

# City of Wilton Manors

## Station Area TOD Plan

### Work-in-Progress Presentation



DRAFT

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FACILITATED BY TREASURE COAST REGIONAL PLANNING COUNCIL

*Agency Partners include City of Wilton Manors, Tri-Rail/SFRTA,  
FDOT, FTA and South Florida & Treasure Coast RPCs*

TOD DESIGN UPDATE ~ FEBRUARY 2019

# *A Multi-Agency Approach ...*



*... that includes the Community.*

# Tri-Rail Coastal Link

## System Segments



### 1. Miami-Link Segments

1A: Service into Downtown Miami

TIMING: Spring 2018

1B: Downtown Miami to Aventura

TIMING: Planning 2018

Service 2022 ?

### 2. Jupiter Extension Segment

West Palm Beach to Jupiter

TIMING: Planning 2018

Service TBD

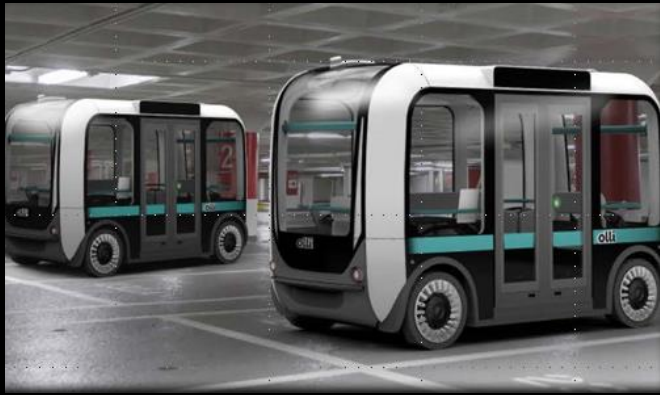
### 3. Central Segment(s)

West Palm Beach to Aventura

TIMING: Planning TBD

Service TBD





# Mobility in the New Millennium

# Study Area

1/2 Mile Radius



# Study Area



NE 6th AVE

NE 26th STREET

WILTON DRIVE

N DIXIE HWY

FEC RAIL CORRIDOR

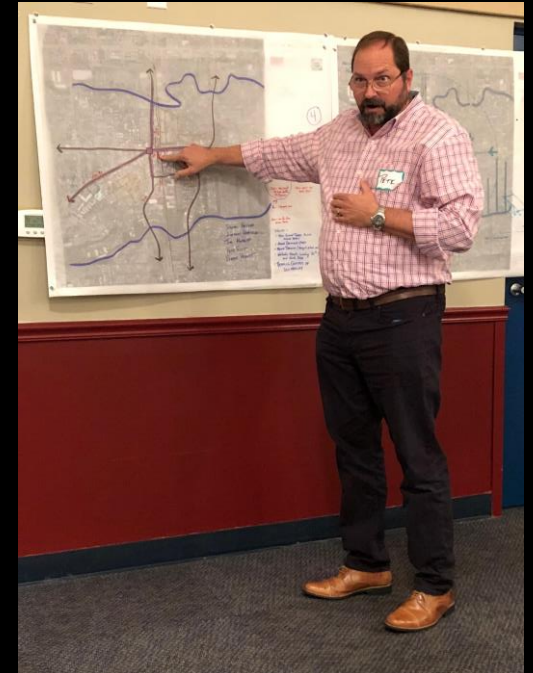
NE 15th AVE

NE 24th STREET

N

1/2 Mile Radius

# Public Workshop (October 11, 2018)



# *What We Heard ...*

City needs a Tri-Rail station to be **connected with the region.**

**Need to diversify the economy**

Where can a **hotel be accommodated?**

City is aging – increasing number of **elderly** who cannot drive

Need to allow people to **gracefully “age in place”**

Consider **smaller in-town residential units**

Need **more shade for sidewalks and pathways.**

There should be **public gathering spaces** at station and nodes.

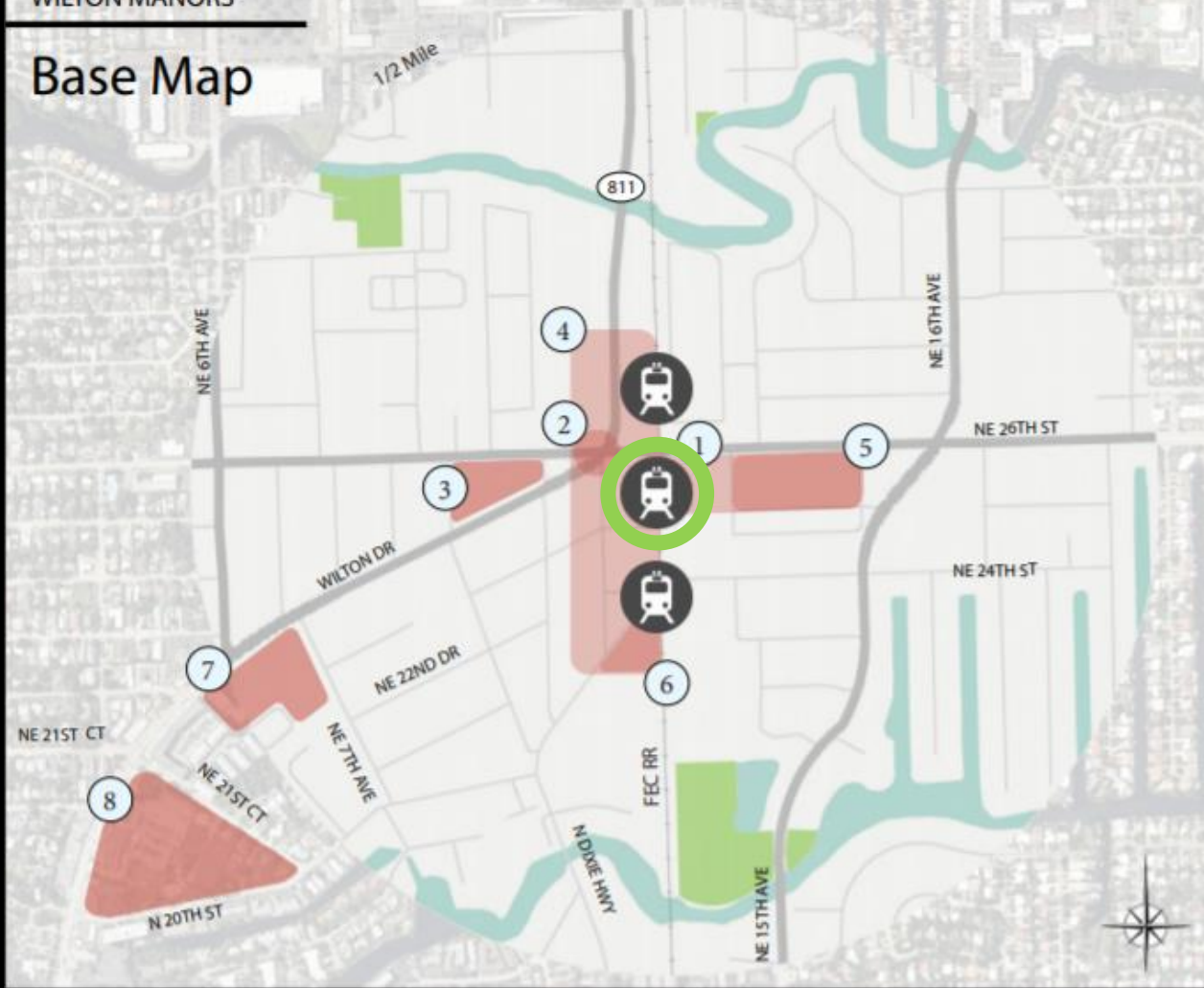
How do we add more **safe bike routes?** Safe crossings?

Rethink **parking standards and quantities** with mixed-use development

Mobility is a benefit to **businesses and residents**

How to handle **ride-sharing** – Uber, Lyft, etc.?

# Base Map



### Existing Conditions of the Study Area

*(TOD Design and Redevelopment Concepts)*

- |   |                                       |
|---|---------------------------------------|
| 1. Station Location Options               | 5. "Old Florida Seafood" Site         |
| 2. "Five Points" Conceptual Redesign      | 6. "Pioneer Maintenance Complex Site" |
| 3. Wilton Manors B&B District             | 7. "Shoppes at Wilton" Site           |
| 4. Dixie Hwy. Redevelopment Opportunities | 8. Municipal Campus/Hotel Site        |

# Demographics

## Wilton Manors resident population stable:

- 12,831 in 2018; 12,697 in 2000, projected in 2030: 12,921 (Source: BEBR)

## Avg. Household size decreasing:

- 2.06 (2000); 1.84 (2018); 1.85 (2023)

## Aging resident population: *Average Age is 49*

- Fastest growing age cohorts: 65-74 and 75+
- Avg. Annual HH income increasing:
  - \$79,260 (2018) projected to \$94,148 (2023)

## Employment growth is flat:

- Only 330 new jobs created since 2005
- Limited office supply *and* demand

# Residential

- Total residential units:
  - + 7,500, 341 new units since 2010
- Owner-occupied units decreased 6.5% between 2010-2018
- Renter-occupied units increased by almost 9%, 2010-2018
- Total of 2018 'Seasonal Units' in 2018
- Average Unit Value: \$360,500 (2018); \$397,300 projected (2023)
- 11% of units were 'unoccupied' in 2018, *incl. seasonal units*
- True vacancy = 7.5%; stabilized vacancy level = 5%

# Hospitality/Lodging

- Total Hotel Rooms in Broward County (2018) : **31,402 rooms**
- Ft. Lauderdale had 43% of total: **14,168 rooms**
- Wilton Manors Hospitality/Lodging offerings are in small inns, Bed & Breakfasts and Guest Houses, total units unknown
- ***No Commercial Hotels***, despite:
  - area hotel occupancies avg. 71.8% over last six years
  - ADR's/REVPAR compounded growth rate of 5%/year
- City's Hotel study and consultant analysis suggests a ***mid-priced hotel of 80-120 rooms*** could be supportable

# Retail

- Retail inventory (August 2018) identified **±950,000 SF** of retail & commercial services space in WM
- This equals **74 SF per resident**; U.S. average is **26 SF per resident**
- Vacant/unoccupied: 55 retail spaces, 231,350 SF, or **24% of total**; even allowing for 'redevelopment vacancies', **very high**
- Total HH retail spending = **\$121.6 million** (2018) in all locations
- 'Inflow' spending (nearby residents, events, visitors/tourists) was **\$33.7 million of total (28%)**; *visitors are important to the retail economy in WM*

# North Dixie Highway District



## STREET GRID CONCEPTUAL DESIGN

1. EUCALYPTUS GARDEN, CONNECT NE 13TH AVE FROM NE 26TH TO 24TH ST.
2. CONNECT NE 24TH STREET BETWEEN S DIXIE HWY AND NE 11TH AVE.
3. DIVIDE 'PIONEER MAINTENANCE COMPLEX' INTO BLOCKS, SEE 'PIONEER MAINTENANCE COMPLEX' CONCEPTUAL DESIGN FOR MORE DETAIL. ROUTE NE 12TH AVE AS A NORTH-SOUTH ROAD ALONG FEC AND PROVIDE NEW EAST-WEST ROADS.
4. CONTINUE NE 14TH AVE FROM NORTH OF 26TH STREET TO NE 25TH ST, SEE THE 'OLD FLORIDA SEAFOOD' CONCEPTUAL DESIGN.

# “Old Florida Seafood Center”



1 – Mixed Use Program  
62,500 SF  
Parking Structure

2 – Office  
17,300 SF  
On-Site Parking

3 – Town Homes  
Self-Parked



# “Pioneer Maintenance Complex”

“Pioneer Maintenance Complex”



- 1 – Civic Theatre  
3,800 SF  
Parking
  
- 2 – Live/Work or Town Homes  
55,800 SF  
On-Site Parking
  
- 3 – Civic/Public Works  
21,200 SF  
Parking & Storage

# Shoppes at Wilton Manors

## Phase 1



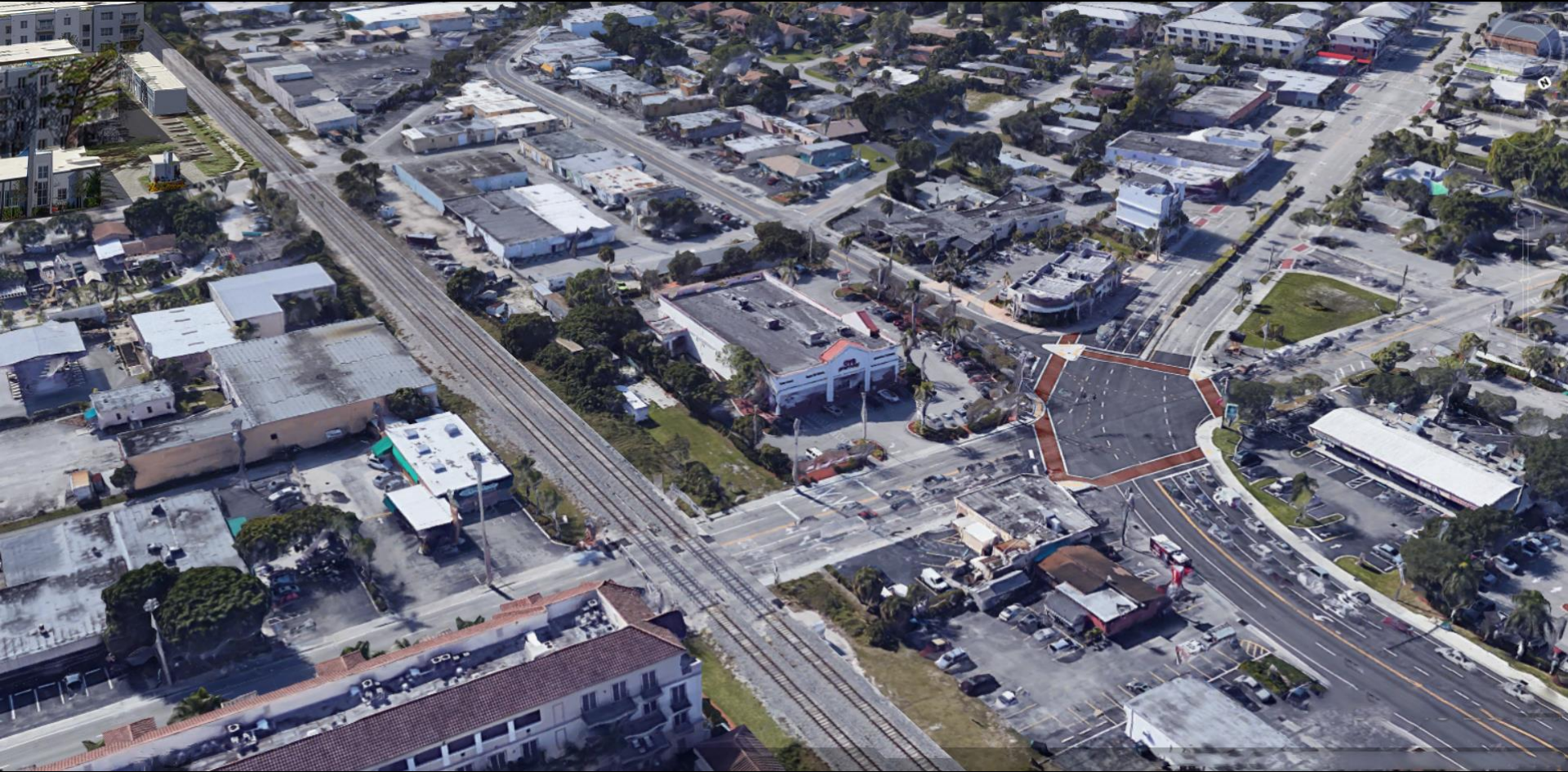
- 1 – Mixed Use Residential (26,000 SF)
- 2 – Parking Structure
- 3 – Mixed-Use Liner (5000 SF)
- 4 – Existing Uses to Remain  
*(George's Alibi Monkey Bar, Retail, surface parking)*

## Phase 2

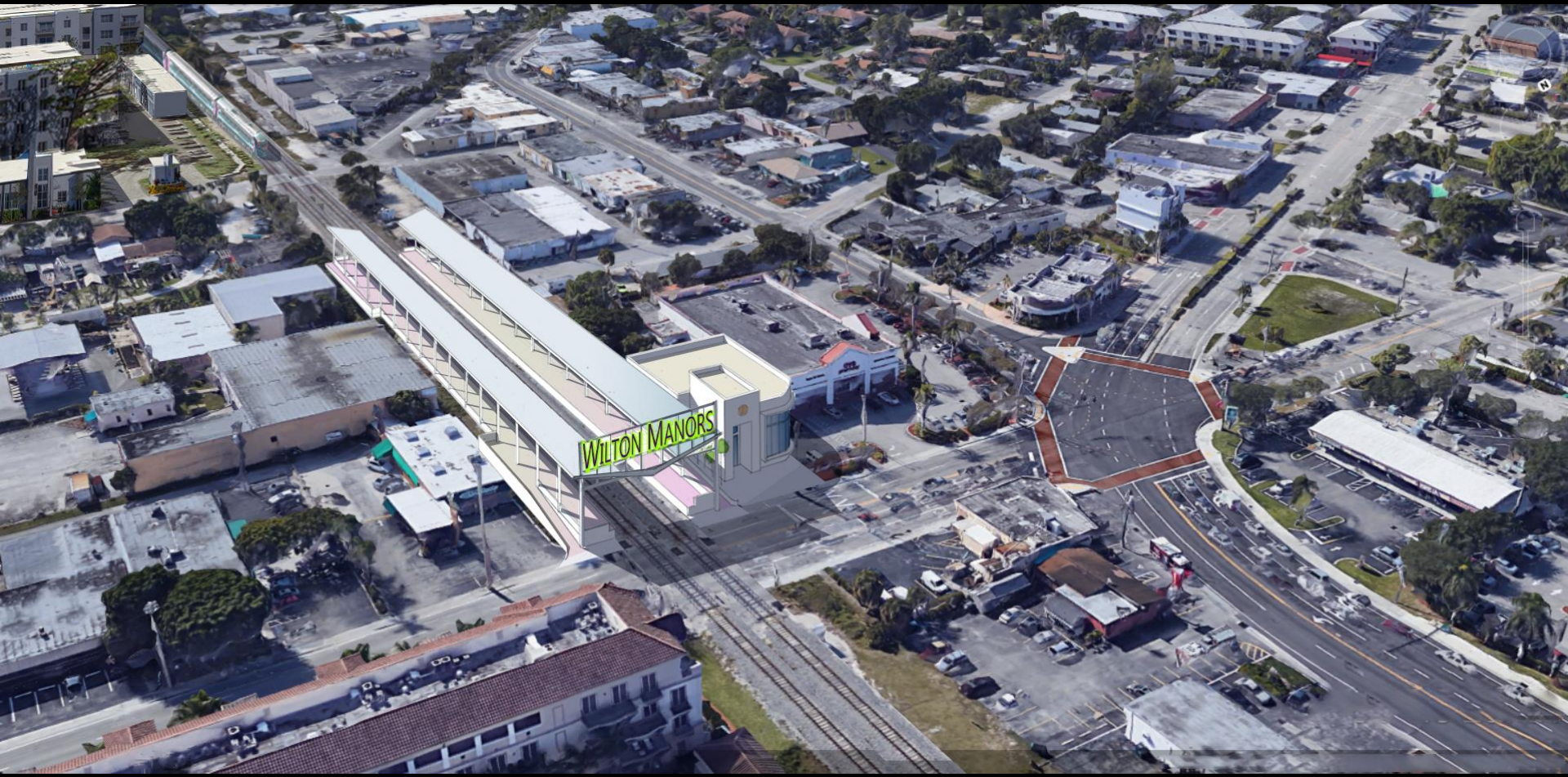


- 1 – Mixed Use Residential (25,900 SF)
- 2 – Parking Structure
- 3 – Mixed-Use Liner (5000 SF)
- 4 – Mixed-Use/Residential (31,500 SF)

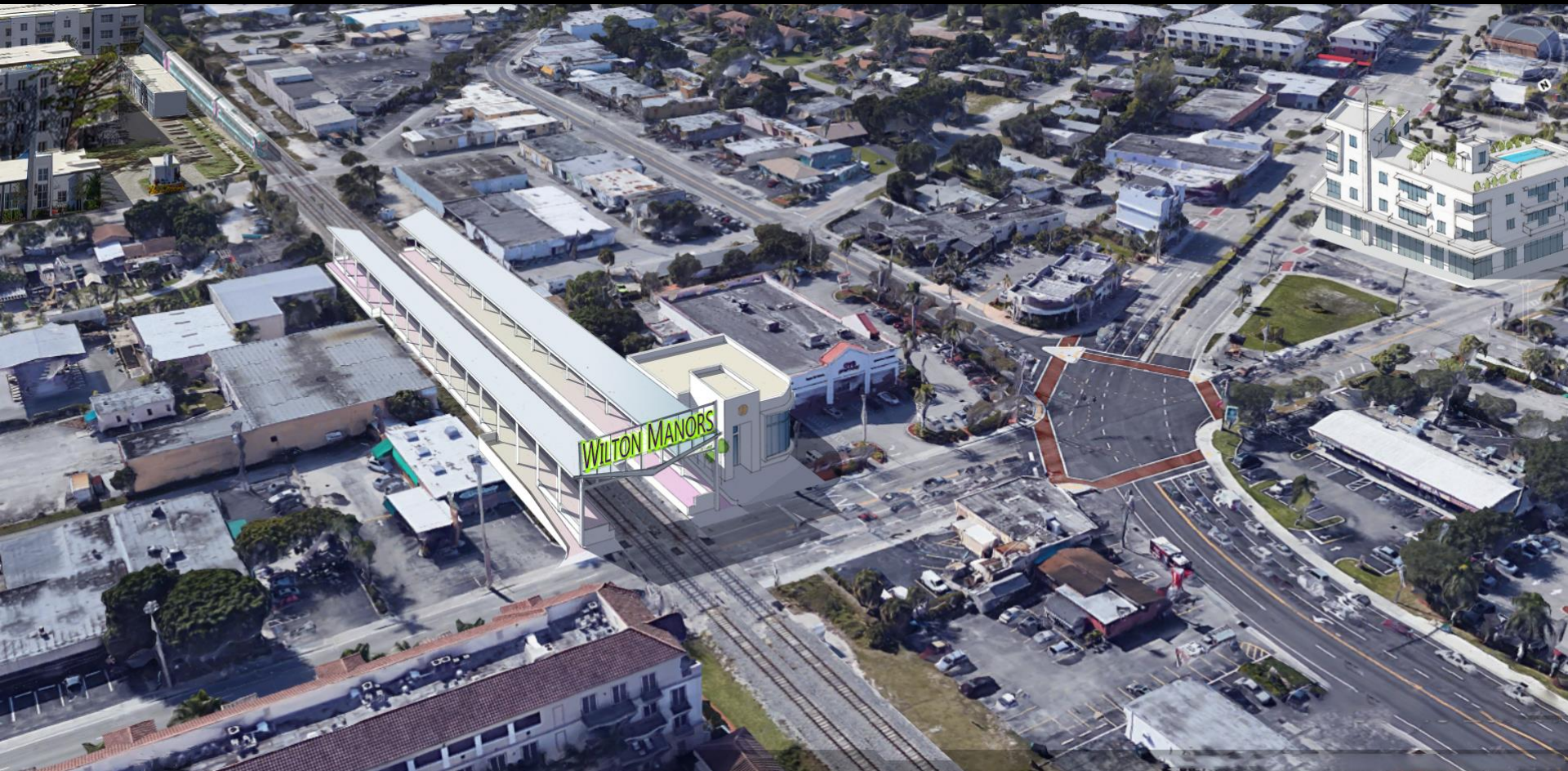
# Core Station Area



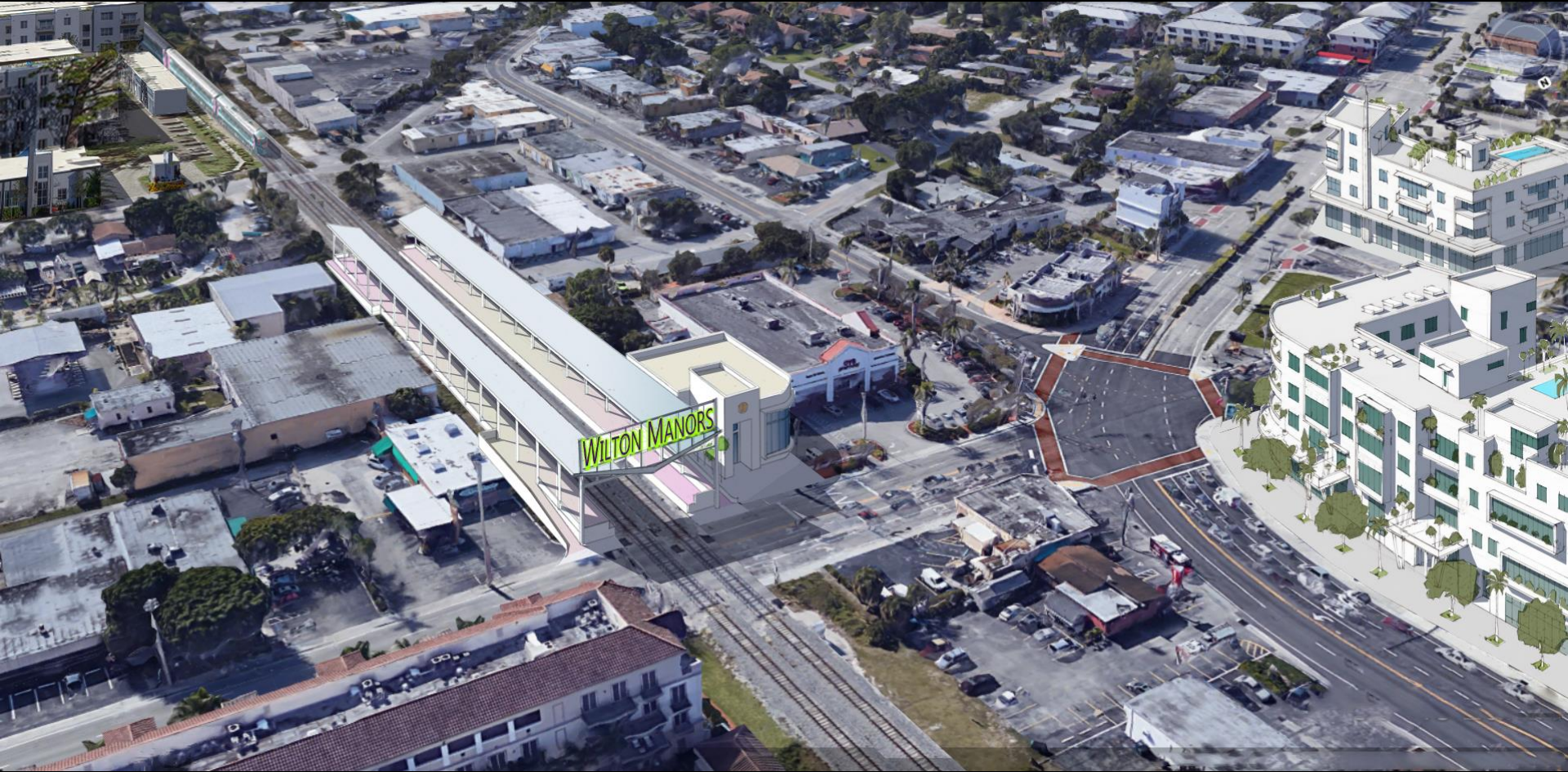
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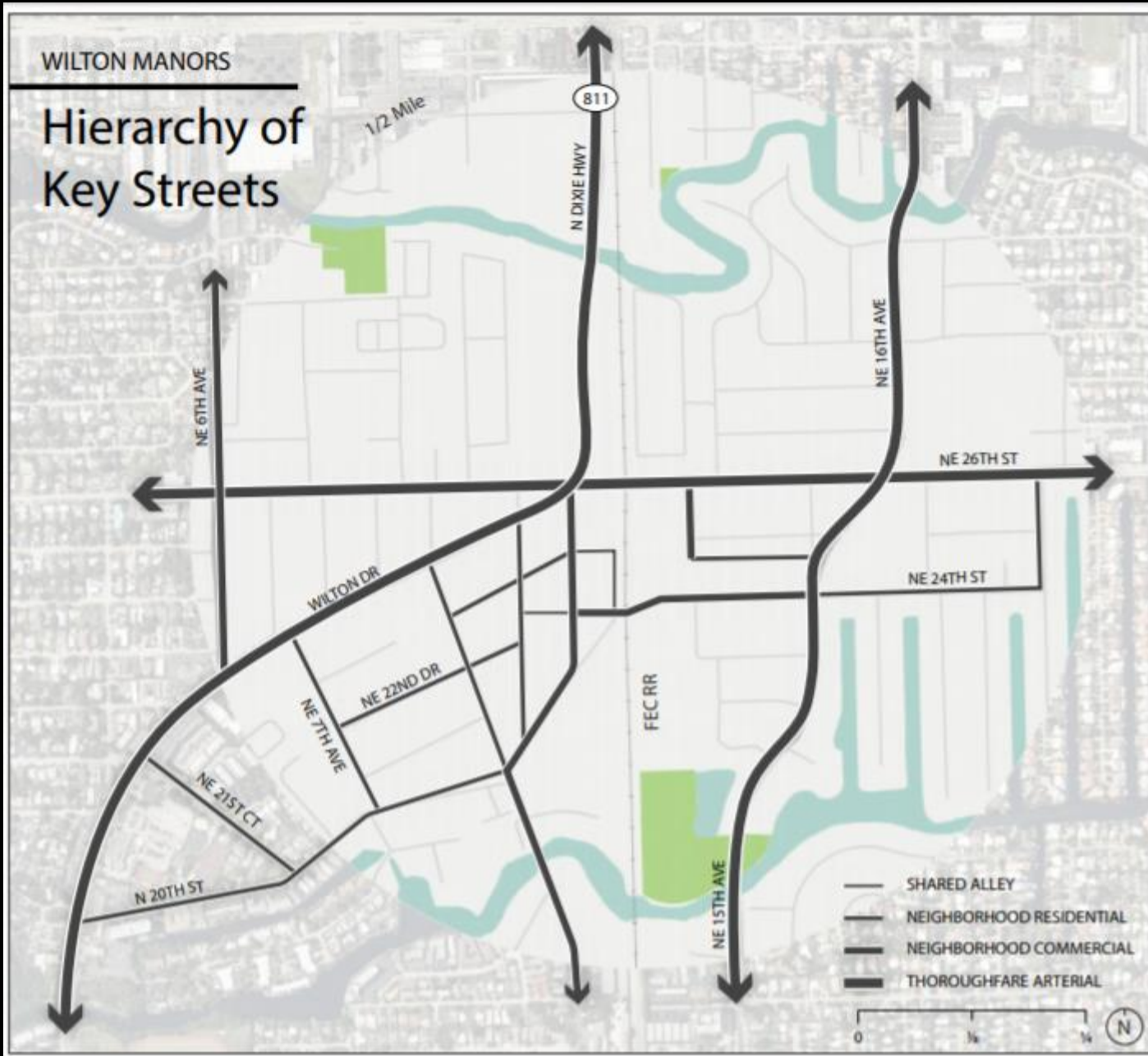


# Core Station Area



WILTON MANORS

# Hierarchy of Key Streets

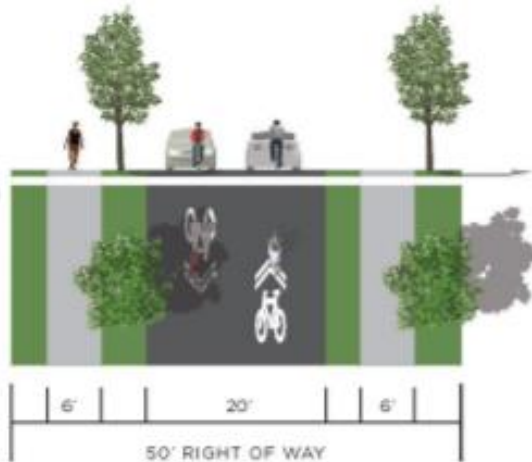


**TYPICAL RESIDENTIAL STREET  
EXISTING**



Many of the residential streets do not have existing sidewalk, but there is sufficient right of way to construct sidewalks.

**TYPICAL RESIDENTIAL STREET  
PROPOSED**



The city should be opportunistic about constructing 6' sidewalks so people can walk in the neighborhood without using the roadway. Shared lane markings would also improve conspicuity of bicyckists and encourage proper alignment in the roadway.

*Improvements to neighborhood streets shown above.*

**NE 26TH ST (EAST OF RR XING)  
PROPOSED: LANE ELIMINATION AND SEPARATED  
BIKE LANES**

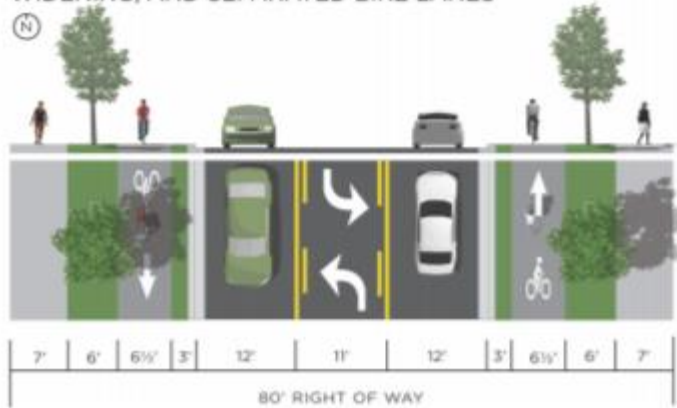


*Improvements to NE 26th Street east of the FEC Railway.*

**N DIXIE HWY / SR 811 (NORTH OF 26TH)  
EXISTING**



**N DIXIE HWY / SR 811 (NORTH OF 26TH)  
PROPOSED: LANE ELIMINATION, SIDEWALK  
WIDENING, AND SEPARATED BIKE LANES**



*Before and after of study of lane elimination at Dixie Highway.*

**N DIXIE HWY / SR 811 (SOUTH OF 26TH)  
PROPOSED A: SIDEWALK WIDENING,  
SEPARATED BIKE LANES**



Along N Dixie Hwy, there are businesses that are currently using part of the right of way for head-in parking. This proposed concept adds curb between the travel lanes, bike lanes, and sidewalk which will require reconfiguration of the head-in parking, and likely loss of parking. The concept on the following page shows another concept that replaces the head-in parking with parallel parking, while still improving the bicycle and pedestrian facilities.

**N DIXIE HWY / SR 811 (SOUTH OF 26TH)  
PROPOSED B: SIDEWALK WIDENING,  
PARKING-SEPARATED BIKE LANES**

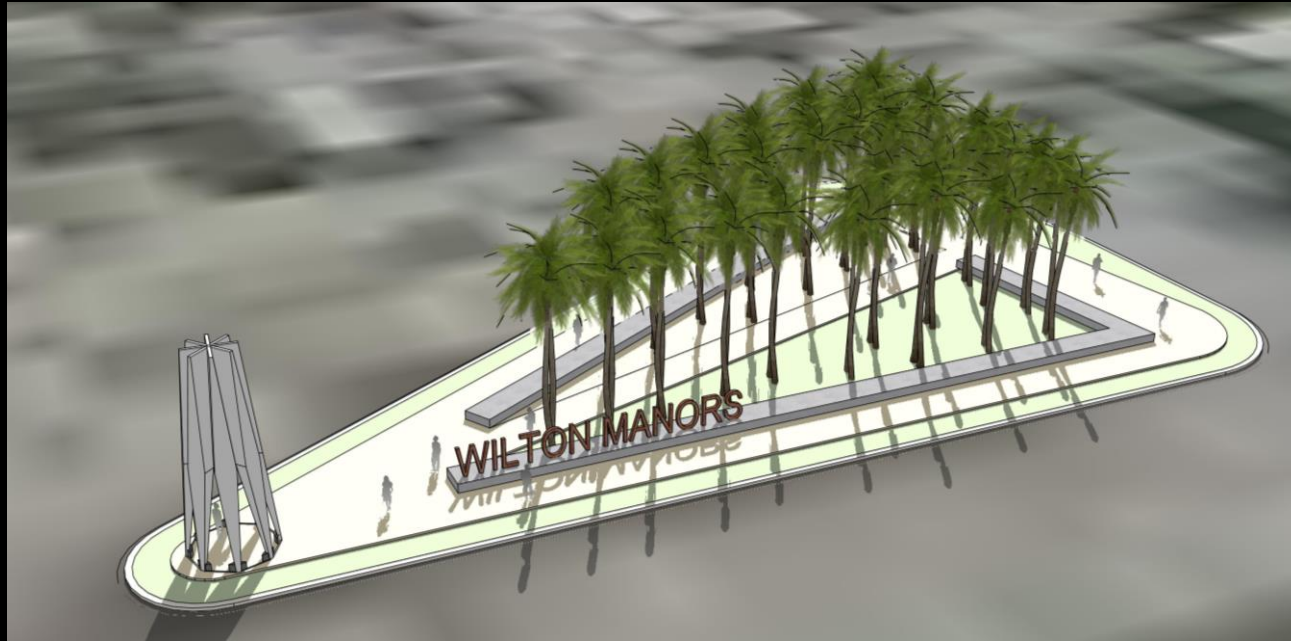


*Two recommended options for treating the south end of Dixie Highway dependent on the extent of the right-of-way.*

# 5 Points ~ Intersection Redesign



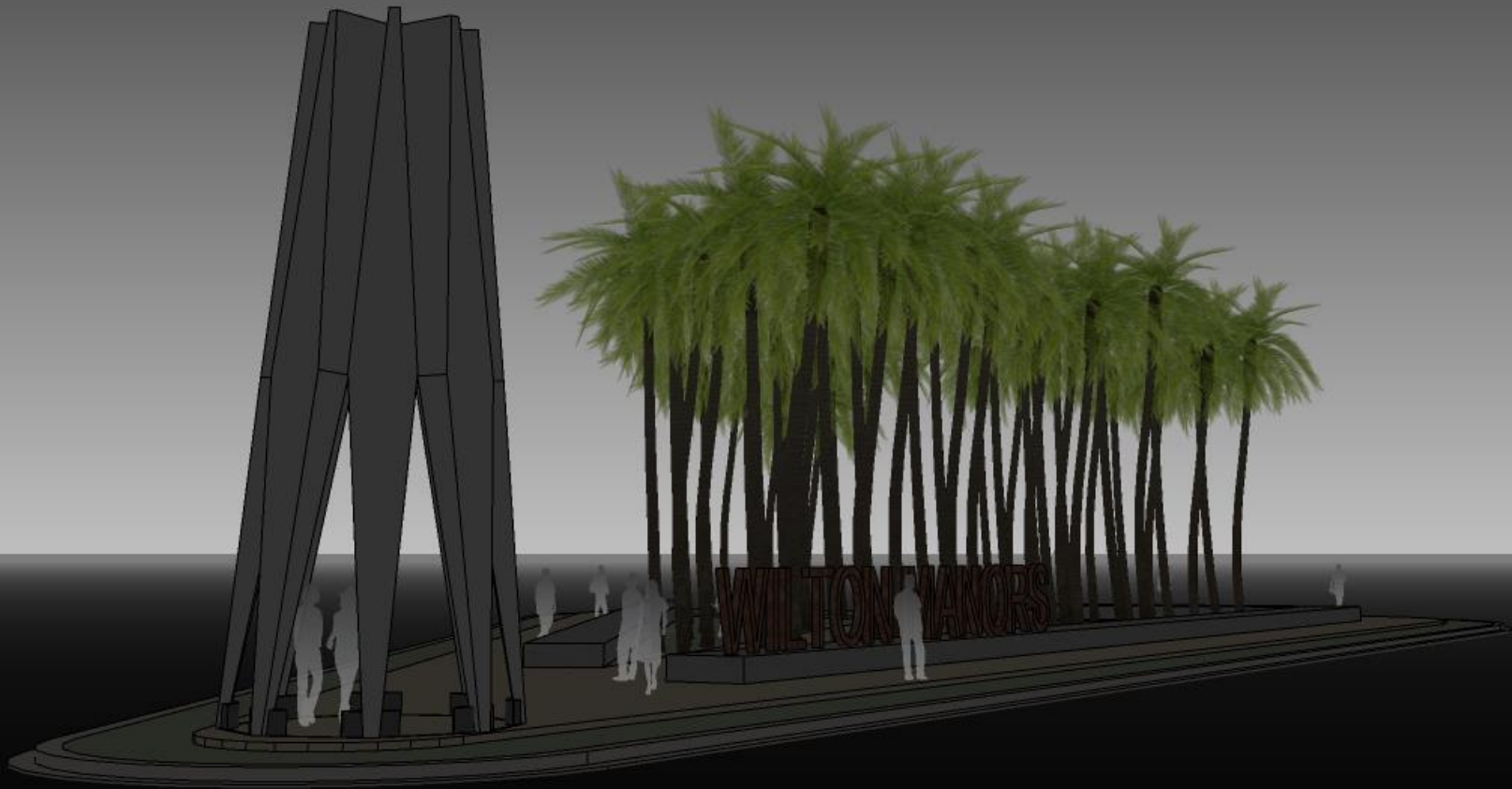
# 5 Points Marker



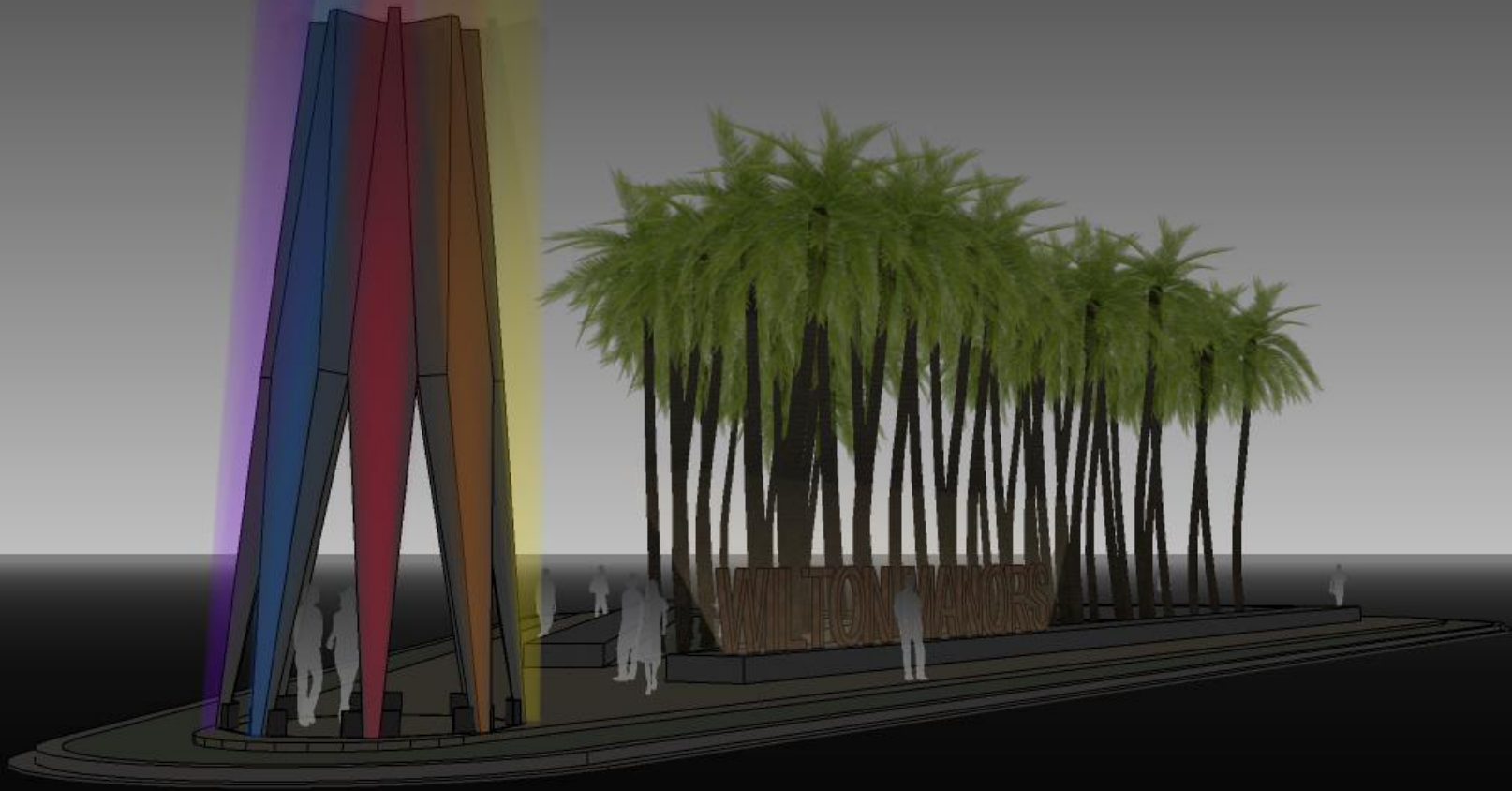
Opportunity for  
Civic Statement



# 5 Points Marker



# 5 Points Marker



# Next Steps...

March 2019

Complete Economic & Market  
Analysis

March 2019

Complete Draft TOD Master Plan  
Review with City Staff

April 2018

Final Presentation to City Council

FOR MORE INFORMATION:

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