



# MEMORANDUM

AGENDA ITEM #III.H.1

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DATE: MAY 2, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF LAUDERDALE-BY-THE-SEA ADOPTED COMPREHENSIVE PLAN  
AMENDMENT  
DCA #11-1

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## Community Profile

The Town of Lauderdale-By-The-Sea was platted on February 26, 1924, by William F. Morang and was subsequently developed by Melvin Anglin, a contractor and real estate developer from Gary, Indiana. The Town was incorporated in 1927, and Mr. Anglin served as its first manager. Lauderdale-By-The-Sea is located on the barrier island between the Cities of Fort Lauderdale, Sea Ranch Lakes, and Pompano Beach. It is bounded on the east by the Atlantic Ocean and on the west by the Intracoastal Waterway and Fort Lauderdale. The original plat of the Town straddles Commercial Boulevard. In 1997, Lauderdale-By-The-Sea annexed a total of 287 acres north of the original town, effectively doubling its size. The estimated population of the Town for 2010 was 6,056 residents, representing an increase of 88.8 percent in population growth since 2000. A general location of the Town is shown in Attachment 1.

## Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses the effects on regional resources or facilities identified in the *SRPP* and extrajurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Fla. Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

## **Staff Analysis**

The Town of Lauderdale-By-The-Sea adopted amendment package #11-1 includes text amendments to the Future Land Use, Housing, Transportation, Coastal Management, Conservation, Capital Improvements, Intergovernmental Coordination, and Public School Facilities Element in order to be consistent with the Broward County Land Use Plan County School District Plan, and to address requirements for energy efficiency.

The proposed amendment was found to be generally consistent with the *SRPP*. The amendment package was adopted as proposed with several revisions in response to the Objections, Recommendations, and Comments (ORC) Report issued by the Florida Department of Community Affairs (DCA) on December 30, 2010.

In response to the ORC, new Policies were adopted to direct the Town to: modify its Land Development Regulations to incorporate related Smart Growth Policies; identify applicable greenhouse reduction strategies by monitoring the County's Climate Change Task Force; incorporate pedestrian improvements into the 2011 Update of the Town Master Plan; and identify cost effective capital improvements to improve pedestrian, multi-modal, and transit ridership. The correct definition of the Coastal High Hazard Area (CHHA) per Chapter 163, Florida Statutes, and the Level of Service (LOS) Standard for public school facilities per the Second Amended Interlocal Agreement for Public School Facility Planning in Broward County was incorporated into the Comprehensive Plan. The current Broward County School District Educational Facilities Plan was adopted by reference. In addition, the Natural Resource Map Series was amended to include the Town's off-shore marine resources and the Capital Improvements Element was revised to reflect its annual Capital Improvement Program Update.

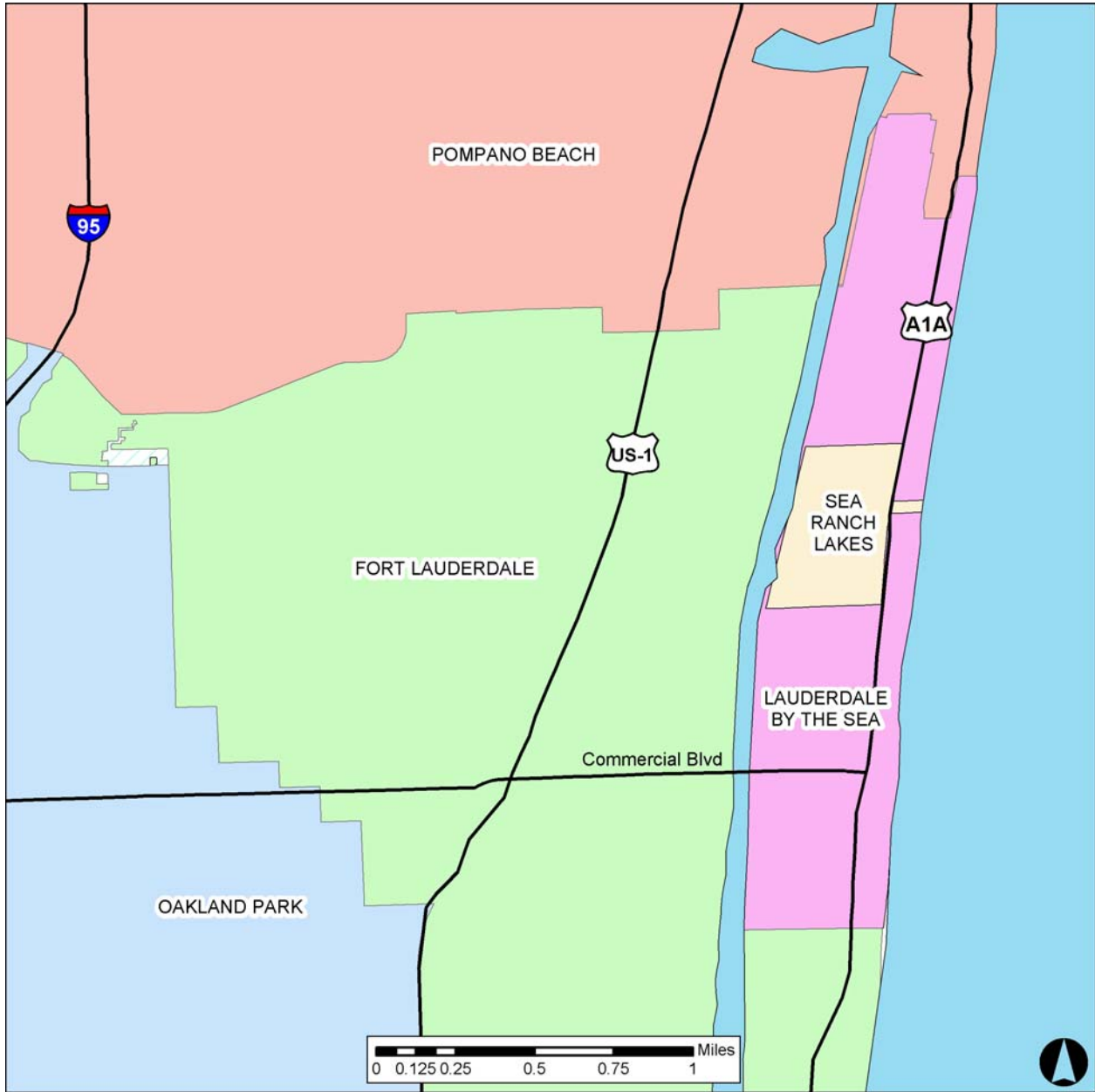
Staff analysis confirms the text amendments are generally consistent with the *SRPP*.

**The Town of Lauderdale-By-The-Sea Commission approved (4-1) the adopted amendments at its March 22, 2011 meeting.**

**Recommendation of Consistency with *Strategic Regional Policy Plan (SRPP)***

**Find the Town of Lauderdale-By-The-Sea adopted amendment package #11-1 generally consistent with the *SRPP*. Approve this staff report for transmittal to the Florida Department of Community Affairs.**

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

Town of Lauderdale-By-The-Sea  
Adopted Amendment #11-1

Sources: FDEP, SFWMD, Broward County, SFRPC.

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