



MEMORANDUM

AGENDA ITEM #6b

DATE: MARCH 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF LIGHTHOUSE POINT PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On January 30, 2009, Council staff received proposed amendment #09-1ER to the City of Lighthouse Point Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

The City of Lighthouse Point is approximately 2.5 square miles in size (or 1,589 acres) and located in northeastern Broward County, bordered on the east by the Intracoastal Waterway and Town of Hillsboro Beach, on the west and south by the City of Pompano Beach, and north by the City of Deerfield Beach. It was originally incorporated on June 13, 1956, and officially became a City a year later in 1957. The population of Lighthouse Point in 2008 was estimated to be 11,020 residents, a 2.3 percent increase in population since 2000, and the population density is approximately 4,408 persons per square mile. Lighthouse Point is substantially built-out at 99.5 percent and its predominant land use is single-family residential (73.5 %). Other land uses include commercial (8.3%), community facilities and park (2.2%), and commercial recreation (1.1%).

A map depicting the general location of the City is included in Attachment 1. Additional information regarding the City or the region may be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

Proposed Amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Lighthouse Point Comprehensive Plan. The City's EAR was found sufficient on July 31, 2006, by the Florida Department of Community Affairs (DCA). There are no changes in land use proposed in this amendment package.

EAR-Based Comprehensive Plan Amendments

In 1998, the State of Florida revised the statutory requirements for EARs to allow local governments to base their analysis on the key local issues they are facing to further the community's goals consistent with statewide minimum standards. The Report is not intended to require a comprehensive rewrite of the elements within the local plan, unless a local government chooses to do so. The City's 2006 EAR identified the following specific issues to be addressed through EAR-based amendments:

1. Incentives for Private Redevelopment
2. Five Year Capital Improvement Program (CIP)
3. Recreation and Open Space Element
4. Intensity of Single Family Redevelopment
5. Commercial and Mixed Use Development
6. Reliable Power
7. Affordable Housing

Nine (9) elements, the Goals, Objectives, and Policies and Support Documents of the Comprehensive Plan would be amended and updated in accordance with the amendments identified in the EAR, including a response to changes to State Statutes, the Florida Administrative Code and the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed EAR-based text amendments would also include revisions required for the annual update of the Capital Improvements Element, water supply planning, and the adoption of a Water Supply Facilities Work Plan.

The City of Lighthouse Point Commission approved (5-0) the proposed amendment at its January 13, 2008 meeting.

Staff analysis has resulted in comments to the Coastal Management and Intergovernmental Coordination Elements and confirms the proposed EAR-based amendments are compatible with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Summary of EAR-Based Text Changes

Future Land Use Element

Proposed changes to this element would direct the City to review periodically the Broward County Land Use Plan and the City Land Use Element for consistency, and to coordinate future land uses with the regional evacuation plan, Broward County Emergency Management Agency, and the South Florida Regional Planning Council.

Housing Element

The key proposed change to this element would revise its Goal to achieve a balanced and affordable range of housing stock while maintaining the City's good housing stock, eliminating substandard structures, and encouraging diversification and distribution. Revisions to the element would direct the City to:

- Develop programs that maintain neighborhood character;
- Evaluate the Land Development Code to insure redevelopment is consistent with existing character and amend if needed by December 2010;
- Review the forthcoming 2010 U.S. Census to identify current supply, demand, and need for affordable housing;
- Evaluate (by 2010) the need for and feasibility of implementing: incentives to promote the inclusion of affordable housing of proposed redevelopment projects, requirements for developer contribution

toward an Affordable Housing Fund, utilization of Broward County's State Housing Initiative Partnership (SHIP) funds, and private and public partnerships for affordable housing; and

- Evaluate the use restrictive covenants to insure that efforts to provide affordable housing run with the land and remain enforceable if mixed-use projects are proposed.

Recreation and Open Space

The key proposed change to this element would direct the City to include large park and recreation facility improvements in its CIP.

Transportation Element

Proposed changes to this element aim to address concurrency management requirements. Revisions to local, county, and state roadway and transit level of service (LOS) standards are proposed. Several new policies would provide for coordination with the County in the implementation of transit concurrency. The City would also be directed to update its LOS standards and concurrency management system with updates to Broward County planning documents.

Coastal Management Element

Minor housekeeping revisions are proposed to this element to correct planning timeframes and agency names.

Comment

Prior to adoption, Council staff recommends the City incorporate the most recent definition of the Coastal High Hazard Area as stated and required by section 163.3178(2)(h) of the Florida Statutes.

Conservation Element

Proposed changes to this element direct the City to coordinate with its water suppliers (City of Pompano Beach and Broward County) to promote water conservation and explore new techniques, and gather appropriate data for the creation and maintenance of the City's Water Supply Facilities Work Plan (Work Plan). Policy 6.4.1 would be revised to reference the South Florida Water Management District's (SFWMD) mandatory drought restrictions.

Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Groundwater Aquifer Recharge Element

The key proposed changes to this element include several new policies that would fulfill the requirements of water supply planning legislation. The City would enforce Broward County's water quality standards for stormwater recharge per Broward County Code (Article V, Chapter 27). The City would also be responsible for coordinating all growth management activities with the SFWMD's *Lower East Coast Regional Water Supply Plan (LECWSP)*, Broward County, Pompano Beach, and the City's Work Plan.

City of Lighthouse Point Water Supply Facilities Work Plan (Work Plan)

The southern portion of the City of Lighthouse Point receives 14.7 percent of its potable water from the City of Pompano Beach and the remaining 85.3 percent of the City receives water from Broward County through retail service agreements. Since the City is dependent upon both Pompano Beach and Broward County for current and future water supply needs, the City Work Plan has been drafted for consistency with their suppliers' respective Work Plans. The City of Pompano Beach Work Plan was found in compliance by the Department of Community Affairs (DCA) on January 27, 2009, and the Broward County Work Plan was found in compliance on November 12, 2008. Both water providers identified that sufficient water will be available to meet the demands of the City of Lighthouse Point.

The City Work Plan describes its service area relationship with Pompano Beach and Broward County, provides data and analysis on current and projected water supply and demand, describes local and regional conservation and reuse initiatives, and identifies their providers' capital improvements.

Capital Improvements Element

Proposed changes would rewrite the majority of this element to fulfill the requirements for the annual update of the Capital Improvements Element. New policies would direct the City to update annually a financially feasible 5-Year CIP that identifies needed improvements to maintain LOS standards, establish criteria to evaluate future capital projects and manage debt, and ensure that capacity and facilities are available to serve proposed development. The proposed CIP includes improvements for maintenance, modernization, and/or replacement, but does not include items that meet LOS standards because none is needed at this time.

Intergovernmental Coordination Element

Proposed changes to this element would direct the City to create and maintain a City Work Plan in coordination with the SFWMD. New Policy 9.3.4 would acknowledge that no public education facilities are in or planned for within City borders, but they will continue to coordinate with the School Board of Broward County regarding population projection updates, school siting, and future school impacts.

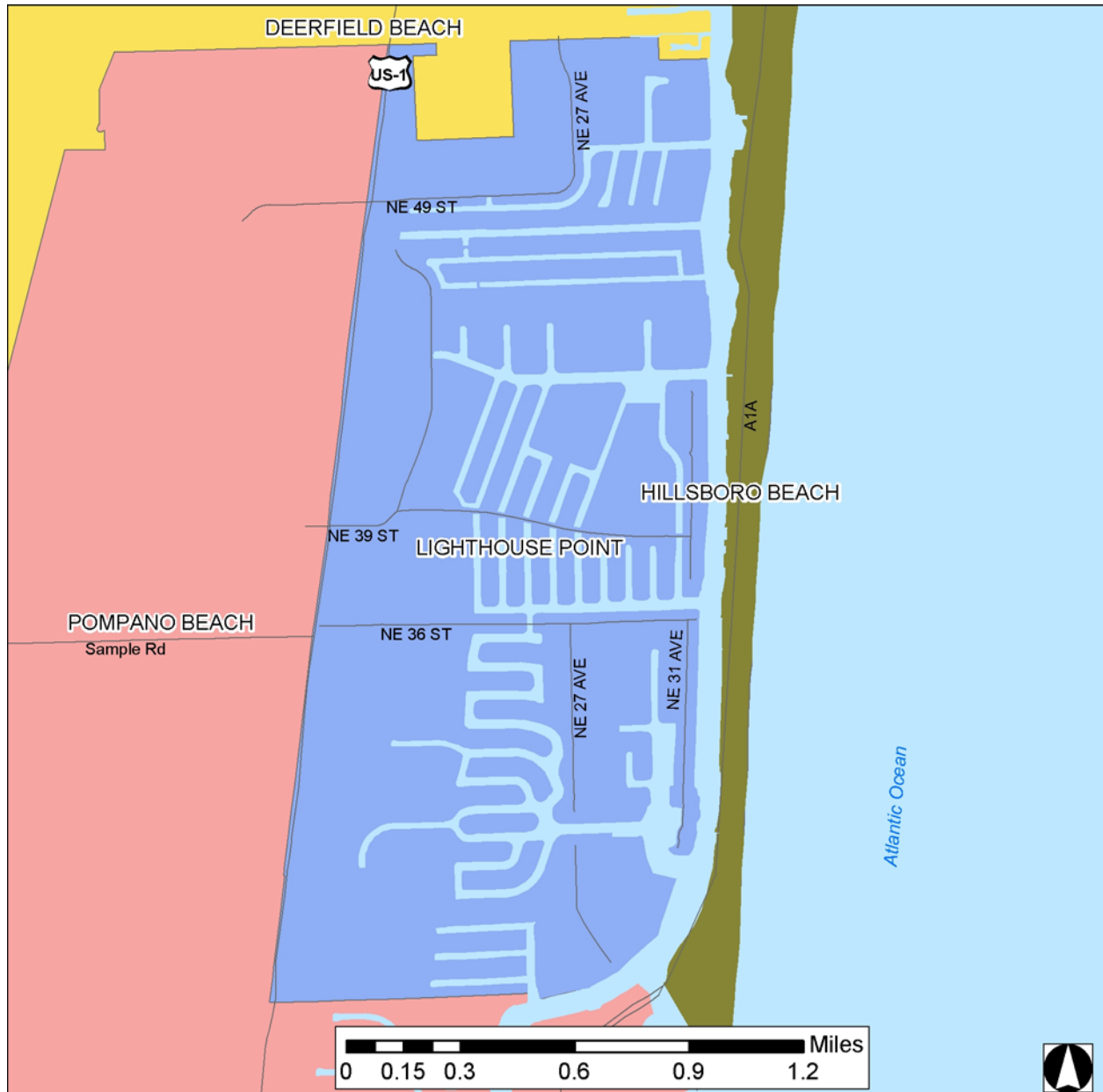
Comment

Proposed Policies 9.1.5 and 9.1.6 provide for coordination with the SFWMD, however, coordinating with water service providers is equally important. The City should revise these policies to include the City of Pompano Beach and Broward County.

Recommendation

Find City of Lighthouse Point proposed amendment package #09-1ER generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Lighthouse Point
Proposed Amendment #09-1ER

Sources: FDEP, SFWMD, Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.