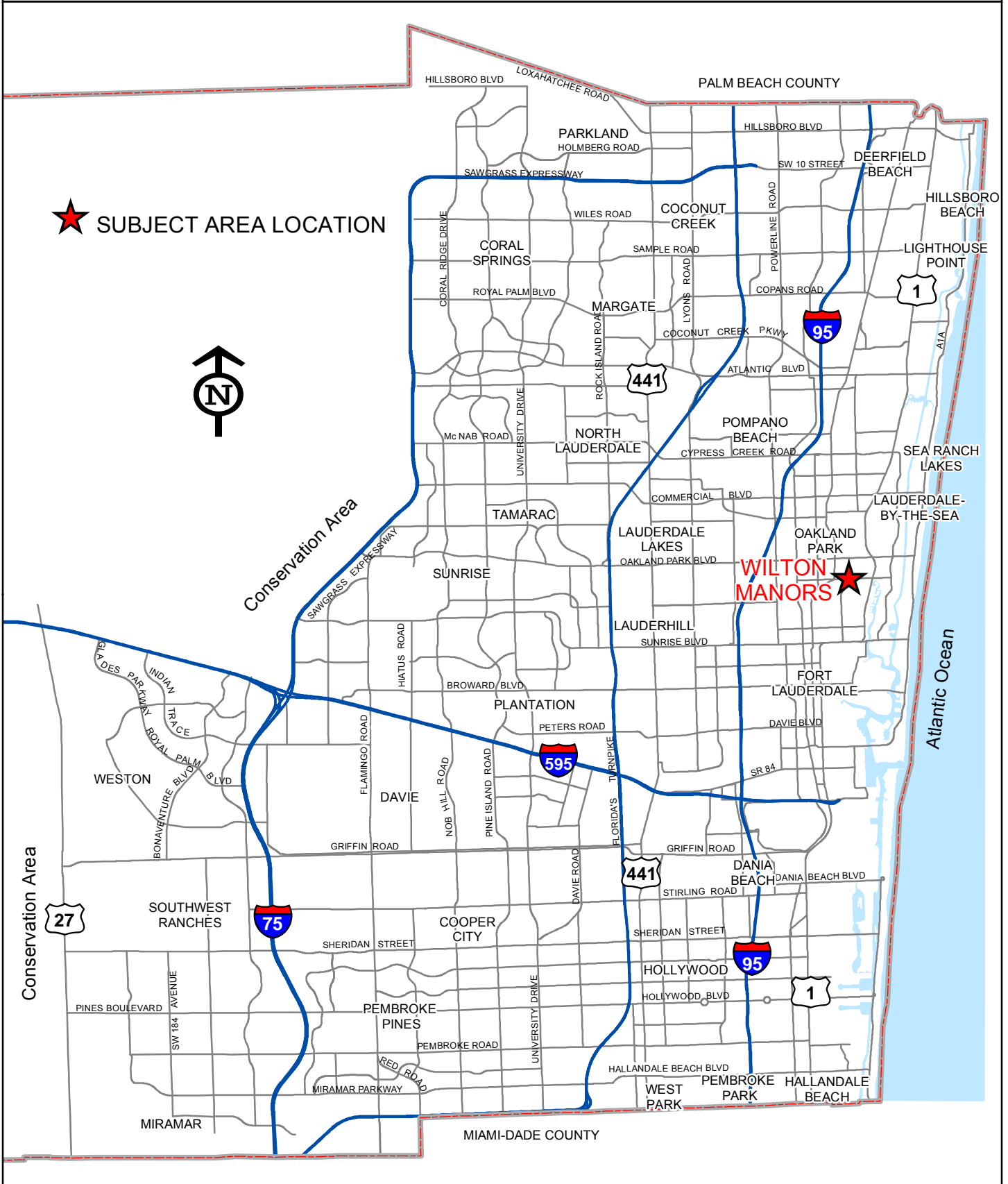
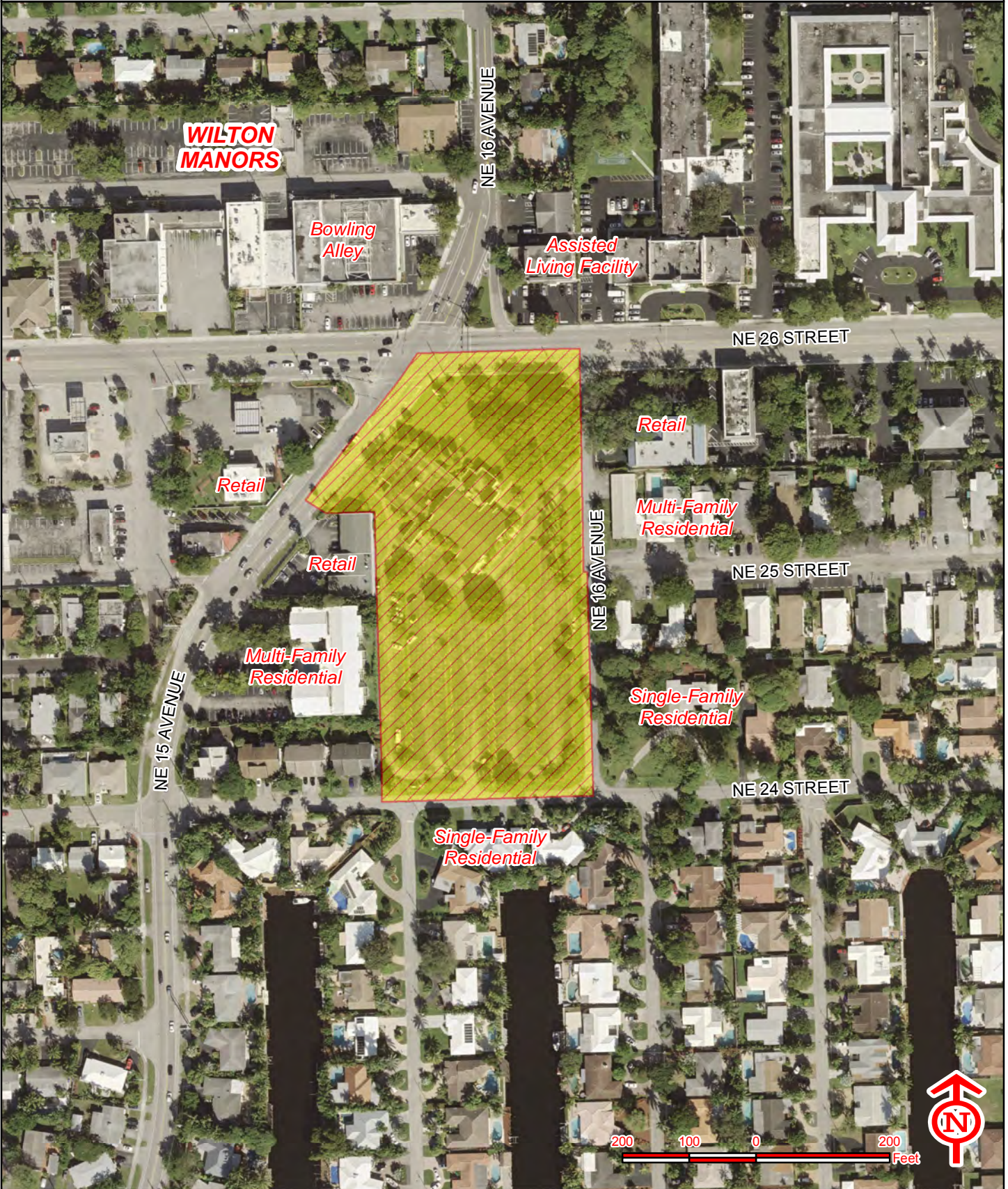


EXHIBIT 3

BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 17-12



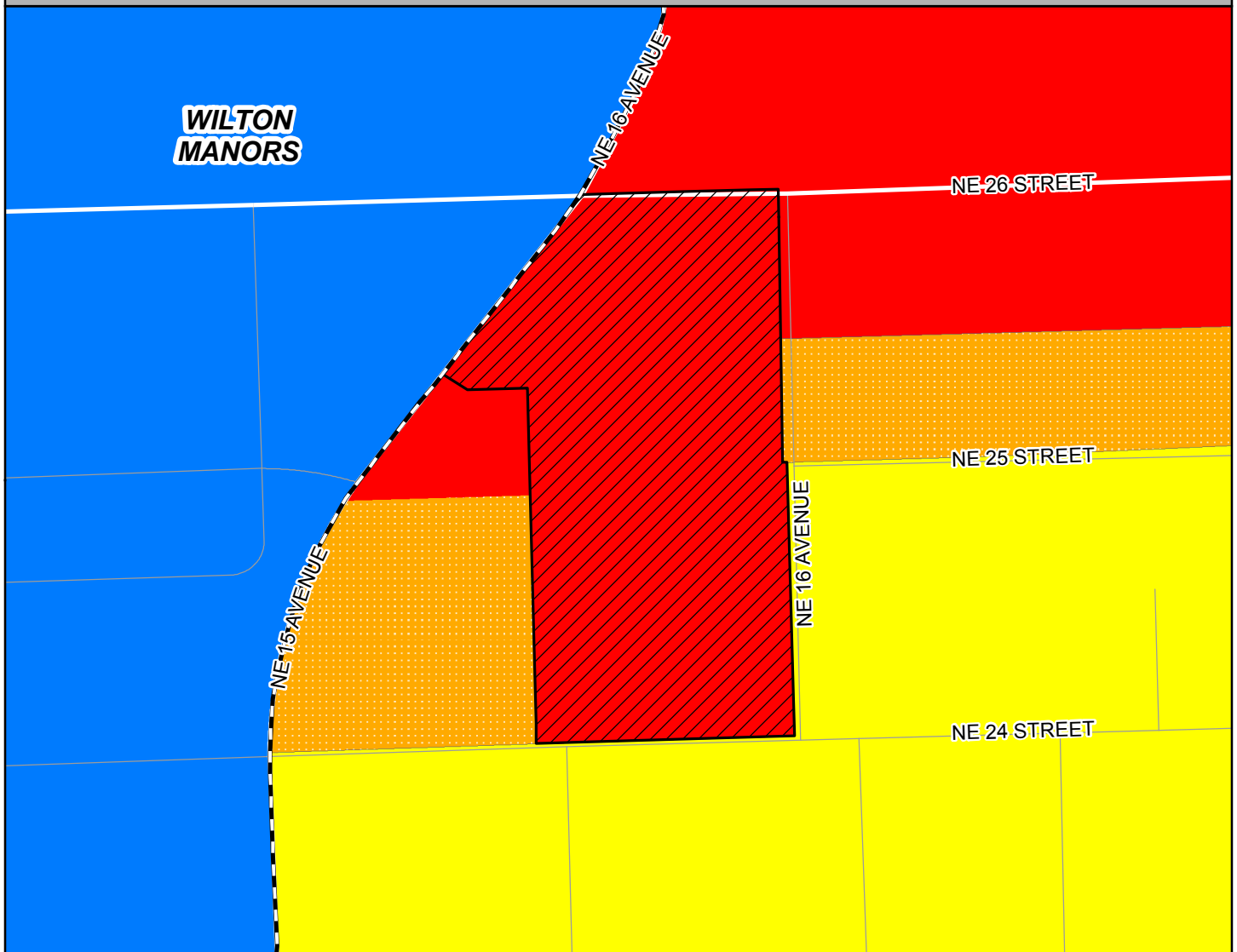
MAP 1
BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 17-12








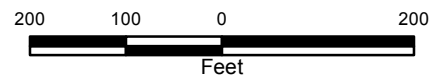
MAP 2
BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 17-12

Current Land Use: Commerce

Gross Acres: Approximately 4.9 acres



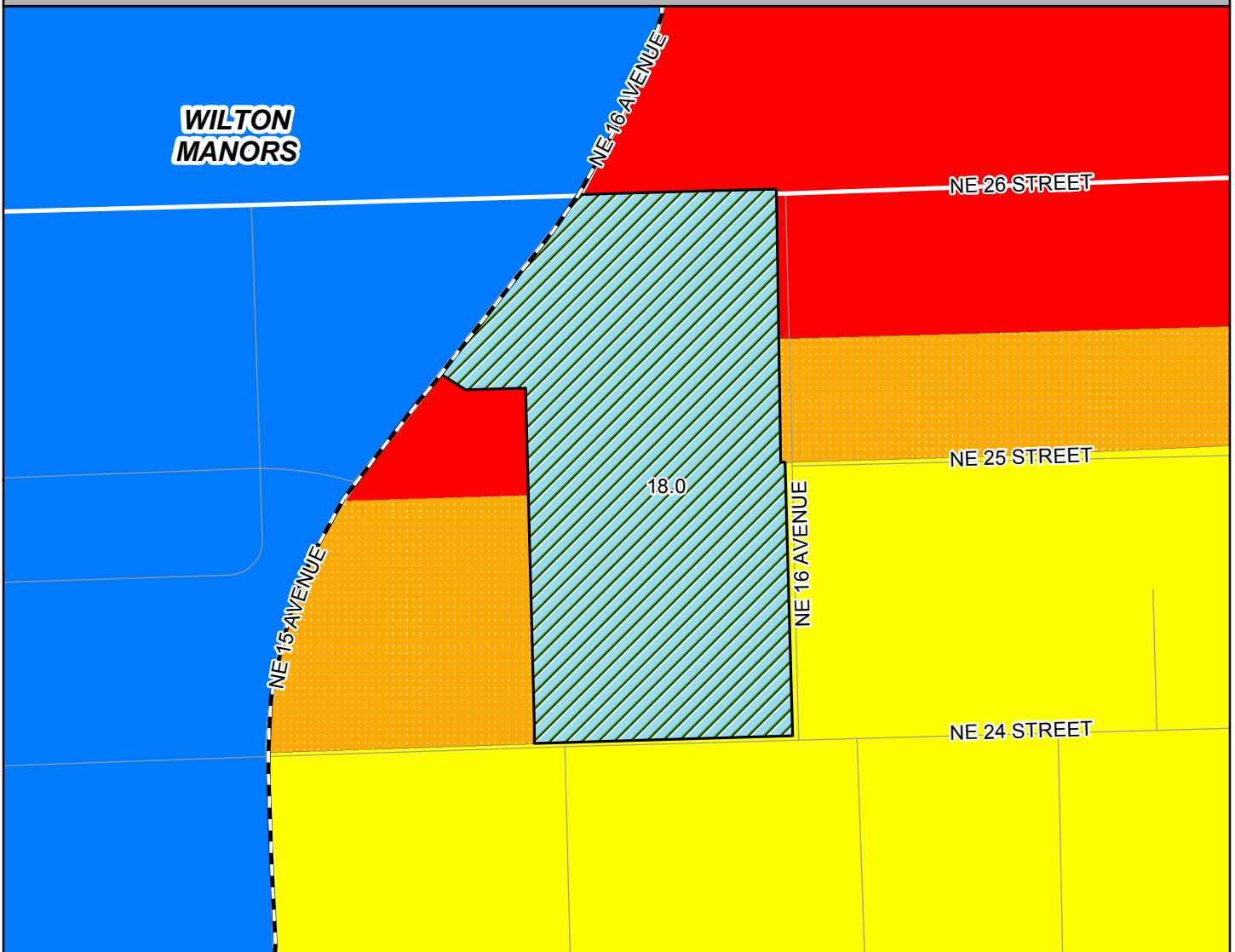
- | | |
|---|---|
|  Site |  Commerce |
|  Low (5) Residential |  Activity Center |
|  Low-Medium (10) Residential | |









MAP 3
BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 17-12

Proposed Land Use: Irregular (18) Residential

Gross Acres: Approximately 4.9 acres



- | | |
|---|---|
|  Site |  Irregular Residential |
|  Low (5) Residential |  Commerce |
|  Low-Medium (10) Residential |  Activity Center |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 17-12
(WILTON MANORS)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation May 16, 2017

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

Further, the applicant's confirmation that the necessary drainage and flood protection systems will be provided to account for the risk of inundation under a two (2) foot sea level rise scenario, incorporating the County's new regulations which will require compliance with the Future Conditions Average Wet Season Groundwater Elevation Map is noted. See Attachment 7.

II. Planning Council First Public Hearing Recommendation May 25, 2017

Approval per Planning Council staff recommendation. (Vote of the board; 13-4; Yes: Blattner, Castillo, de Jesus, DiGiorgio, Ganz, Gomez, Graham, Rosenof, Rosenzweig, Ryan, Udine, Williams and Stermer. No: Blackwelder, Good, Grosso and Seiler)

III. Planning Council Staff Recommendation June 13, 2017

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

Further, the applicant's confirmation that the necessary drainage and flood protection systems will be provided to account for the risk of inundation under a two (2) foot sea level rise scenario, incorporating the County's new regulations which will require compliance with the Future Conditions Average Wet Season Groundwater Elevation Map is noted. See Attachment 7.

IV. Planning Council Second Public Hearing Recommendation June 22, 2017

Approval per Planning Council staff recommendation. (Vote of the board; 10-3; Yes: Brunson, Castillo, Ganz, Good, Graham, Rosenof, Rosenzweig, Ryan, Williams and DiGiorgio. No: Blackwelder, Grosso and Seiler)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-12

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Wilton Manors
- II. County Commission District: District 7
- III. Site Characteristics
- A. Size: Approximately 4.9 acres
- B. Location: In Section 26, Township 49 South, Range 42 East; generally located on the south side of Northeast 26 Street, between Northeast 15 Avenue and Northeast 16 Avenue.
- C. Existing Use: Former religious institution
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Commerce
- B. Proposed Designation: Irregular (18) Residential
- C. Estimated Net Effect: Addition of 88 dwelling units
Reduction of 4.9 acres of commerce use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: *North:* Bowling alley and assisted living facility
East: Retail, single-family residential and multi-family residential
South: Single-family residential
West: Multi-family residential and retail
- B. Planned Uses: *North:* Activity Center and Commerce
East: Commerce, Low-Medium (10) Residential and Low (5) Residential
South: Low (5) Residential
West: Low-Medium (10) Residential, Commerce and Activity Center

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

- A. *Applicant:* UDC Manors, LLC
- B. *Agent:* Greenspoon Marder, P.A.
- C. *Property Owner:* UDC Manors, LLC

VII. Recommendation of
Local Governing Body:

The City of Wilton Manors recommends approval of the proposed amendment. The City anticipates adoption of the corresponding local amendment in August of 2017.

VIII. Applicant's Rationale

The applicant states: "The City of Wilton Manors ("City") has experienced a renaissance during the past decade. Wilton Drive has become a vibrant mixed-use corridor with residential, boutique retail shops, bars and restaurants. Homes are being renovated in all of the City neighborhoods and development is occurring on infill parcels. Wilton Station, a midrise mixed-use development, was built a few blocks west of the subject property on the north side of Northeast 26 Street. All of this development and redevelopment has created a vibrant urban community with a mix of residential unit types. The existing development surrounding the subject property includes intense commercial uses, including a gas station and convenience store, and also single-family neighborhoods. The current land use plan designation on the subject property is commercial which could result in a 5-acre commercial development. The applicant is requesting that the land use plan designation on the subject property be changed from Commercial to Irregular (18) Residential in order to create a redevelopment plan that provides additional residential units in this highly desirable community that fits into the character of the development that has been established as part of the City's renaissance.

The subject property is currently developed with a spiritual center known as the Science of Mind Center. This use provided no economic value to the City until 2014 because until that time it was owned by a religious organization and was exempt from property taxes. In addition, the use does not generate any sales tax revenue for the City. The subject property is a significant property that can be redeveloped to further enhance the City's redevelopment efforts with increased tax revenues."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-12

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, solid waste services, drainage, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Wilton Manors adopted by reference the City of Fort Lauderdale's 10-year Water Supply Facilities Work Plan, dated January, 2009, on September 24, 2013.

II. Transportation & Mobility

The proposed amendment from the Commerce land use category to the Irregular (18) Residential land use category is projected to decrease the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 303 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment is not anticipated to impact the operating conditions of the long-range regional transportation network.

Update: June 13, 2017: Planning Council staff notes the following roadway levels of service for informational purposes only:

- Northeast 26 Street, between Dixie Highway and Federal Highway/U.S. 1, is currently operating at and is projected to continue operating at an acceptable level of service (LOS) "D," with or without the subject amendment.
- Northeast 15/16 Avenue, between Northeast 18 Street and Oakland Park Boulevard, is currently operating at an acceptable LOS "D," and is projected to operate at LOS "F," with or without the subject amendment.

The Broward County Transit Division (BCT) staff report states that current and future fixed-route county bus service is provided to the proposed amendment site. The BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and bicycles including connectivity to the existing or planned sidewalk and bicycle network along Northeast 15 Avenue and Northeast 26 Street. The BCT staff report also states that the Transit Division will request ADA improvements and a shelter easement for a bus stop located along Northeast 26 Street as part of future development or the plat review process. See Attachment 3.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

The Planning and Development Management Division staff recommends that the project include bicycle and pedestrian connections inside the proposed development and ensure connectivity from within the development to bicycle and pedestrian networks outside the proposed development. Amenities, such as bicycle racks and shade trees, should be incorporated into the site design. See Attachment 4.

III. Public Schools

The School Board of Broward County staff report states that the amendment as proposed would generate 38 additional students into Broward County Public Schools, consisting of 17 elementary school students, 10 middle school students and 11 high school students. The report further states that Bennett Elementary and Sunrise Middle schools are under-enrolled in the 2016/2017 school year, and are anticipated to operate below the adopted level of service (LOS) of 100% of gross capacity through the 2018/2019 school year. However, Fort Lauderdale High School is operating above the adopted LOS of 100% (106.9%) of gross capacity in the 2016/2017 school year, and is anticipated to continue to operate above the adopted LOS of 100% of gross capacity through the 2018/2019 school year. In addition, the School Board report indicates that there are two (2) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 5.

The School Board report indicates that there are no planned improvements for the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 5.

Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "E," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-12

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites do not exist within the boundaries of the proposed amendment site. See Attachment 6.

II. Wetlands

The EPGMD report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed land use designation is not expected to have a negative impact on wetland resources. See Attachment 6.

III. Sea Level Rise

The EPGMD report notes that the amendment site contains an area designated on the Priority Planning Areas for Sea level Rise Map and thus is subject to Broward County Land Use Plan (BCLUP) Policy 2.21.1 and portions of Policy 2.21.5. See Attachment 6. The applicant has provided additional information in this regard, and will provide the necessary drainage and flood protection systems to demonstrate that the proposed project meets the requirements of the Broward County Code to account for the risk of inundation under a two (2) foot sea level rise scenario, incorporating new regulations which will require compliance with the Future Conditions Average Wet Season Groundwater Elevation Map. See Attachment 7. The Broward County Environmental Planning and Community Resilience Division has reviewed the additional information submitted by the applicant, and has stated that it adequately addresses their concerns. See Attachment 8.

IV. Other Natural Resources

The EPGMD report indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Wilton Manors if trees are to be removed or relocated. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6.

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 4.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-12

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The subject land use plan amendment proposes an additional 88 residential units to be permitted by the Broward County Land Use Plan (BCLUP), and as such is not subject to BCLUP Policy 2.16.2. See Attachment 4.

II. Broward County Land Use Plan Goals, Objectives and Policies

The proposed amendment is felt to be generally consistent with the goals, objectives and policies of the Broward County Land Use Plan.

III. Other Pertinent Information

This is a small scale amendment pursuant to Chapter 163.3187, Florida Statutes. Therefore, the amendment review process includes two Planning Council public hearings and only one subsequent County Commission adoption hearing. The small scale amendment is not subject to Florida Department of Economic Opportunity (DEO) review; therefore, no report will be issued by the DEO, or other State review agencies.

Further, it is noted that the Broward County Planning Council staff sent approximately 93 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

Update: May 25, 2017: Correspondence has been received from interested parties. See Attachments 11 through 13.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-12

PLANNING ANALYSIS

Our analysis finds that the proposed land use designation of Irregular (18) Residential would be generally compatible with surrounding existing and future land uses. To the north is a bowling alley designated Activity Center and an assisted living facility designated Commerce. To the east are retail uses designated Commerce, and residential uses designated Low (5) Residential and Low-Medium (10) Residential. To the south is a residential neighborhood designated Low (5) Residential. To the west are retail uses designated Activity Center and Commerce, and residential uses designated Low-Medium (10) Residential. It is felt that the interface between the proposed multi-family residential use and the adjacent single-family development can be adequately addressed, on reliance that the municipal code requirements regarding buffering and setbacks will be implemented.

Planning Council staff's analysis also finds that adequate **potable water plant capacity and supply, and sanitary sewer, solid waste and drainage capacity and park acreage** will be available to serve the proposed land use. Further, no adverse impacts to the **regional transportation network, or cultural resources** were identified.

Concerning impacts to **public schools**, the School Board of Broward County staff report indicates that the proposed amendment would generate 38 additional students into Broward County Public Schools, consisting of 17 elementary school students, 10 middle school students and 11 high school students. However, the report states that Planning Area "E" is anticipated to have sufficient excess capacity to support the students generated by the proposed amendment.

Concerning impacts to **natural resources**, the EPGMD report notes that the amendment site contains an area designated on the Priority Planning Areas for Sea level Rise Map and thus is subject to Broward County Land Use Plan (BCLUP) Policy 2.21.1 and portions of Policy 2.21.5. See Attachment 6. The applicant has provided additional information in this regard, and will provide the necessary drainage and flood protection systems to demonstrate that the proposed project meets the requirements of the Broward County Code to account for the risk of inundation under a two (2) foot sea level rise scenario, incorporating new regulations which will require compliance with the Future Conditions Average Wet Season Groundwater Elevation Map. See Attachment 7. The Broward County Environmental Planning and Community Resilience Division has reviewed the additional information submitted by the applicant, and has stated that it adequately addresses their concerns. See Attachment 8.

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the policies of the Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-12

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of March 2017
2. Broward County Planning Council Traffic Analysis of February 3, 2017
3. Broward County Transit Division Report of February 22, 2017
4. Broward County Planning and Development Management Division Report of March 7, 2017
5. School Board of Broward County Consistency Review Report of March 14, 2017
6. Broward County Environmental Protection and Growth Management Department Report of March 13, 2017
7. Correspondence from Dennis D. Mele, Esq., Greenspoon Marder, P.A., to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated May 3, 2017
8. Email correspondence from Jill Horwitz, Natural Resource Specialist, Broward County Environmental Planning and Community Resilience Division, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated May 4, 2017
9. Broward County Parks and Recreation Division Report of March 7, 2017
10. Broward County Water Management Division Report of March 13, 2017

Update: May 25, 2017:

11. Email Correspondence from Robert Delehanty to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated May 23, 2017
12. Correspondence from interested parties in opposition to the proposed amendment
13. Correspondence from interested parties in support of the proposed amendment

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 17-12

Prepared: March 2017

POTABLE WATER

The proposed amendment site will be served by the Fort Lauderdale Five Ash Water Treatment Plant, which has a current capacity of 70 million gallons per day (mgd). The current and committed demand on the treatment plant is 52 mgd, with 18 mgd available. The wellfield serving the amendment site has a permitted withdrawal of 59.9 mgd, with 7.9 mgd available for water withdrawal, which expires on September 11, 2028. The amendment will result in a net increase in demand of 0.032mgd. Planning Council staff utilized a level of service of 0.1 gallons per day (gpd) per square foot for commerce uses and 230 gpd per capita (1.82 persons per household (pph)) for residential uses. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site.

SANITARY SEWER

The proposed amendment site will be served by the Fort Lauderdale G.T. Lohmeyer Wastewater Treatment Plant, which has a current capacity of 48 mgd. The current and committed demand on the treatment plant is 37.23 mgd, with 10.77 mgd available. The amendment will result in a net increase in demand of 0.029 mgd. Planning Council staff utilized a level of service of 0.1 gpd per square foot for commerce uses and 214 gpd per capita (1.82 pph) for residential uses. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Waste Management for solid waste disposal service. Waste Management collects and transports the City's solid waste to a landfill and Waste-to-Energy Plant facility owned by Waste Management. The landfill has a capacity of 24 million cubic yards and a demand of 3,000 tons per day (TPD) and the Waste-to-Energy Plant has a capacity of 2,250 TPD and a demand of 1,500 TPD. The amendment will result in a net decrease in demand of 1,177 pounds per day, or 0.59 TPD. Planning Council staff utilized a level of service of 4 pounds per 100 square feet per day for commerce uses and 8.9 pounds per dwelling unit per day for residential uses. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Division (EPGMD). A surface water management permit from EPGMD may be required prior to any construction.

PARKS AND OPEN SPACE

The City of Wilton Manors has 66.52 acres in its parks and open space inventory. The projected population requires approximately 36.2 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed amendment will result in an increase of 0.48 acres on the projected demand for local parks. The City of Wilton Manors continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2
TRAFFIC ANALYSIS
PC 17-12

Prepared: February 3, 2017

INTRODUCTORY INFORMATION

Jurisdiction: Wilton Manors

Size: Approximately 4.9 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation: Commercial

Potential Development: 49,000 square feet of commercial use

Trip Generation Rate: "ITE Equation (820) Shopping Center"*

Total P.M. Peak Hour Trips: 371 peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation: Irregular (18) Residential

Potential Development: 88 dwelling units

Trip Generation Rate: "ITE Equation (220) Apartment"

Total P.M. Peak Hour Trips: 68 peak hour trips

Net P.M. Peak Hour Trips -303 p.m. peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional roadway network by approximately 303 p.m. peak hour trips at the long-range planning horizon.

*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation - Ninth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.



Transportation Department
TRANSIT DIVISION-Service and Capital Planning
 1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

VIA EMAIL

February 22, 2017



Barbara Blake Boy, Executive Director
 Broward County Planning Council
 115 South Andrews Ave, Room 307
 Fort Lauderdale, FL 33301

RE: Proposed Amendment to Broward County Land Use Plan PC 17-12

Dear Ms. Blake Boy:

Broward County Transit (BCT) has reviewed your correspondence dated February 6, 2017 regarding the proposed Land Use Plan Amendment (LUPA) for the 4.9 acre “UDC Manors” site located in the City of Wilton Manors for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site is limited to BCT Route 20. Please refer to the following table for detailed information:

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
BCT 20	Weekday	5:40a – 9:50p	45 Minutes
	Saturday	6:00a – 8:50p	60 Minutes
	Sunday	10:00a – 7:45p	60 Minutes

Future fixed-route bus improvements including headway and route extensions are specified in the Broward County Transit Development Plan (TDP) or Broward MPO 2040 Long Range Transportation Plan (LRTP).

Broward County Transit Division can accommodate additional transit demand, as described in the Mass Transit Analysis, with existing and planned fixed-route bus service to the amendment site.

Transit Division has no objections to this LUPA, however BCT recommends that any proposed redevelopment on the amendment site is designed to provide safe movement for pedestrians and bicycles including connectivity to the existing or planned sidewalk and



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

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bicycle network along NE 15th Avenue and NE 26th Street. Please be advised, Transit Division will request ADA improvements and a shelter easement for the relocation of bus stop ID# 3919 located along NE 26th Street. This request will be made separately as a part of the future development or plat review process.

Please feel free to call (954) 357-8381 or email me nsofoul@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "N. Sofoul", is written over a light blue circular stamp.

Nicholas A. Sofoul, AICP
Senior Planner
Service and Capital Planning

ATTACHMENT 4



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655



DATE: March 7, 2017

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

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division
jsesodia@broward.org
Digitally signed by
jsesodia@broward.org
DN: cn=jsesodia@broward.org
Date: 2017.03.07 14:31:46 -05'00'

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Wilton Manors PC 17-12

The Broward County Planning and Development Management Division staff has reviewed proposed amendment PC 17-12. The subject site is located in Wilton Manors involving approximately 4.9 acres. The amendment proposes:

Current Designations: Commercial
Proposed Designation: Irregular (18) Residential
Estimated Net Effect: Addition of 88 dwelling units
Reduction of 4.9 acres of commercial use

Item 7 – Analysis of Natural and Historic Resources

- A. Based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), the County's archaeological consultant determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
1. The subject property is located within the City of Wilton Manors, outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Attn: Director
Community Services Division
City of Wilton Manors
2020 Wilton Drive
Wilton Manors, Florida 33305
Tel.: (954) 390-2180

If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 1.07.07. Policy 1.07.07 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. The net effect of the amendment will be an addition 88 dwelling units, thus Policy 1.07.07 does not apply.

Item 10 - Hurricane Evacuation Analysis

The amendment site is not located in a Hurricane Evacuation Zone based on the Broward County Land Use Plan's "Natural Resource Map Series Eastern Broward County: Hurricane Evacuation Zones".

Item 11 – Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Item 12 – Intergovernmental Coordination

The proposed amendment site is not adjacent to or in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. Transit options within close proximity of the site include Broward County Transit (BCT) Route 20, which operates adjacent to the site along NE 15th Avenue and NE 26th Street and BCT Route 50, which operates 1/3 mile to the west along Dixie Highway. The close proximity of the Wilton Manors Transit Oriented Corridor provides a good opportunity to develop a pedestrian and bicycle friendly area that connects to transit opportunities.

Pedestrian and bicycle amenities are mixed: NE 15th Avenue and NE 26th Street have continuous sidewalks and no bike lanes, NE 16th Avenue and NE 24th Street have no sidewalks or bicycle lanes. A funded complete streets project along NE 26th Street will enhance the existing condition by providing pedestrian refuge islands and a 3ft urban bike shoulder. It is recommended that that site be designed to include safe and convenient connections between the development and the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks, and bicycle repair stations within and around the

Barbara Blake-Boy, Broward County Planning Council

PC 17-12

March 7, 2017

Page 3

development. For the convenience of future residents who wish to reduce their carbon footprint, consider providing electric vehicle charging stations.

If you have any questions, please contact Maribel Feliciano, Assistant Director of the Planning and Development Management Division at 954-519-1424 or mfeliciano@broward.org.

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Ralph Stone, Director, Housing Finance and Community Redevelopment Division
Maribel Feliciano, Assistant Director, Planning and Development Management Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Angela M. Chin, AICP, Senior Planner, Planning and Development Management Division

JS/ac

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE
SBBC-1992-2016
County No: PC 17-12
UDC Manors Land Use Plan Amendment

March 14, 2017



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: March 14, 2017	Units Permitted: 0 Units Proposed: 88	Existing Land Use: Commercial
Name: UDC Manors Land Use Plan Amendment	NET CHANGE (UNITS): 88	Proposed Land Use: Irreg (18) Residential
SBBC Project Number: SBBC-1992-2016	Students Permitted Proposed NET CHANGE	Current Zoning: CF - Community Facility
County Project Number: PC 17-12	Elem 0 17 17	Proposed Zoning: TBD
Municipality Project Number: LUPA-16-01	Mid 0 10 10	Section: 26
Owner/Developer: UDC Manors, LLC	High 0 11 11	Township: 49
Jurisdiction: Wilton Manors	Total 0 38 38	Range: 42

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Bennett Elementary	542	542	424	-118	-6	78.2%
Sunrise Middle	1,403	1,403	1,116	-287	-13	79.5%
Fort Lauderdale High	1,965	1,965	2,092	127	6	106.5%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Bennett Elementary	439	-103	81.0%	404	410	421	427	428
Sunrise Middle	1,123	-280	80.0%	1,210	1,197	1,184	1,171	1,159
Fort Lauderdale High	2,092	127	106.5%	2,075	2,100	2,066	2,054	2,022

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	21/22	22/23	23/24	24/25	25/26
Area E - Elementary	13,132	10,785	-2,347	10,788	10,903	11,018	11,133	11,248
Area E - Middle	5,088	4,148	-940	4,558	4,619	4,679	4,740	4,801
Area E - High	7,615	6,911	-704	5,162	5,222	5,282	5,343	5,403

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				17/18	18/19	19/20
Somerset Village Academy	750	246	-504	246	246	246
Somerset Village Academy Middle	750	97	-653	97	97	97

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Bennett Elementary	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Sunrise Middle	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Fort Lauderdale High	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

Capacity Additions for Planning Area E	
School Level	Comments
Elementary	None
Middle	None
High	None

*The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 4-acre site is generally located south of NE 26th Street between NE 15th and NE 16th Avenues in the City of Wilton Manors. Current land use designation for the site is Commercial. Current designation allows no residential units. The applicant proposes to change the land use designation to Irregular (18) Residential to allow 88 garden apartment (all three or more bedroom) units. The proposed change is anticipated to generate 38 additional students (17 elementary, 10 middle, and 11 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2016-17 school year are Bennett Elementary, Sunrise Middle, and Fort Lauderdale High. Based on the District's Public School Concurrency Planning Document, Bennett Elementary and Sunrise Middle Schools are operating below the adopted LOS of 100% of gross capacities in the 2016-17 school year. Fort Lauderdale High is operating above (at 106.5%) the adopted LOS of 100% of gross capacities in the 2016-17 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2016-17 – 2018-19), Bennett Elementary and Sunrise Middle Schools are expected to operate below the adopted LOS of 100% of gross capacities through the 2017-18 school year, but Fort Lauderdale High is expected to operate above (at 106.9%) the adopted LOS of 100% of gross capacities through the 2018-19 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2016-17 – 2020-21. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the subject site in the 2016-17 school year are depicted above.

Capital Improvements scheduled in the long range section (2021-22 to 2025-26) of the currently Adopted DEFP Fiscal Years 2016-17 – 2020-21 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "E" and the elementary, middle, and high schools currently serving Planning Area "E" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "E" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Areas.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-1992-2016

3/14/17
Date

Reviewed By:


Signature

Mohammed Rasheduzzaman, AICP
Name

Planner
Title

ATTACHMENT 6

EP&GMD COMMENTS
PC 17-12
Page 1

**ENVIRONMENTAL PROTECTION &
GROWTH MANAGEMENT DEPARTMENT
REVIEW AND COMMENTS ON
PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT**



For: Broward County Planning Council

Applicant: UDC Manors, LLC

Amendment No.: PC 17 - 12

Jurisdiction: Wilton Manors **Size:** Approximately 4.9 acres

Existing Use: Religious Institution

Current Land Use Designation: Commercial

Proposed Land Use Designation: Medium-High (25) Residential

Location: Section: 26 Township: 49 South Range: 42 East; generally located on the south side of Northeast 26 Street, between Northeast 15 Avenue and Northeast 16 Avenue

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS:

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Air Quality - [CP Policy 13.1.15, BCLUP Policy 09.14.03] The preliminary traffic analysis indicates that the proposed amendment would result in – **303 PM** peak hour trips per day compared to trips associated with the current land use designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a minimal impact on air quality. There are four facilities within a mile radius from the site, one of which had a warning notice complied in May of 2016. Since then there have been no existing or potential odor/noise problems in the area. (*SMS 2/15/17: EDIT – SMS 3/7/17*)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] GIS

EP&GMD COMMENTS

PC 17-12

Page 2

Database of Contaminated Sites EAR has no objection to the land use amendment, as this is not a known contaminated site. However, there is (1) one active contaminated site found adjacent or in close proximity (0.25 miles) to the proposed amendment location. As such, **any dewatering necessary for development would require a Dewatering Approval** from ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION. NH021317

Wetlands - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 09.05.01, 09.05.06, 09.05.08, 09.05.09, 09.05.13, 09.05.17 09.05.18]

No wetlands on site.

Upland Resources (including Tree Preservation and Greenways) - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 01.06.02, 05.03.02, 05.03.04, 05.03.05, 09.01.06, 09.01.08, 09.01.09, 09.01.10]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the Broward County Tree Preservation and Abuse Ordinance (Chapter 27, Article XIV, Broward County Code of Ordinances). The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Solid Waste - [CP Policies 6.1.2, 6.1.3, 13.2.7; BCLUP Policies 01.04.04, 08.01.11, 08.01.13, 08.01.14, 08.01.15] There are no active solid waste facilities located within one mile of the amendment site. There are no inactive solid waste facilities located within one-quarter mile of the site. (DL 2/24/2017)

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

Wellfield Protection - [CP Policies 4.2.10, 4.4.13, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3; BCLUP Policies 09.02.01, 09.02.03, 09.02.05] The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. NH021317

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7; BCLUP Policies 01.04.04, 03.04.01] GIS Database of SARA Title III Facilities in Broward County indicates there is one (1) SARA Title III facility(s) on or adjacent to the proposed amendment site.

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] GIS Database of Hazardous Material Facilities in Broward County indicates 1 known Hazardous Material facility(s), 1 Storage Tank facility(s) on, adjacent, or in close proximity (.25m miles) to the proposed amendment site.

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:

Specially Designated Areas - [CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 09.01.01, 09.01.02, 09.01.03, 09.01.04, 09.01.05, 09.01.06, 09.01.11] County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

Protected Natural Lands – The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:

<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>.

Marine and Riverine Resources - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 05.03.02, 06.01.04, 06.01.05, 06.01.06, 09.02.06, 09.03.01, 09.03.02, 09.03.05, 09.03.06, 09.03.07, 09.03.08, 09.03.09, 09.03.10, 09.03.11, 09.04.02] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

Priority Planning Areas for Sea Level Rise – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies A.03.04, A.03.05, A.03.06, A.03.07, 9.07.02, 9.09.04, 12.01.13]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

EP&GMD COMMENTS

PC 17-12

Page 4

The proposed amendment site does contain, fall within, and/or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policy A.03.05 and portions of policies 9.07.02 and 9.09.04 apply to the review of this project. Information to demonstrate compliance with these policies should be submitted by the applicant to the Planning Council. County staff will evaluate information provided and issue an update to comments, as needed.

Please see the attached PPA map zoomed to the proposed amendment site for more information.

NatureScape Program – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP A.02.01] – NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at:
<http://www.broward.org/NaturalResources/NatureScape/Pages/Default.aspx>

Surface Water Management - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 08.01.18, 08.01.19, 09.04.01, 09.04.02, 09.07.01, 09.07.03, 09.09.01, 09.09.02, 09.09.04, 09.10.02]

The proposed amendment site is located within the jurisdiction of the City of Fort Lauderdale, Broward County and the South Florida Water Management District. Successful compliance with the criteria established for the District should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management license from the South Florida Water Management District will be required prior to any construction.

The northwesterly portion of the proposed amendment site is located within the Federal Emergency Management Agency (FEMA) flood insurance zone 0.2 PCT Annual Chance of Flood Hazard. The remaining portions are located within flood zone designation of AH with NAVD 88 elevation of 4 feet. These are areas of shallow flooding with average depths between 3 and 1 feet.

Water Recharge - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 06.01.01, 06.01.03]

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in negative net change in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be insignificant.

This impact level is determined by factoring the size of the site with the percent change of

EP&GMD COMMENTS

PC 17-12

Page 5

impervious area from the current designation to the proposed designation. See attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. ***Amendment No.:*** PC 17-12
- B. ***Municipality:*** Wilton Manors
- C. ***Project Name:*** UDC Manors, LLC

II. Site Characteristics

- A. ***Size:*** Approximately 4.9 acres
- B. ***Location:*** Section: 26 Township: 49 South Range:
42 East; generally located on the south side of
Northeast 26 Street, between Northeast 15 Avenue and
Northeast 16 Avenue
- C. ***Existing Use:*** Religious Institution

III. Broward County Land Use Plan Designation

- A. ***Current Designation:*** Commercial
- B. ***Proposed Designation:*** Medium-High (25) Residential

IV. Wetland Review

- A. ***Are wetlands present on subject property?*** No
- B. ***Describe extent (i.e. percent) of wetlands present on subject property.***
- C. ***Describe the characteristics and quality of wetlands present on subject property.***
- D. ***Is the property under review for an Environmental Resource License?***
- E. ***Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?***

- V. ***Comments:*** No wetlands on site.

Completed by: Linda Sunderland, NRS
Natural Resources Manager

BROWARD COUNTY PLANNING COUNCIL
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. Amendment No.:*** PC 17-12
- B. Municipality:*** Wilton Manors
- C. Applicant:*** UDC Manors, LLC

II. Site Characteristics

- A. Size:*** Approximately 4.9 acres
- B. Location:*** Section: 26 Township: 49 South Range: 42 East; generally located on the south side of Northeast 26 Street, between Northeast 15 Avenue and Northeast 16 Avenue
- C. Existing Use:*** Religious Institution

III. Broward County Land Use Plan Designation

Current Land Use Designation: Commercial

Proposed Land Use Designation: Medium-High (25) Residential

IV. Water Recharge Review

- A. Describe the general impacts of the current land use designation on water recharge:***
The current land use designation is “Commercial”.
A typical value for an impervious area produced by this type of development is approximately 70 percent.
- B. Describe the general impacts of the proposed land use designation on water***

recharge:

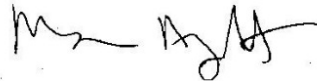
The proposed land use designation is Medium-High (25) Residential.
A typical value for an impervious area produced by this type of development is approximately 80 percent.

V. Impact of Change in Land Use Designation

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in negative net change in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be insignificant.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

VI. Comments

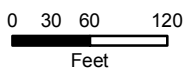
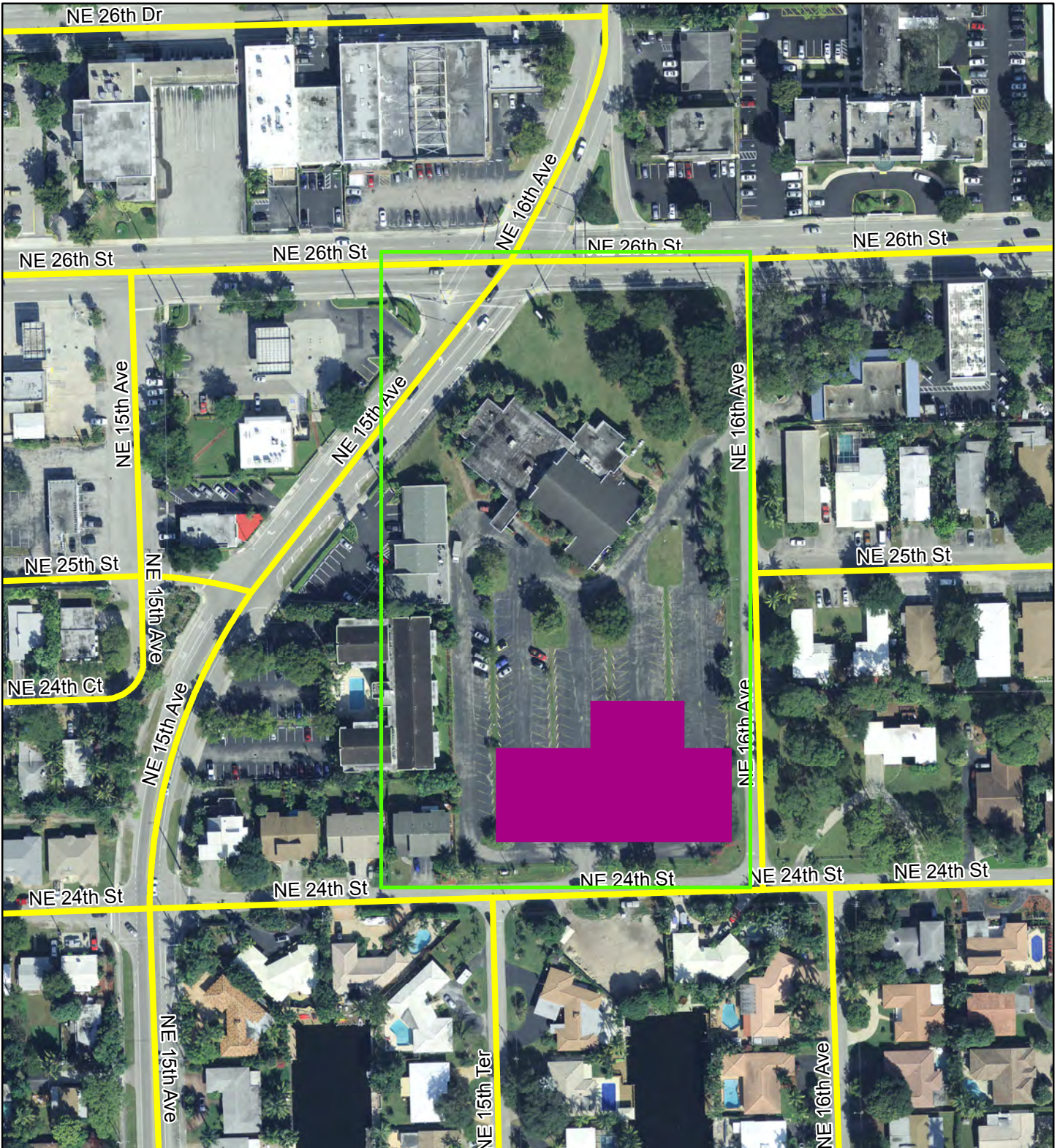


By: _____
Date 03/03/2017

Maena Angelotti

Environmental Planning and Community Resilience Division

Broward County Land Use Plan Proposed Amendment PC 17-12



Proposed Land Use Plan Amendment



Priority Planning Areas for Sea Level Rise: Areas near tidal water bodies at an increased risk of inundation under a 2 foot sea level rise scenario, projected to occur by 2060.

ATTACHMENT 7

GreenspoonMarder

Dennis D. Mele, Esq.
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com



May 3, 2017

Ms. Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

Re: Comprehensive Plan Amendment Submittal- City of Wilton Manors Land Use Plan Amendment – UDC Manors in the City of Wilton Manors (PC- 17-12)

Dear Barbara:

This letter responds to the comment from the Broward County Planning Council staff's letter, dated March 14, 2017, regarding additional information needed as to sea level rise in connection with the Comprehensive Plan Amendment Submittal, City of Wilton Manors Land Use Plan Amendment, UDC Manors in the City of Wilton Manors (PC- 17-12).

BROWARD COUNTY COMMENT:

Priority Planning Areas for Sea Level Rise – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies A.03.04, A.03.05, A.03.06, A.03.07, 9.07.02, 9.09.04, 12.01.13] The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville
New York | Orlando | Port St. Lucie | Portland | San Diego | Tallahassee | Tampa | West Palm Beach

subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

The proposed amendment site does contain, fall within, and/or overlap with an area for planning consideration, as indicated on the Priority Planning Area for Sea Level Rise Map. Therefore, Policy A.03.05 and portions of policies 9.07.02 and 9.09.04 apply to the review of this project. Information to demonstrate compliance with these policies should be submitted by the applicant to the Planning Council. County staff will evaluate the information provided and issue an update to comments, as needed.

Please see the attached PPA map zoomed to the proposed amendment site for more information.

APPLICANT'S (UDC MANORS) RESPONSE:

The Broward County Environmental Planning and Community Resilience Division ("EPCRD") is reviewing proposed revisions to Chapter 27, Article V, "Water Resource Management," of the Broward County Code of Ordinances for consistency with the Broward County Land Use Plan regarding sea level rise and climate change. The purpose of the proposed ordinance is to establish a Future Conditions Average Wet Season Groundwater Elevation Map that will apply to all new applications for a surface water management license, new development, major redevelopment and major modifications to surface water management licenses.

The proposed ordinance and Future Conditions Average Wet Season Groundwater Elevation Map are anticipated to become effective on July 1, 2017. Therefore, the proposed ordinance and Future Conditions Average Wet Season Groundwater Elevation Map will apply to all new applications for a surface water management license after June 30, 2017 which is well before the applicant (UDC Manors) will apply for its surface water management license. The applicant will comply with all requirements for a surface water license that incorporates the new regulations requiring compliance with the Future Conditions Average Wet Season Groundwater Elevation Map in the design criteria for surface water management systems.

May 3, 2017

Page No. 3

In addition, the applicant will submit an application to the Broward County Environmental Protection and Growth Management Department for review and approval of an Environmental Resources Permit in compliance with the following provisions:

- Chapter 373, Part IV, Florida Statutes pursuant to an agreement between EPGMD, DEP and the SFWMD. The agreement is outlined in a document entitled "DELEGATION AGREEMENT AMONG THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AND BROWARD COUNTY."
- Surface Water Management requirements of Chapter 27, Article V Sec. 27-191 through 27-202 of the Broward County Code.
- FEMA requirements.

The applicant will provide the necessary drainage and flood protection system to demonstrate through plans and calculations that the proposed project meets the requirements of the Broward County Code to account for the risk of inundation under a 2 foot sea level rise scenario.

Thank you for the opportunity to review and respond to this particular comment as to sea level rise in connection with the amendment to the City of Wilton Manors Comprehensive Plan. Please feel free to contact me if you have any questions or require additional information.

Sincerely,



Dennis D. Mele, Esq.

DDM/DMG

ATTACHMENT 8

Von Stetina, Deanne

From: Horwitz, Jill
Sent: Thursday, May 04, 2017 9:53 AM
To: Blake Boy, Barbara
Subject: RE: UDC Manors- Wilton Manors- sea level rise response

Thank you Barbara,

Yes, we have reviewed the applicant's response and it adequately addresses our concerns.



JILL HORWITZ, NATURAL RESOURCE SPECIALIST, MURP, LEED Green Associate
Environmental Protection and Growth Management Department
ENVIRONMENTAL PLANNING AND COMMUNITY RESILIENCE DIVISION
115 S Andrews Ave, Room 329-H | Fort Lauderdale, Florida 33301
954.519.1287

Broward.org/NaturalResources | Facebook | Twitter | NatureScape | 4-STAR



Broward County is a certified 4-STAR Community
Recognized for National Excellence in Sustainability

From: Blake Boy, Barbara
Sent: Thursday, May 04, 2017 7:48 AM
To: Horwitz, Jill
Cc: Von Stetina, Deanne ; Jurado, Jennifer
Subject: FW: UDC Manors- Wilton Manors- sea level rise response

Hi Jill—

We received the attached information from the agent for amendment PC 17-12 in the City of Wilton Manors. Please advise as to whether or not the commitment adequately addresses sea level rise policies. Please contact Deanne if you have any questions. Thank you.

Barbara

BARBARA BLAKE BOY, EXECUTIVE DIRECTOR
BROWARD COUNTY PLANNING COUNCIL
115 South Andrews Avenue, Room 307 | Fort Lauderdale, FL 33301
954.357.6982 (direct)

www.broward.org/planningcouncil

www.browardnext.org

ATTACHMENT 9



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991


*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Parks and Recreation Agencies (CAPRA)*

MEMORANDUM

March 7, 2017



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

From:  Dan West, Director
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**
April 20, 2017 Meeting

The Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan scheduled for the Planning Council's first public hearing at their April 2017 meeting. Our comment is as follows:

PC 17-12 No objections. However, regional park impact fees will be required at the time of platting to reflect the regional park impact fees to be paid for the 88 new residential dwelling units proposed in this land use amendment.

If you or your staff has any questions about our comments, please call me at 954-357-8106.

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
Broward.org/Parks • Facebook.com/BrowardCountyParks • Twitter.com/BrowardParks • YouTube.com/BrowardCountyParks

ATTACHMENT 10



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

MEMORANDUM



March 13, 2017

TO: Barbara Blake Boy
Executive Director Broward County Planning Council

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: LAND USE PLAN AMENDMENT
PC 17-12

I have reviewed the information in the package for the referenced Land Use Plan Amendment. The drainage information in the package is essentially correct.

- PC 17-12

Our office has no objections or comments for this amendment.

Respectfully,

A handwritten signature in black ink, appearing to be "JHeilman", written over a light blue horizontal line.

Joe Heilman
Construction Project Manager
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0764
E-mail: JHeilman@Broward.org

ATTACHMENT 11

Von Stetina, Deanne

From: Rob D <alexandriarob@hotmail.com>
Sent: Tuesday, May 23, 2017 9:39 AM
To: bblakeboy@broward.org?
Subject: Fw: Broward County Planning Council Meeting - This Thursday 25th.

Dear Ms. Blakeboy,

I am writing in support of the Urban Development Community (UDC) application for Change of Land Use proposing 88 Units on the site at 26th Street and 15th Avenue in Wilton Manors. I am unable to attend the meeting in person and so wanted to write so that my views are known.

I live at 2817 NE 14th Ave in Wilton Manors, blocks away from the site. I pass the site nearly every day. My understanding of the plan as presented by UDC is that it will integrate well into the existing neighborhood and enhance it with lush landscaping, signature design and donated public space. My feeling is that the plan does not exceed the building density compared to similar nearby developments such as Wilton Station, Belle Isle and Gables. I am in complete favor of the change of land use so that this development of a vacant and dilapidated property can proceed.

Furthermore, developer UDC has made every concession that the East Neighborhood Association demanded of their earlier proposal a few years ago which caused it to fail. But now ENA has changed their requirements and wants even less density. Moreover, ENA does NOT represent the residents in its district. I caution the Planning Council to balance the views that ENA members will present with the fact that ENA is run by a very small group of about 35 individuals who exclude dissent, rig the elections, bully their neighbors and demand pay-for-play. Their views are NOT that of the approximately 3,500 residents in the eastern neighborhoods of Wilton Manors.

Sincerely,
Robert Delehanty
2817 NE 14th Ave
Wilton Manors, FL
954-383-3032

From: ENA President
Sent: Monday, May 22, 2017 8:03 PM
To: mnixon@wiltonmanors-ena.org
Subject: Broward County Planning Council Meeting - This Thursday 25th.
Hi Everyone,

As covered at the last Membership Meeting, the Church Site developer, Urban Development Community (UDC) will be presenting their application for Change of Land

Use proposing 88 Units on the site, at the Broward County Planning Council meeting this coming Thursday 25th.

The meeting begins at 10:00am at the Broward County Government Center, 115 South Andrews Avenue, Room 422, Fort Lauderdale FL 33301.

It is important we have as many people as possible attend the meeting to voice our concerns about the excessive housing density on the site that UDC is proposing.

Please allow a little extra time to get to the Government Center to account for time to park and to get through security checks - you will need to have ID to be able to enter the building.

If anyone needs transport to get to and from the meeting, please reply to this email and we will do our best to arrange ride-shares.

--

Your Wilton Manors East Neighborhood Association

ATTACHMENT 12

5/24/17

RE: Plan Amendment PC-17-12



To Whom it May Concern,

I am against the change of zoning. I believe that 18 dwelling units per acre is too many units in our neighborhood.

Thank you,

A handwritten signature in black ink, appearing to read "Mary Lou Bowman". The signature is fluid and cursive.

Mary Lou Bowman
Property Owner
2313 NE 16th Ave.
Wilton Manors, FL 33305

5/24/17

RE: Plan Amendment PC-17-12

To Whom it May Concern,

I am against the change of zoning. I believe that 18 dwelling units per acre is too many units in our neighborhood.

Thank you,



 Jacqueline Scott
Property Owner
 2225 NE 16TH AVE
Wilton Manors, FL 33305

5/24/17

RE: Plan Amendment PC-17-12

To Whom it May Concern,

I am against the change of zoning. I believe that 18 dwelling units per acre is too many units in our neighborhood.

Thank you,

Daniel R. Lomen

Property Owner

2318 NE 15 Terrace

Wilton Manors, FL 33305

5/24/17

RE: Plan Amendment PC-17-12

To Whom it May Concern,

I am against the change of zoning. I believe that 18 dwelling units per acre is too many units in our neighborhood.

Thank you,

Paul R. Alpert

PAUL R ALPERT

1708 NE 24 ST, WM 33305

Property Owner

Wilton Manors, FL 33305

5/24/17

RE: Plan Amendment PC-17-12

To Whom it May Concern,

I am against the change of zoning. I believe that 18 dwelling units per acre is too many units in our neighborhood.

Thank you,



John Foa

Property Owner

2450 NE 15 Ave #210

Wilton Manors, FL 33305

5/24/17

RE: Plan Amendment PC-17-12

To Whom it May Concern,

I am against the change of zoning. I believe that 18 dwelling units per acre is too many units in our neighborhood.

Thank you,



Wesley L. Scott
Property Owner
2225 NE 16 AVE
Wilton Manors, FL 33305

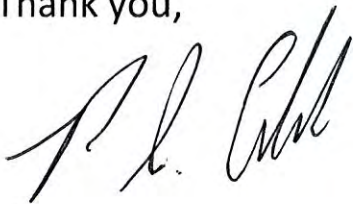
5/24/17

RE: Plan Amendment PC-17-12

To Whom it May Concern,

I am against the change of zoning. I believe that 18 dwelling units per acre is too many units in our neighborhood.

Thank you,

A handwritten signature in black ink, appearing to read "Russ Cubbin". The signature is written in a cursive style with a large initial "R" and "C".

Russ Cubbin
Property Owner
2313 NE 16th Ave.
Wilton Manors, FL 33305

ATTACHMENT 13



LETTERS OF SUPPORT
FROM THE WILTON MANORS COMMUNITY
FOR
1550 NE 26TH STREET

May 25, 2017

TO: Members of the Broward County Planning Council
RE: Residential project at 1550 NE 26th Street, Wilton Manors, FL
Public Meeting on May 25, 2017 at 10:00AM

I fully support the residential project at 1550 NE 26th Street in Wilton Manors.
I am a resident or business owner in Wilton Manors and have attended one or more of the
public meetings for the project.

ANTHONY LOGRANDE

PRINTED NAME

Anthony Logrande 5/22/17

SIGNATURE Date

TO: Members of the Broward County Planning Council
RE: Residential project at 1550 NE 26th Street, Wilton Manors, FL
Public Meeting on May 25, 2017 at 10:00AM

I fully support the residential project at 1550 NE 26th Street in Wilton Manors.

I am a resident or business owner in Wilton Manors and have attended one or more of the public meetings for the project.

Robert Baldwin

PRINTED NAME



SIGNATURE

5/22/17

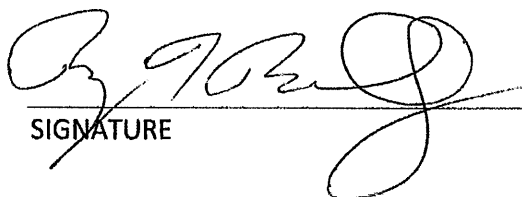
Date

TO: Members of the Broward County Planning Council
RE: Residential project at 1550 NE 26th Street, Wilton Manors, FL
Public Meeting on May 25, 2017 at 10:00AM

I fully support the residential project at 1550 NE 26th Street in Wilton Manors.

I am a resident or business owner in Wilton Manors and have attended one or more of the public meetings for the project.

Bryon Bowlby
PRINTED NAME


SIGNATURE

5/22/17
Date

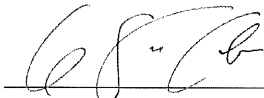
TO: Members of the Broward County Planning Council
RE: Residential project at 1550 NE 26th Street, Wilton Manors, FL
Public Meeting on May 25, 2017 at 10:00AM

I fully support the residential project at 1550 NE 26th Street in Wilton Manors.

I am a resident or business owner in Wilton Manors and have attended one or more of the public meetings for the project.

G Scott Cooke

PRINTED NAME



SIGNATURE

05/19/17

Date

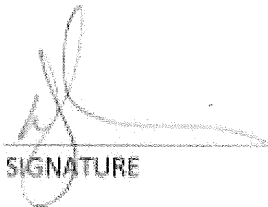
TO: Members of the Broward County Planning Council
RE: Residential project at 1550 NE 26th Street, Wilton Manors, FL
Public Meeting on May 25, 2017 at 10:00AM

I fully support the residential project at 1550 NE 26th Street in Wilton Manors.

I am a resident of Wilton Manors and am the President of a non-profit organization, Our Fund Foundation, at 1600 NE 26th Street - next door to the proposed residential project. I have attended one or more of the public meetings for the project.

David Jobin

PRINTED NAME



SIGNATURE

5-18-2017

Date

TO: Members of the Broward County Planning Council
RE: Residential project at 1550 NE 26th Street, Wilton Manors, FL
Public Meeting on May 25, 2017 at 10:00AM

I fully support the residential project at 1550 NE 26th Street in Wilton Manors.

I am a resident or business owner in Wilton Manors and have attended one or more of the public meetings for the project.

Lawrence Kester

PRINTED NAME

Lawrence Kester

SIGNATURE

Date

5-23-17

TO: Members of the Broward County Planning Council
RE: Residential project at 1550 NE 26th Street, Wilton Manors, FL
Public Meeting on May 25, 2017 at 10:00AM

I fully support the residential project at 1550 NE 26th Street in Wilton Manors.

I am a resident or business owner in Wilton Manors and have attended one or more of the public meetings for the project.

Larry Gene O'Brien
PRINTED NAME

Larry G. O'Brien May 22, 2017
SIGNATURE Date

TO: Members of the Broward County Planning Council
RE: Residential project at 1550 NE 26th Street, Wilton Manors, FL
Public Meeting on May 25, 2017 at 10:00AM

I fully support the residential project at 1550 NE 26th Street in Wilton Manors.

I am a resident or business owner in Wilton Manors and have attended one or more of the public meetings for the project.

JOSEPH L. PALLANT

PRINTED NAME

Joseph L. Pallant

SIGNATURE

Date

5/22/2017

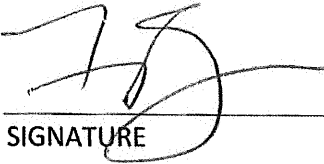
TO: Members of the Broward County Planning Council
RE: Residential project at 1550 NE 26th Street, Wilton Manors, FL
Public Meeting on May 25, 2017 at 10:00AM

I fully support the residential project at 1550 NE 26th Street in Wilton Manors.

I am a resident ^{and} of business owner in Wilton Manors and have attended one or more of the public meetings for the project.

FRANK POPOLI JR

PRINTED NAME



SIGNATURE

5/19/17

Date

TO: Members of the Broward County Planning Council
RE: Residential project at 1550 NE 26th Street, Wilton Manors, FL
Public Meeting on May 25, 2017 at 10:00AM

I fully support the residential project at 1550 NE 26th Street in Wilton Manors.

I am a resident ^{and} or business owner in Wilton Manors and have attended one or more of the public meetings for the project.

Richard D Safety

PRINTED NAME

R. Safety

SIGNATURE

Date

5/22/17.

TO: Members of the Broward County Planning Council
RE: Residential project at 1550 NE 26th Street, Wilton Manors, FL
Public Meeting on May 25, 2017 at 10:00AM

I fully support the residential project at 1550 NE 26th Street in Wilton Manors.
I am a resident or business owner in Wilton Manors and have attended one or more of the
public meetings for the project.

PRINTED NAME

DAN Teixeira

SIGNATURE

Date

Dan Teixeira 5/21/17

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 1465 NE 24 CT

W

Wilton Manors, Florida 33307
(zip code)

Signature Karl Lentz

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name

JOHN HOLUBECKI

1965 Coastal Gardens Drive

Wilton Manors, Florida

33306

(zip code)

Signature

J. Holubek

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name Ray GAMBRELL
RD NE 20 TRST
Wilton Manors, Florida 33394
(zip code)

Signature Ray Gambrell

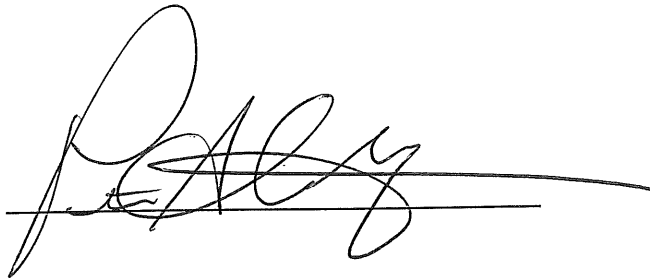
I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 1636 NE 27th Dr.

Wilton Manors, Florida 33334
(zip code)

Signature

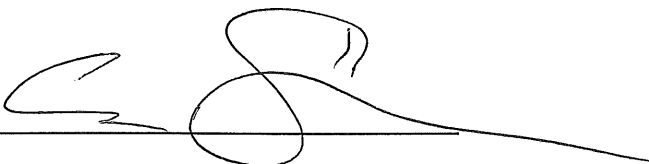
A handwritten signature in black ink, appearing to be 'R. A. G.', written over a horizontal line.

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2101 NE 20th Ave, Wm

Wilton Manors, Florida 33305
(zip code)

Signature 
Craig Simmons

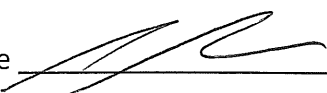
I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2101 NE 20 AVE

WILTON MANORS FL

Wilton Manors, Florida 33305
(zip code)

Signature 

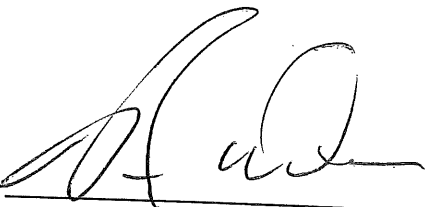
ANDERSON SANTOS

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2227 Wilton Drive
Wilton Manors, FL.

Wilton Manors, Florida 33305
(zip code)

Signature 


Agent + Resident of Wm since 2007

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name M. Slattery
2108 NE 25th Street

Wilton Manors, Florida 33305
(zip code)

Signature 

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name F.P. MAZUREC

2617 NE 14TH AVE #503

Wilton Manors, Florida 33334
(zip code)

Signature _____

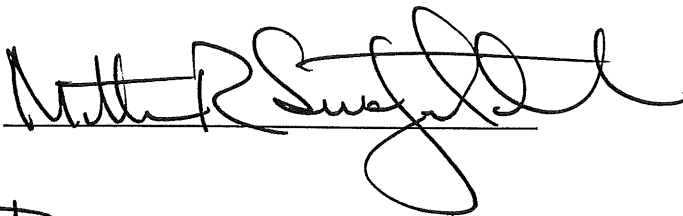
I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name C.S.C.

1600 NE 26 St.

Wilton Manors, Florida 33305
(zip code)

Signature 



I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 1416 NE 24th St.

Wilton Manors, Florida 33305
(zip code)

Signature Carol Currier

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name PO Box 5711
Fi LAND FL 33317

Wilton Manors, Florida 33311 - 2525 NW 3RD AVE
(zip code)

Signature 

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2609 NE 14TH AVE
WM 33334

Wilton Manors, Florida 33334
(zip code)

Signature 

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 3022 NE 5th Ter

Wilton Manors, Florida 33334
(zip code)

Signature



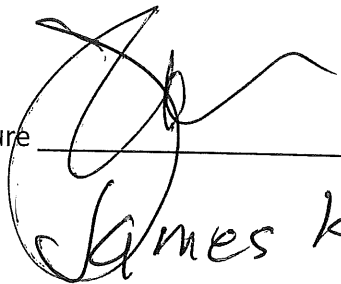
I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2805 E Oakland PK Blvd #232
St Lawrence FL 33306

Wilton Manors, Florida _____
(zip code)

Signature _____


James K Griffin Jr @ gmail.com

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name KEITH BLACKBURN

GREATER BROWARD REALTY, 1995 E. OAKLAND PARK BL

Wilton Manors, Florida 3
(zip code)

Signature KEITH BLACKBURN

KEITHBLACKBURN@GMAIL.COM

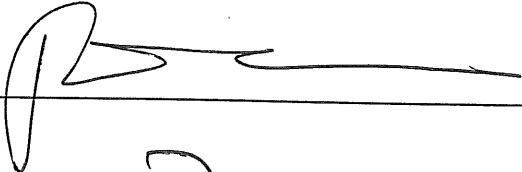
I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2024 NE 24TH STREET

WILTON MANORS FL 33305

Wilton Manors, Florida 33305
(zip code)

Signature 

RSO RAGZ04D.COM

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name _____

Wilton Manors, Florida _____
(zip code)

Signature _____

Daryl Cousineau

2450 NE 15TH AVE APT 301

WILTON Manors 33305

dc761@aol.com


I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name Hans Stahl

2108 NE 25th St

Wilton Manors, Florida 33305
(zip code)

Signature 

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name Kenneth Harrison @ 206 NE 28 ST W M FL. ³³³³⁴

200 NE 26 ST 2604 NE 26 ST W M FL. 33305

Wilton Manors, Florida 33334 & 33305
(zip code)

Signature Kenneth Harrison

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name PAUL S. GARTNER, ASID.
2450 NE 15TH AVE WILTON MANORS, FL 33305

Wilton Manors, Florida _____
(zip code)

Signature Paul S. Gartner

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name CARL RHOADES JR

2136 NE 15TH TER

Wilton Manors, Florida 33305
(zip code)

Signature Carl Rhoades

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2111 NE 3rd AVE.

Wilton Manors, Florida 33305
(zip code)

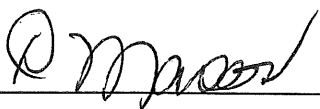
Signature Tom Cameron

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2424 NE 17th Ave

Wilton Manors, Florida 33305
(zip code)

Signature 


I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2440 NE 26th Terrace
33305

Wilton Manors, Florida 33305
(zip code)

Signature


Alex Berliner

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 641 NW 24th St.

Wilton Manors, Florida 33311
(zip code)

Signature Paul D. Hoff
PAUL D. HOFF

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 641 NW 24TH ST

Wilton Manors, Florida 33311
(zip code)

Signature Charles C. Poole, Jr.

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2500 NE 19 AVE

Wilton Manors, Florida 33305
(zip code)

Signature James E. Lowry
JAMES E. LOWRY

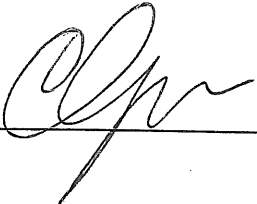
I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name CHRIS COYNE

CCOYNE@COYNEGROUP.ORG

Wilton Manors, Florida 33334
(zip code)

Signature 

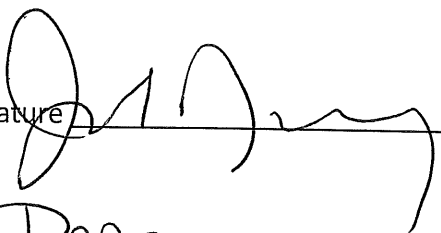
I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name CABANAS Guesthouse

JOHN DORRY 2173 CONAL GARDENS DR.

Wilton Manors, Florida 33306
(zip code)

Signature 

DORRY@AOL.COM.

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 409 NW 26th CT.

Wilton Manors, Florida 33311
(zip code)

Signature Fred Greenblatt

Please send info to:

fgreenblatt6@gmail.com

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2617 NE 14th Ave #400

Wilton Manors, FL ~~33334~~

Wilton Manors, Florida 33334
(zip code)

Signature Greg Hughes

greg.hughes@icloud.com

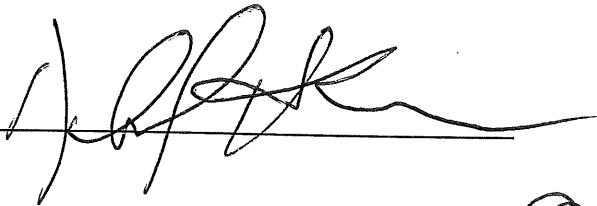
I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name Douglas Hurley
2136 NE 15TH TER

Wilton Manors, Florida 33305
(zip code)

Signature



DOUGLAS HURLEY @ AOL.COM

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name Carminie A Mertzorilli

3004 NE 5th Ter C-207

Wilton Manors, Florida 33334
(zip code)

Signature Carminie Mertzorilli

cmertzorilli@aol.com

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 1800 NE 26 St

Wilton Manors

Wilton Manors, Florida 33305
(zip code)

Signature Joe Pallant

954 732 8080

sub pro.

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2601 NE 14 Ave, Wilton Manors
FL

Wilton Manors, Florida 33334
(zip code)

Signature Gary Mauro

gary mauro 87@gmail.com

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name

FL Stage Hands & Designs
Galleria International Realty

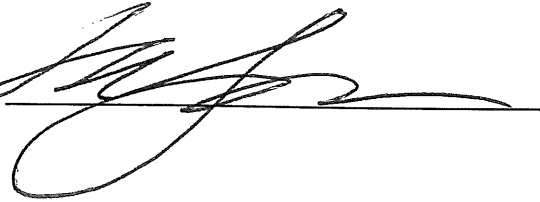
Robert Geary MacKilgan

Wilton Manors, Florida

(zip code)

rgmsell@aol.com

Signature



I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a ^{good} ~~wonderful~~ asset to our city.

Address or business name 2601 NE 24th Ave, #405

stevepalmer568@yahoo.co.uk

Wilton Manors, Florida 33334
(zip code)

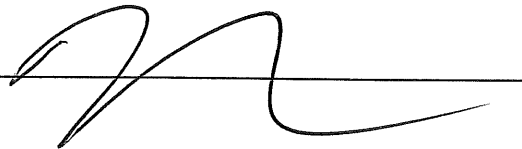
Signature Steve Palmer

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name Ray Nyhuis
2151 NE 1st Ave WM

Wilton Manors, Florida 33305
(zip code)

Signature 

MRANYHUIS@yahoo.com
Send more info

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

David B. Sherman

Address or business name 2633 NE 14th Ave - PA303

Wilton Manors

Wilton Manors, Florida 33334
(zip code)

dsherman9@gmail.com

Signature

David B. Sherman

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2617 NE 14th Avenue
Wilton Manors, FL 33334

Wilton Manors, Florida 33334
(zip code)

Signature Anthony Serratore

ASERRATORE@gmail.com

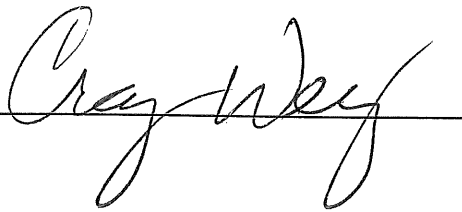
I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2617 NE 14th Ave

Wilton Manors, Florida 33334
(zip code)

Signature

A handwritten signature in cursive script, appearing to read "Craig Wernig", written over a horizontal line.


CRAIG WERNIG
scrwerni@aol.com

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 308 NW 21st Ct

Wilton Manors, Florida 33311
(zip code)

Signature 

healstere@yahoo.com

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name _____

Wilton Manors, Florida _____

(zip code)

*A send more info
when becomes
Available*

Signature _____

*Alice I went
2142 N.E. 15 Ter
954-565-3204*

Destinations@BellSouth.net

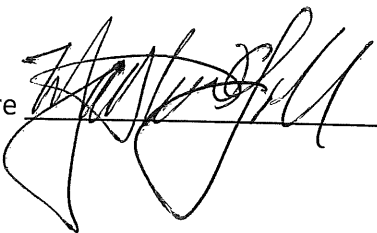
I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name Matt Gill

120 NE 29th St

Wilton Manors, Florida 33334
(zip/code)

Signature 

MAC_SWIM1956@Yahoo.com

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2631 NE 14th Ave
Wilton Manors, 33334

Wilton Manors, Florida 33334
(zip code)

Signature 


wondercharlie@gmail.com

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2609 NE 14th Ave #307

Wilton Manors, Florida 33334
(zip code)

Signature 

S J Q 527@gmail.com

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 1620 NE 27th Dr

Wilton Manors, Florida 33324
(zip code)

Signature Larry Kester

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name _____

Wilton Manors, Florida _____
(zip code)

Signature _____

Karen Over (Cross Stitch Cupboard)
Stitch 1981 @ AOL.COM

Karen Swartzwell
FLHS65@aol.com

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2107 NE 17th Ave
Wilton Manors, FL 33305
Wilton Manors, Florida 33305
(zip code)

Signature Michele Bassford

mbassford@aol.com
~~mbassford@comcast.net~~

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2633 NE 10 TER.

Wilton Manors, Florida 33334
(zip code)

Signature 

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Alexsey Bogatyrev
Address or business name 2700 NE 8th Ave

Wilton Manors

Wilton Manors, Florida 33334
(zip code)

Signature *A Bogatyrev*

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name MANE MARTONAKIS

Wilton Manors, Florida 33305
(zip code)


Signature Mane Martonakis

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2170 Wilton Drive #308
Wilton

Wilton Manors, Florida 33305
(zip code)

Signature 

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

John DiSabatino

Address or business name 804 NE 28th St
Wilton Manors, FL 33

Wilton Manors, Florida 33334
(zip code)

Signature 

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 153 NE 20th CT
Wilton

Wilton Manors, Florida 33301
(zip code)

Signature E. M. Buzick

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2300 NE 15TH TOR.

Wilton Manors, Florida 33305
(zip code)

Signature Bruce Muel

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name BRENT WHITE

2037 NE 6TH TER

Wilton Manors, Florida 33305

(zip code)

Signature Brent White

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

CHARLES S. AZZALINA II

Address or business name 2011 N.E. BRD. TERRACE

Wilton Manors, Florida 33305
(zip code)

Signature 

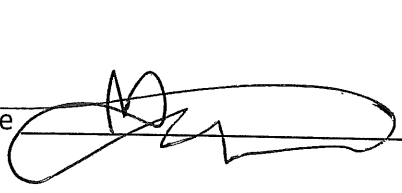
I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2325 NE 9th Avenue

Wilton Manors, Florida 33305
(zip code)

Signature

 / Frank Vittimberga

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 333 NE 21st St.

Wilton Manors, Florida 33305
(zip code)

Signature 

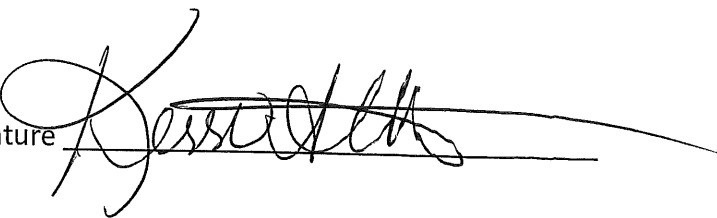
I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name Kerri Withimberga
2325 NE 19th Ave # Wilton Manors

Wilton Manors, Florida 33305
(zip code)

Signature




Kerri Williams

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 1465 N.W. 25th
St. 33205
Wilton Manors, Florida 33305
(zip code)

Signature 

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 4120 NE 16 TERRACE

Wilton Manors, Florida 33334
(zip code)


Signature David B. Stewart

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name JEFFREY BURNELL

Wilton Manors, Florida 33304
(zip code)

Signature 

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 1724 NE 28th Dr

Wilton Manors, Florida 33334
(zip code)

Signature 

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 1507 NE 21 STREET

Wilton Manors, Florida 33305
(zip code)

Signature Janet Schuel

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 1449 NE 23rd St.

Wilton Manors, Florida 33305
(zip code)

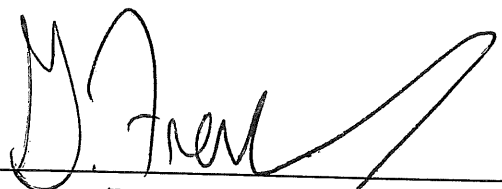
Signature NEM BARK

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2450 NE 15 Ave # 309
W M , FC 33305

Wilton Manors, Florida _____
(zip code)

Signature 



I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2625 NE 14 Ave #109

Wilton Manors FL 33334

Wilton Manors, Florida _____

(zip code)

Signature



MICHAEL CAPUL

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 201 NE 21ST

Wilton Manors, Florida 33305
(zip code)

Signature Bella [Signature]

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.


Address or business name 201 NE 21st

WILTON MANORS FL 33305

Wilton Manors, Florida 33305

(zip code)

Signature


A JAY McILWAIN

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2480 N. Andrews Ave #2

Wilton Manors, Florida 333 11
(zip code)

Signature 

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2480 N Andrews Ave #2

Wilton Manors, Florida 33311
(zip code)

Signature Matthew Brown

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

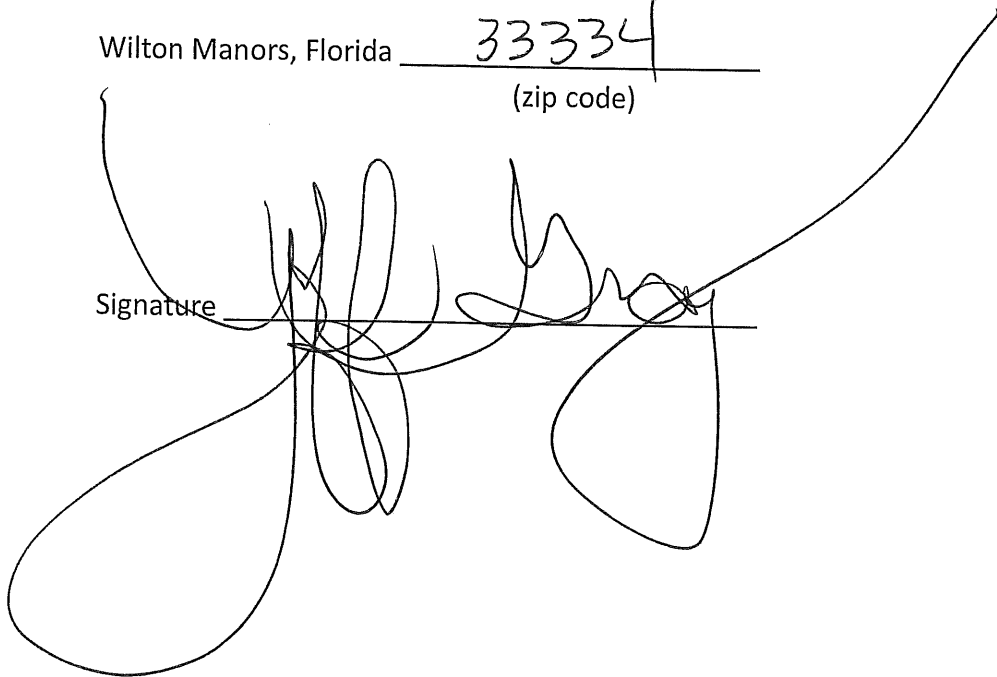
I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name _____

2731 NE 1st Terrace, Wilton Manors

Wilton Manors, Florida 33334
(zip code)

Signature _____

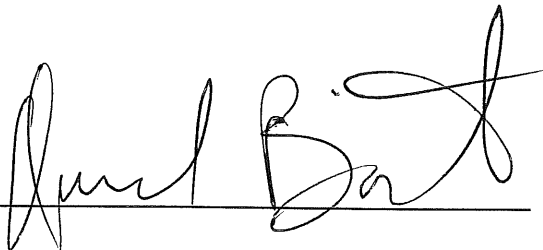
A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is highly cursive and loops, starting with a large 'S' and ending with a large 'D'.

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 520 20th St NE

Wilton Manors, Florida 33305
(zip code)

Signature 

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 1033 NE 15 ST

Wilton Manors, Florida 33304
(zip code)

Signature 

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name

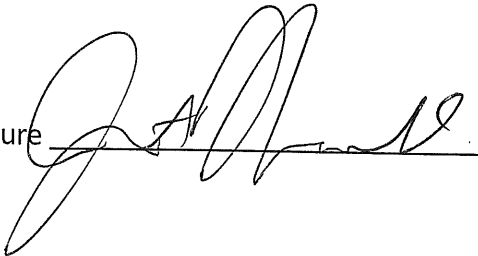
921 NE 18th St

Wilton Manors, Florida

33308

(zip code)

Signature

A handwritten signature in black ink, appearing to be 'J. A. ...', written over a horizontal line.

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2643 NE 8th Ave # 9

Wilton Manors, FL

Wilton Manors, Florida 33334
(zip code)

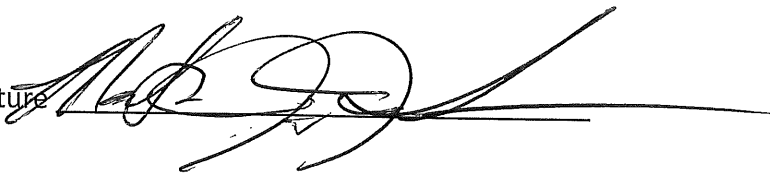
Signature Raymond J. Steiner

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2024 NE 4TH AVE
WILTON MANORS, FL 33305
Wilton Manors, Florida 33305
(zip code)

Signature

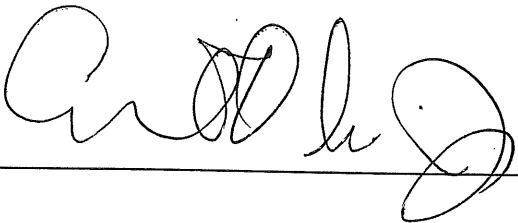
A handwritten signature in black ink, appearing to be 'M. J.', written over a horizontal line.

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 1240 NE 24th #3408
WM 33305

Wilton Manors, Florida 33305
(zip code)

Signature 



I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 2024 NE Wilton Manors
JL 33305

Wilton Manors, Florida _____
(zip code)

Signature [Handwritten Signature]

I have reviewed the renderings and/or site plan for the residential project proposed for
1550 NE 26th Street, Wilton Manors, Florida.

I wholeheartedly support the project and feel it would be a wonderful asset to our city.

Address or business name 1433 NE 24th CT

Wilton Manors, Florida 33305
(zip code)

Manuel Barredo

Signature _____

Fredman94@Hotmail.com