



MEMORANDUM

AGENDA ITEM #6h

DATE: NOVEMBER 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF LAUDERDALE LAKES PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On October 7, 2009, Council staff received proposed amendment #09-1ER to the City of Lauderdale Lakes 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 Lauderdale Lakes was incorporated on June 22, 1961. The population in 2008 was estimated to be 32,216, representing an increase of 1.6% since 2000. The City is 3.79 square miles in size and has a population density of 8,375 persons per square mile. Since incorporation the demographics of the City have evolved from primarily white retirees to include over 67 percent minorities and a larger population of young families. Many of those comprising the changing population are Caribbean natives. In the past few years the City has focused on redevelopment, with particular attention to the commercial corridor along State Road 7 and the area surrounding the intersection of State Road 7 and Oakland Park Boulevard. The City of Lauderdale Lakes conducted a State Road 7 design charrette for the study area in 2003 to promote economic redevelopment that supports transit-oriented development and community goals. Locally referred to as the "People's Plan" the residents of Lauderdale Lakes voted to approve a local bond of approximately \$15 million to support the redevelopment activities, including a "Town Center" along the corridor. A map depicting the general location of the City is included in Attachment 1.

Summary of Staff Analysis

Proposed Amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Lauderdale Lakes Comprehensive Plan. The City's EAR was found sufficient on November 11, 2007, by the Florida Department of Community Affairs (DCA).

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 Plan, unless a local government chooses to do so. The City of Lauderdale Lakes EAR identified the following specific issues to be addressed through EAR-based amendments:

1. Community Redevelopment Area;
2. State Road 7 and Oakland Park Boulevard Corridors;
3. Tax Base; and
4. Recreation and Open Space Element

Ten (10) Elements of the Comprehensive Plan would be amended and updated in accordance with the recommendations 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)*. In addition, the proposed EAR-based amendments include the City's Annual Update to the Capital Improvements Element, an update to the Public Education Facilities Element, and a 10-Year Water Supply Facilities Work Plan and associated text amendments. The proposed changes represent an extensive reorganization of the Comprehensive Plan to make it a cohesive document, with a majority of the amended Elements to be replaced with new text and additional supporting Data, Inventory, and Analysis.

The City of Lauderdale Lakes approved the proposed amendments at its August 8, 2009 meeting, for transmittal.

Staff analysis 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

New Objectives and Policies would provide quality land use regulations, sustainable practices, urban design, and aesthetic standards. Concurrency standards would require facilities to be provided prior to development and new Floor Area Ratios (FAR) are proposed for non-residential, industrial, private, and public recreation uses. Several Policies would be revised to reflect the City's Land Development Regulations, which is scheduled for completion by June of 2012, to implement the redevelopment goals of the City.

Transportation Element

New Objectives and Policies would provide for coordination of an effective transit system and a safe, reliable, and convenient community bus transit system. Lauderdale Lakes is within Broward County's Transit Oriented Concurrency Central District and the proposed amendments reference the County Level of Service (LOS) Standards for headways and goals for improving future service. Other Policies would provide for the development and maintenance of bicycle and pedestrian facilities, and the integration of transit modes. Specifically related to the major issues identified by the City's EAR, proposed amendments focus on pedestrian safety and access along State Road 7 and Oakland Park Boulevard.

Housing Element

Proposed amendments to this Element would replace outdated information and incorporate the City's redevelopment initiatives. New Objectives and Policies would improve the City's existing housing stock, enforce the City codes, provide for quality redevelopment, prevent community displacement, maintain affordability, promote sustainable "green" housing, and respond to disasters to the housing stock.

Infrastructure Element

This Element would be renamed the "Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Ground Water Aquifer Recharge Element". Key proposed changes would focus on the implementation of the City's 10-Year Water Supply Facilities Work Plan. LOS Standards would be updated and new

Objectives and Policies to monitor and coordinate with utility providers to ensure future infrastructure capacity are proposed. A Low Impact Development Program is proposed to provide a meaningful system of incentives that developers can use to offset the cost of sustainable construction.

Water Supply Facilities Work Plan (Work Plan)

All businesses and residents within the City receive water directly from the Broward County Water and Wastewater Services (BCWWS). The water service area within the City is the responsibility of BCWWS and an interlocal agreement exists between both government entities to provide all potable water users with retail water services. Lauderdale Lakes is within District 1 of the BCWWS area, which also contains portions of the cities of Fort Lauderdale, Lauderhill, North Lauderdale, Oakland Park, Plantation, Pompano Beach, and Tamarac. The Work Plan focuses on District 1, and outlines the supply, production, treatment, storage, and distribution capabilities of Broward County for that area. A new water treatment plant is proposed to be constructed by 2013 to meet water demand in District 1 and the County is seeking a temporary permit to meet demand until construction is completed. The Broward County Work Plan was found to be in compliance by the Florida Department of Community Affairs on November 13, 2008.

Conservation Element

Key proposed changes to this Element reflect the City's 10-Year Water Supply Facilities Work Plan and recommendations from the EAR. Air and water quality are the focus of new timeframes for a reduction in the City's greenhouse gas emissions through low-emission vehicles, a tree inventory and planting program, and the development of a Community Bus Service. New Policies are proposed to provide for the conservation of natural resources, the protection of wildlife, and the creation of new programs that focus on a safer and healthier living environment.

Recreation and Open Space Element

As a major issue identified in the EAR, the proposed changes to this Element would reflect the City's Park and Recreation Master Plan, which has been incorporated into the new Data, Inventory, and Analysis section of the Plan. New Objectives and Policies would ensure accessibility of recreational resources, coordination of public and private resources to meet recreation demand, and the maintenance of a high level of facilities and program management.

Intergovernmental Coordination Element

Significant revisions are proposed to this Element to reflect the City's 10-Year Water Supply Facilities Work Plan and provide updates based on the EAR. New and revised Objectives and Policies would reduce obstacles to the City's redevelopment initiatives, coordinate planning efforts related to transit, and ensure adequate infrastructure and utility services are provided through the planning horizon.

Economic Development Element

The amendments to this Element focus on the integration of the City's redevelopment initiatives and increasing the tax-base. The City's existing "Economic Redevelopment Element" was mainly limited to implementing the strategies and the Capital Improvement Schedule of the City's Redevelopment Plan. Proposed changes rename the element to re-orient the Plan toward economic development. New Objectives and Policies would direct the City to retain and develop existing businesses, recruit and attract new businesses, provide marketing to highlight the City's diversity, and to coordinate with the City's Community Redevelopment Area. Additional language is proposed to coordinate economic development opportunities with the development of an increased tax base through future land use planning, infrastructure that supports redevelopment, and workforce development. Other Proposed revision would integrate sustainable initiatives and developing technologies to maintain a competitive and technologically advanced working atmosphere.

Public School Facilities Element

Minor updates to this Element are proposed to the Data, Inventory, and Analysis section and incorporate the future condition maps showing the existing and anticipated school facilities for the short- and long-term planning timeframes.

Capital Improvements Element

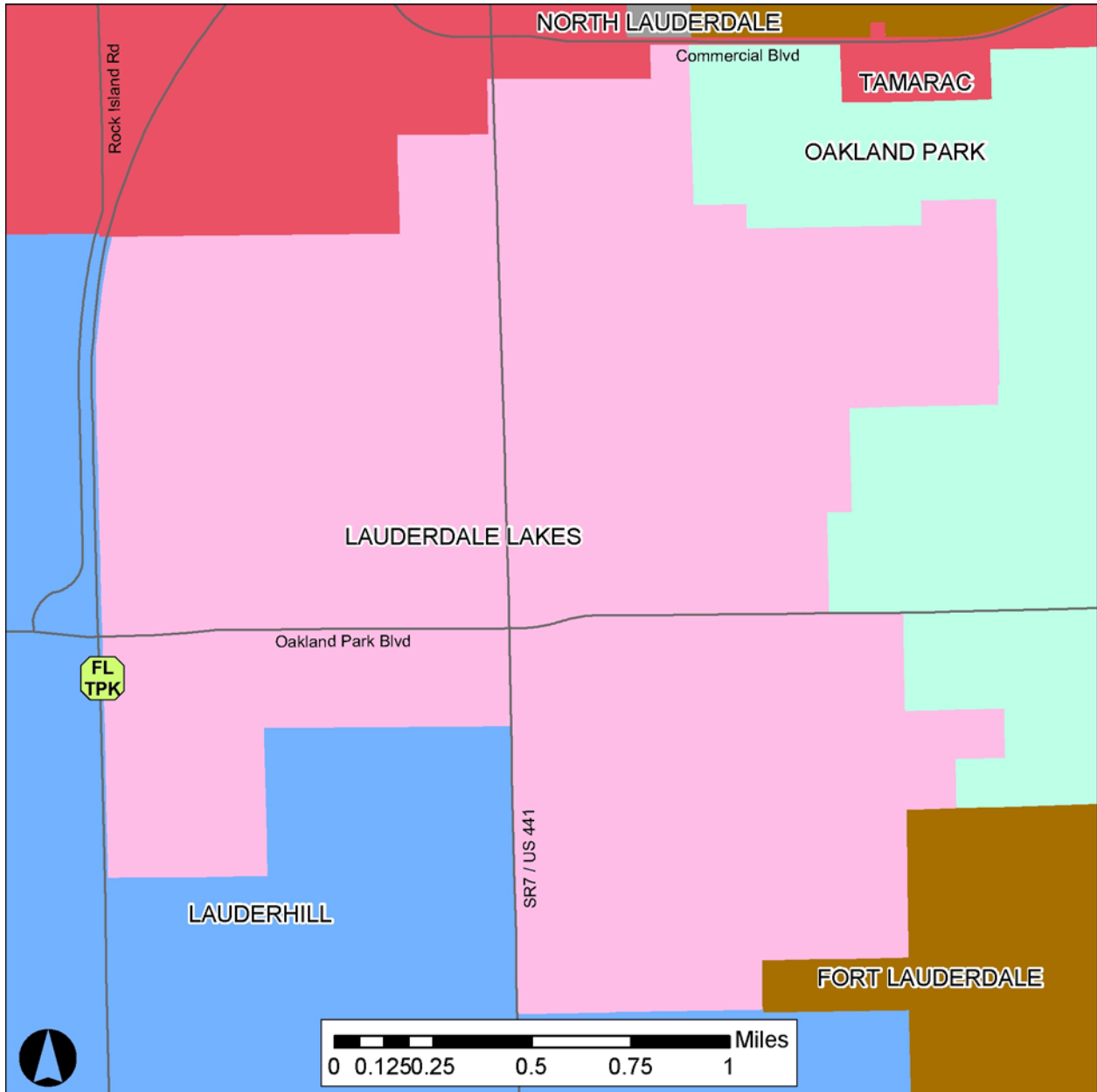
The proposed amendments to this Element serve as the annual Capital Improvements Update with the 5-Year cost-feasible Schedule of Capital Improvements. Additional revisions would be made to Objectives and Policies to implement the City's 10-Year Water Supply Facilities Work Plan, and integrate facility planning and proportionate fair share programs into the Comprehensive Plan.

Staff analysis confirms the proposed EAR-based text amendments are compatible with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find the City of Lauderdale Lakes 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 Lauderdale Lakes
Proposed Amendment #09-1ER

Sources: FDEP, SFWMD, Broward County, SFRPC.
Note: For planning purposes only. All distances are approximate.