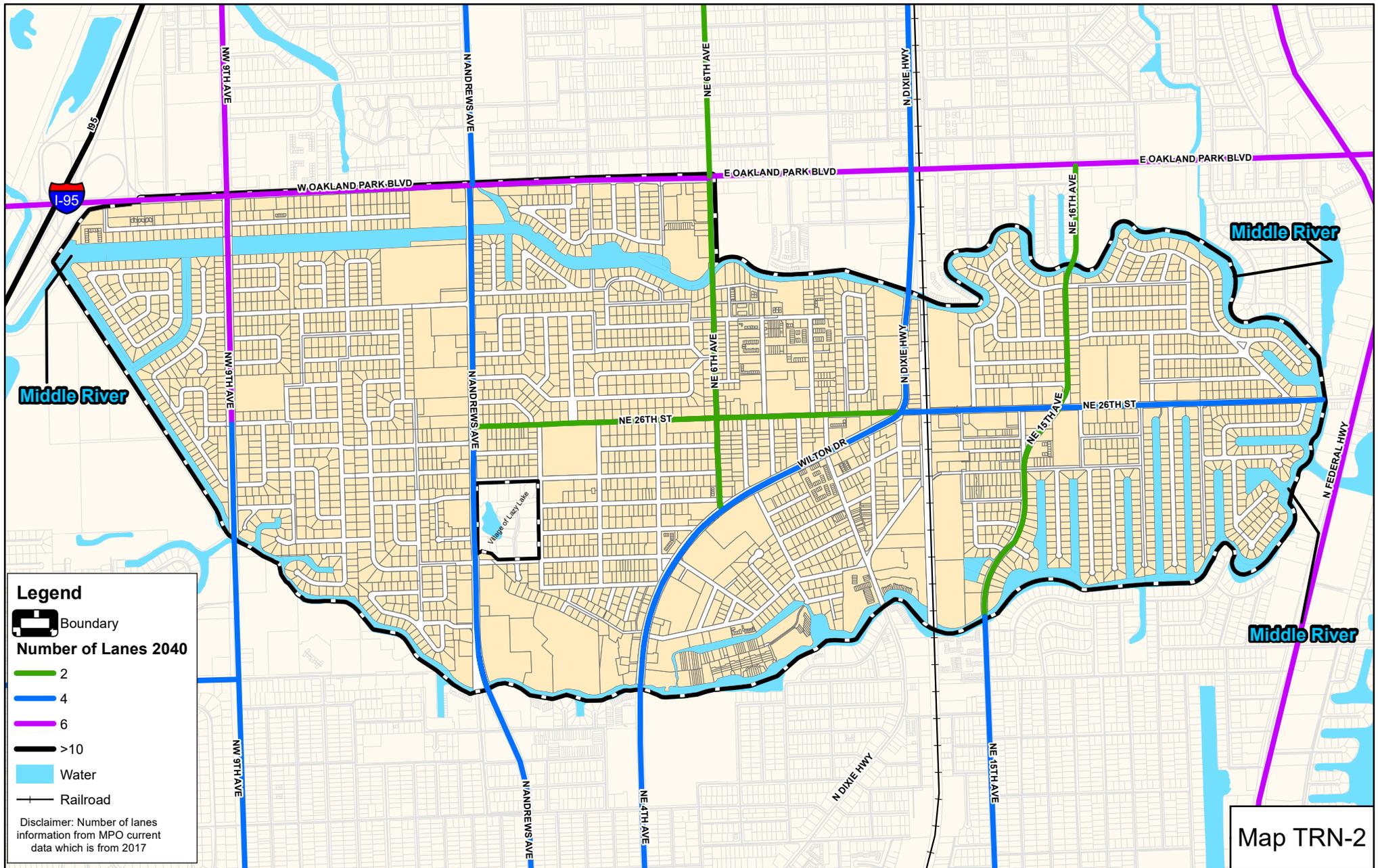


Source: Broward County MPO & The City of Wilton Manors

Map Date: 2/1/2019

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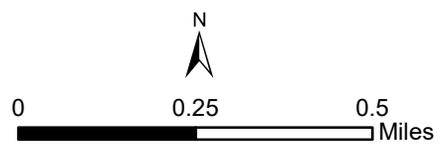
Legend

- Boundary
- Number of Lanes 2040**
- 2
- 4
- 6
- >10
- Water
- Railroad

Disclaimer: Number of lanes information from MPO current data which is from 2017



City of Wilton Manors Future Number of Lanes

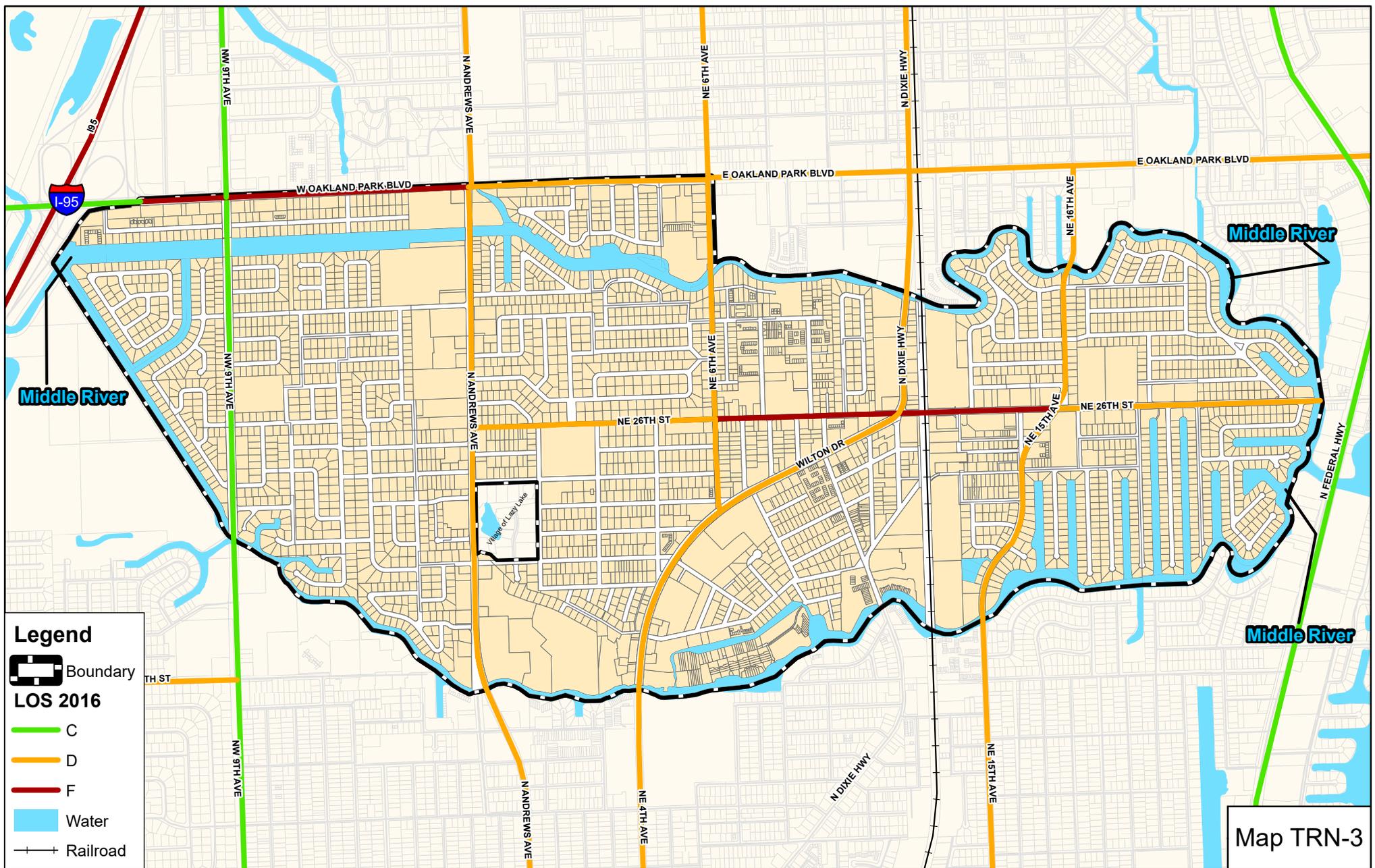


Source: Broward County MPO & The City of Wilton Manors

Map Date: 2/1/2019

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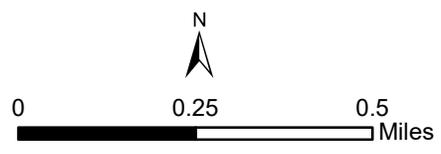


- Legend**
- Boundary
 - LOS 2016**
 - C
 - D
 - F
 - Water
 - Railroad

Map TRN-3



City of Wilton Manors Existing Level of Service

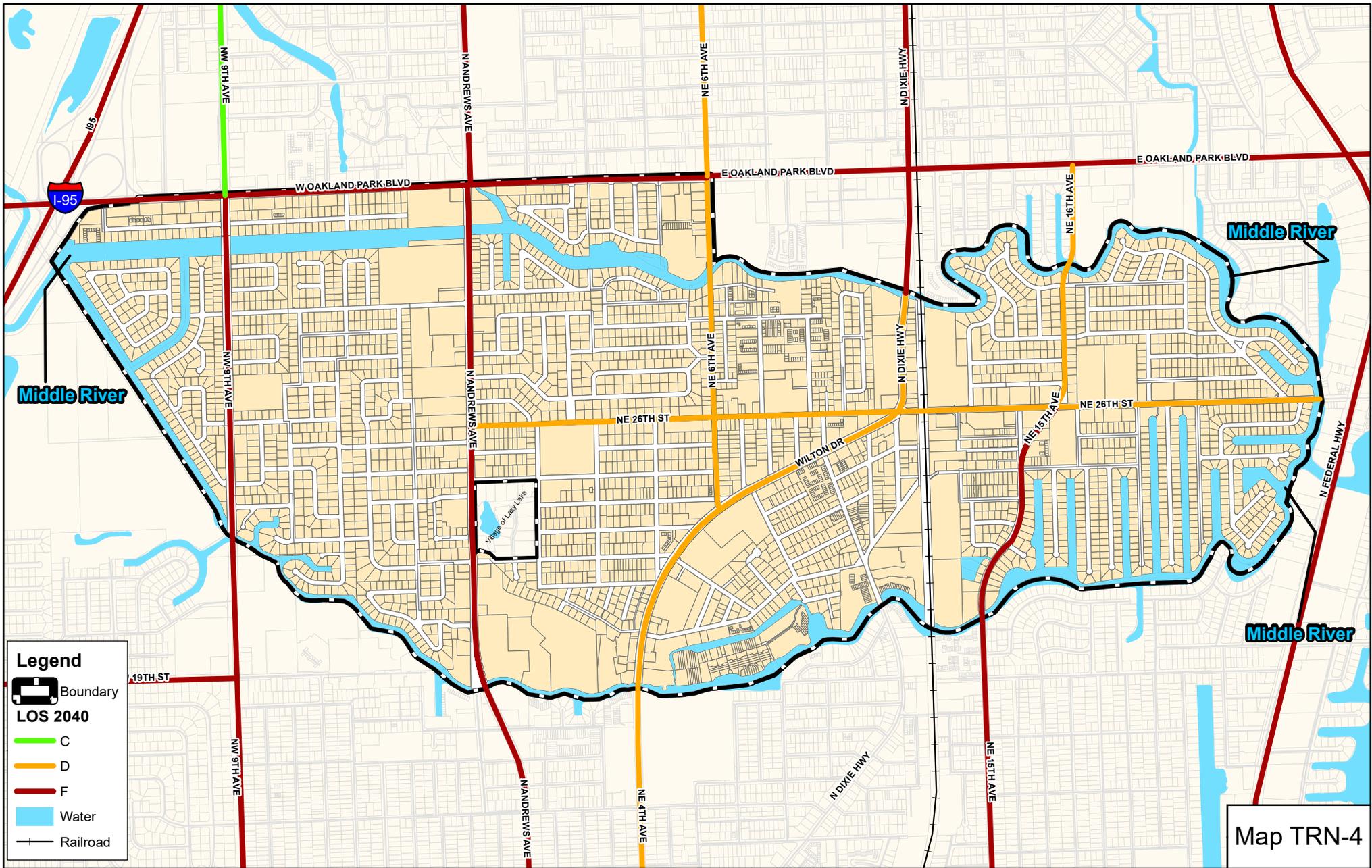


Source: Broward County MPO & The City of Wilton Manors

Map Date: 2/1/2019

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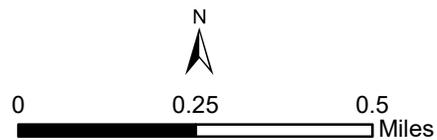


Legend

- Boundary
- LOS 2040**
- C
- D
- F
- Water
- Railroad



City of Wilton Manors Future Level of Service

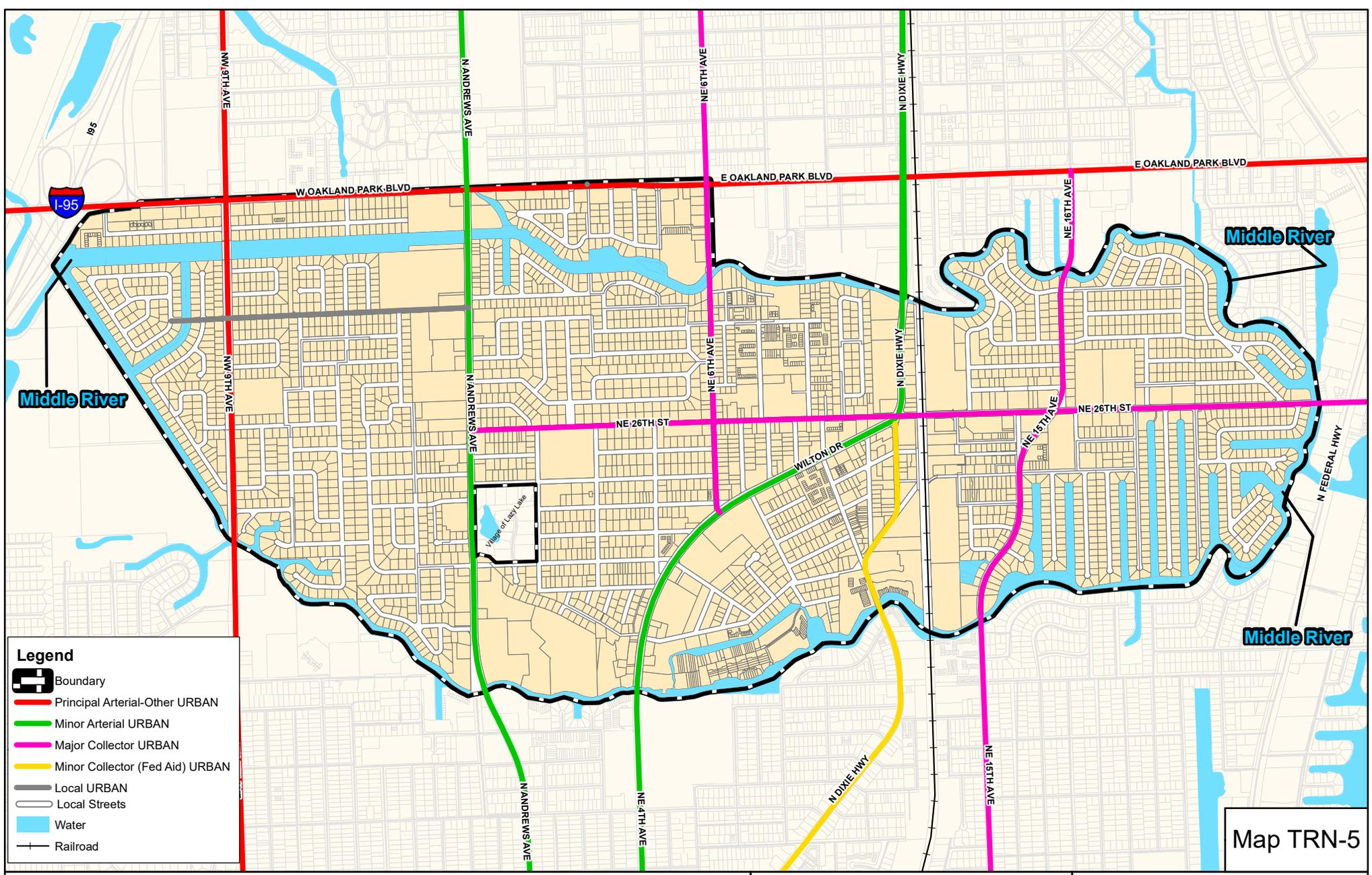


Source: Broward County MPO & The City of Wilton Manors

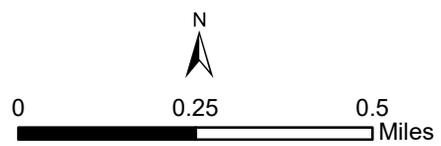
Map Date: 2/1/2019

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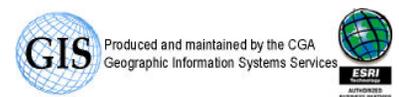


City of Wilton Manors Functional Classification

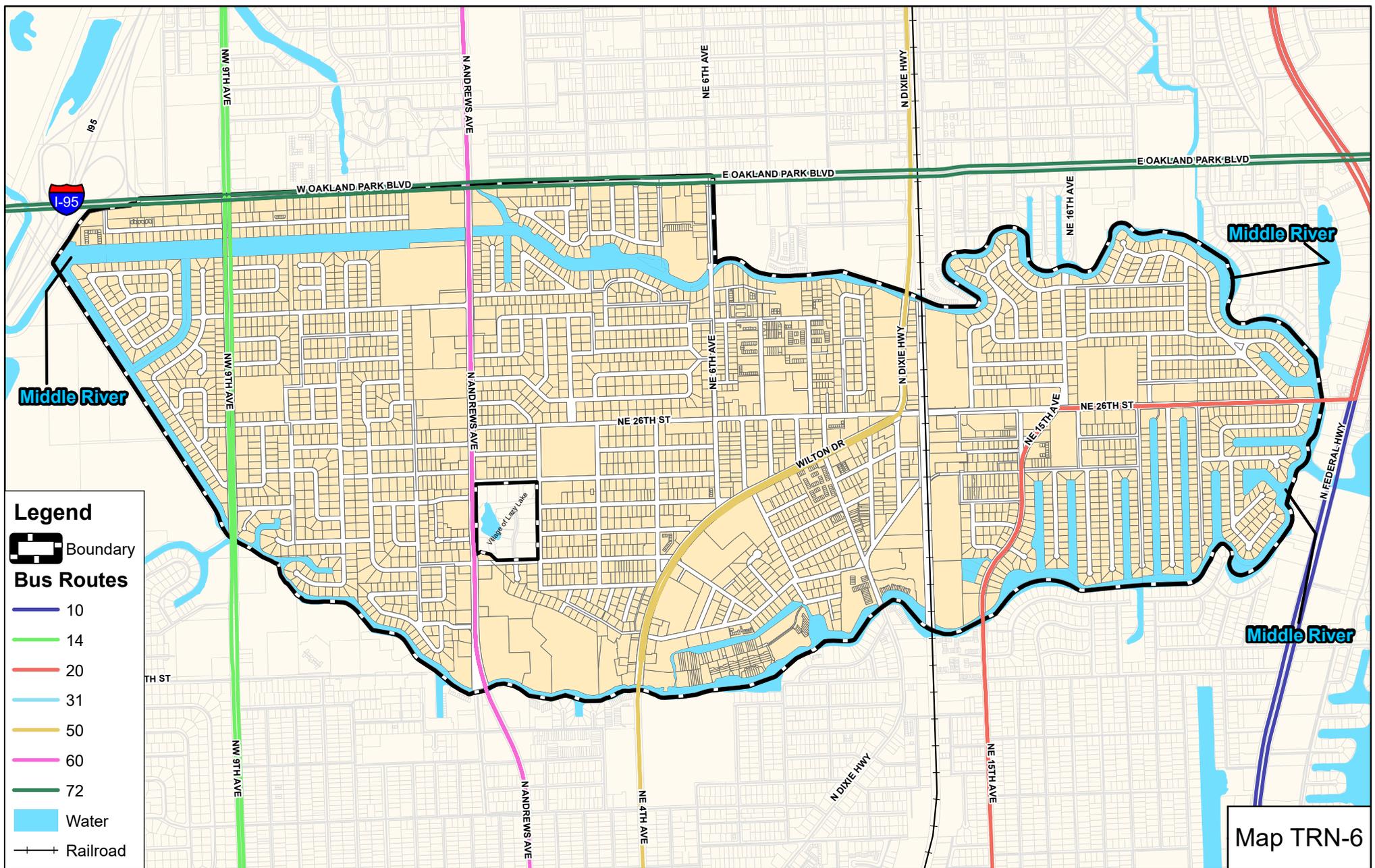


Source: Broward County MPO & The City of Wilton Manors

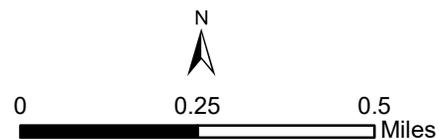
Map Date: 2/1/2019



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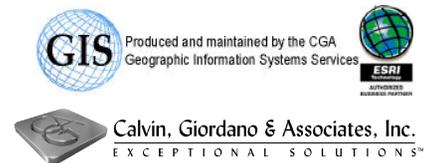


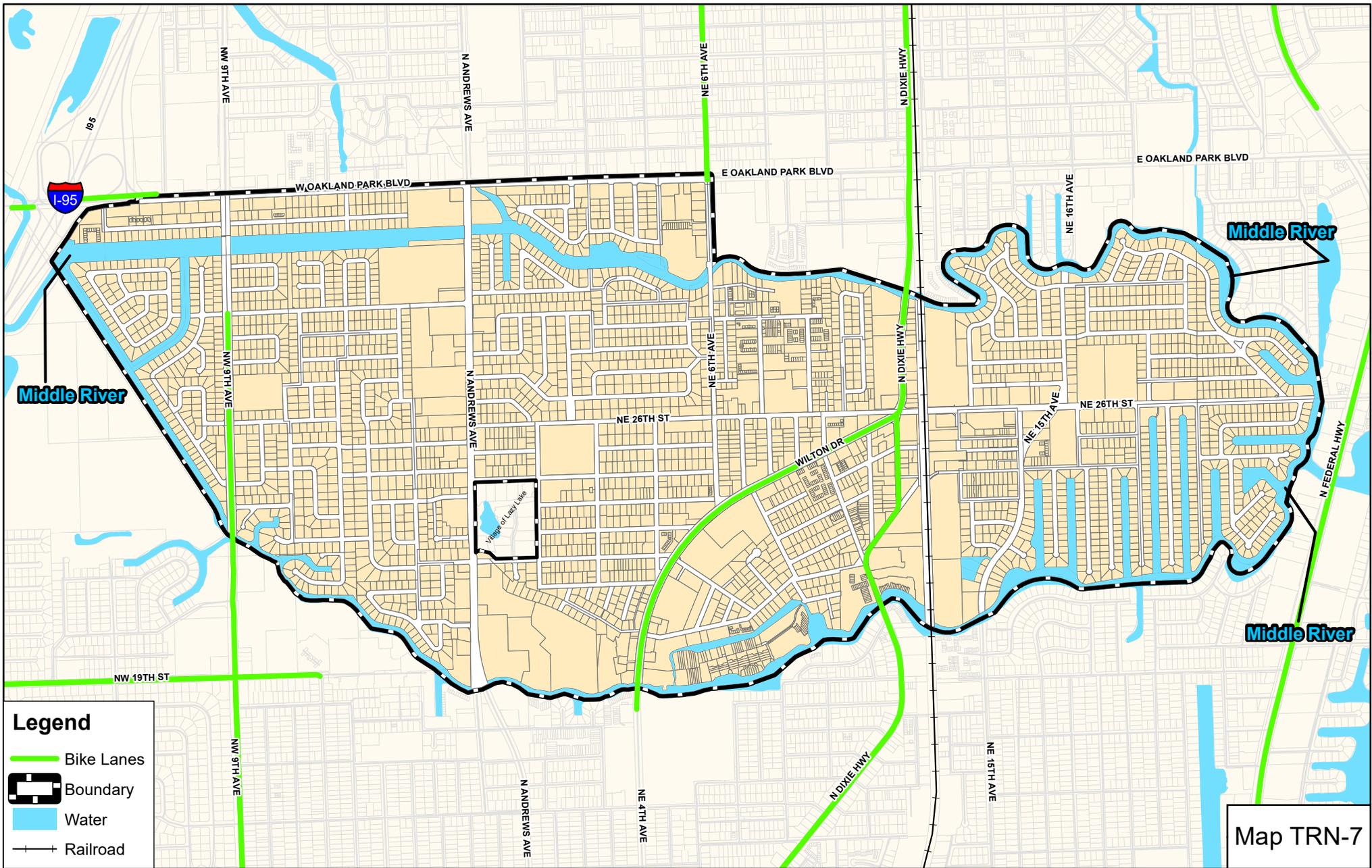
City of Wilton Manors Existing Transit



Source: Broward County MPO & The City of Wilton Manors

Map Date: 2/1/2019

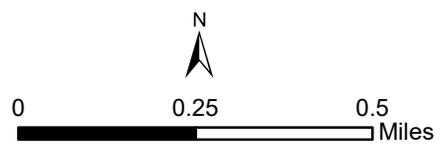




Map TRN-7

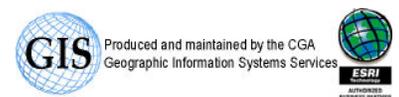


City of Wilton Manors Existing Bike Lanes

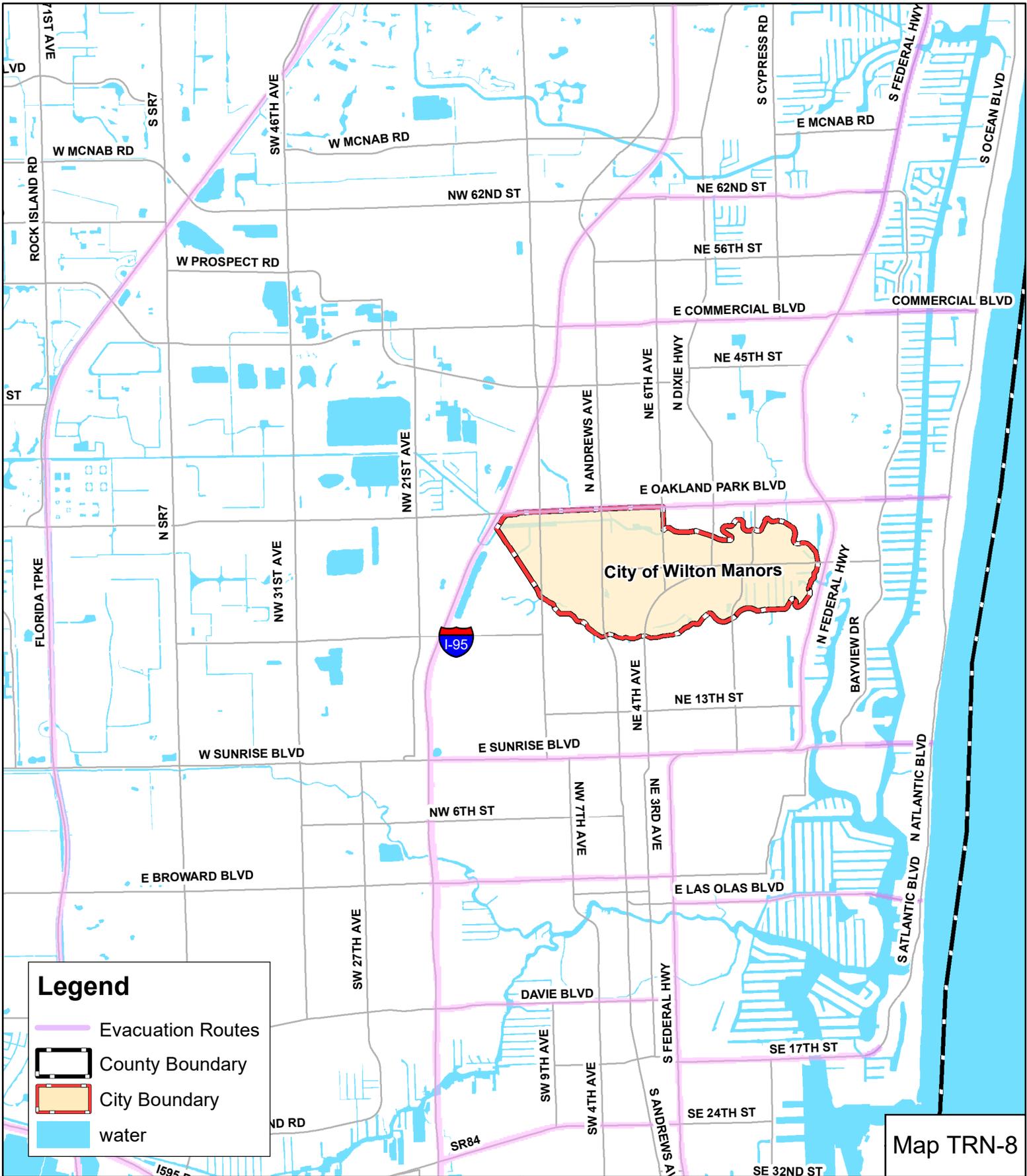


Source: Broward County MPO & The City of Wilton Manors

Map Date: 2/1/2019



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Legend

-  Evacuation Routes
-  County Boundary
-  City Boundary
-  water

Map TRN-8



City of Wilton Manors Evacuation Routes



Source: Broward County

Map Date: 10/26/2018



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