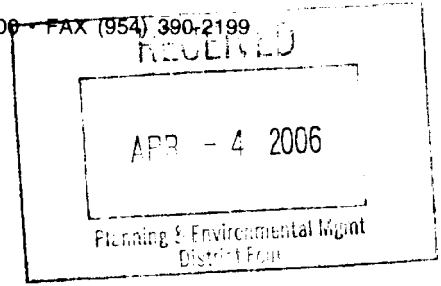




# City of Wilton Manors

524 Northeast 21st Court • Wilton Manors, Florida 33305 • (954) 390-2100 • FAX (954) 390-2199

March 31, 2006



Scott Newton  
Mayor

**Mr. Scott Seeburger**  
**Special Projects Manager**  
**Florida Department of Transportation**  
**3400 West Commercial Boulevard**  
**Fort Lauderdale, FL 33309-3421**

Craig Sherritt  
Vice Mayor

Gary Resnick  
Commissioner

**Re: *Support for the South Florida East Coast Corridor Transit Analysis***

Ted Galatis  
Commissioner

**Dear Mr. Seeburger:**

Joe Angelo  
Commissioner

On behalf of the Mayor, members of the City Commission and staff I am providing the following comments in reference to support for the South Florida East Coast Corridor Transit Analysis to Florida Department of Transportation (FDOT).

Joseph L. Gallegos  
City Manager

The City supports efforts by the FDOT to pursue a South Florida East Coast Corridor Transit Analysis, which will enhance our pedestrian friendly mixed-use development efforts. As the FDOT gathers information and contemplates various transit options, we ask that you consider the following:

Kerry Ezrol  
City Attorney

- On March 23, 2006, a meeting was held between the Wayne Thies, the City of Wilton Manors' Community Services Director and Leah Wright of the South Florida Regional Planning Council (SFRPC) to initiate discussion on various growth issues impacting Wilton Manors and its future. Items discussed at the meeting and provided to the SFRPC are as follows: Comprehensive Plan; Future Land use map; Zoning Map; new and proposed developments in the City and along the vicinity of FEC corridor.
- At the meeting, the SFRPC was particularly interested in our redevelopment efforts, particularly the success of the "Wilton Drive Arts and Entertainment Special Overlay District".
- The establishment of the Wilton Drive Arts and Entertainment Special Overlay District by the City Commission under the objectives of the "Strategic Plan 2001-2006" has lived up to its intent by attracting new entertainment, cultural, restaurant, shopping, commercial, retail and professional office.
- The Wilton Drive Arts and Entertainment Special Overlay District has also attracted numerous mixed-use developments that incorporate both residential and commercial elements. Major developments like Wilton Station, Claridon House, and Island City Lofts have contributed to our goal of a pedestrian friendly "urban village" that promote walk-ability and discourage excessive automobile use.
- Success along the Wilton Drive Arts and Entertainment Special Overlay District has now encouraged investments along NE 26<sup>th</sup> Street, i.e. the proposed "Suntrust" mixed-use residential project.

# WILTON MANORS, *Island City*

- To compliment our pedestrian friendly urban village goals, the City of Wilton Manors has focused exclusively on New Urban Mixed-Use concepts with smaller scale maximum density of 25 units per acre.
- As a result of these developments, the City of Wilton Manors has become a "destination location" of choice by residents of the region that has focused on New Urban mixed-use development and entertainment. In addition, the City of Wilton Manors has attracted investment in residential development that will assure Wilton Manors status as a "bedroom community".
- On March 14, 2006, residents of the City of Wilton Manors voted two (2) to one (1), approving a 6 million dollar bond issue that will allow the city to build a municipal complex that will replace the current City Hall and Police Department.

Though we strongly support bringing passenger rail service to the FEC corridor, staff shares many of the concerns expressed also by our neighboring City to the north the City of Oakland Park:

- Considering the increased level of pedestrian traffic along the Wilton Drive Overlay District and adjacent areas, grade-crossing safety is an important issue that must be considered. The proliferation of developments like Wilton Station and increased visitors to the Wilton Drive Arts and Entertainment Special Overlay District will necessitate the need for enhanced pedestrian and vehicular safety along the FEC.
- Train horn noise may be an impediment to bringing multi-family residential to the corridor. Funding and creating "quiet zones" along the corridor should be an important priority considering the level of mixed-use and residential development along the FEC.
- Double-tracking along the FEC corridor is of particular concern, particularly from a planning perspective. How would we plan for proposed new development along the FEC that precedes plans for double tracking? Development of properties immediately adjacent to the FEC could impact the FEC right-of-way, particularly along N. Dixie Highway. It is imperative that coordination with the FDOT be established.

Staff looks forward to working with FDOT and other regional entities like the SFRPC when considering transit options along the FEC within Wilton Manors. We look forward to future meetings with the SFRPC as progress is made on the study.

Sincerely,



Joseph L. Gallegos,  
City Manager

cc: Mayor and City Commission  
Wayne Thies, Director of Community Services