



MEMORANDUM

AGENDA ITEM #6b

DATE: JANUARY 7, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF NORTH LAUDERDALE PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On May 29, 2007 Council staff received proposed amendment #08-1-ER to the City of North Lauderdale 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

North Lauderdale has an estimated 2007 population of 42,269, representing an increase of 31% since 2000. Incorporated in 1963, two-thirds of the City was developed in the 1970s. The City has annexed several areas in recent years. The City is adjacent to Margate and Coral Springs to the north and northwest, Fort Lauderdale to the southeast, and Tamarac to the south and west. As identified in the vacant land inventory of the City's 2005 Evaluation and Appraisal Report, there is very little vacant land (32.27 acres) left for development. The City is primarily a residential community of suburban character supported by community-oriented commercial development. The City is engaged in the revitalization of State Road 7 as an active member of the S.R. 7/U.S. 441 Collaborative.

Additional information regarding the City or the region may be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

The City of North Lauderdale proposed amendment #08-1-ER consists of changes to all elements of the Comprehensive Plan based on issues identified in the 2005 Evaluation and Appraisal Report (EAR). Every element and map was revised to include areas annexed to the City in 2003 and 2004. In addition, a new element (Public Schools Element) was added to address school concurrency. The general location of the City of North Lauderdale is shown in Attachment 1.

A summary of the proposed amendments in this package is listed below. A detailed analysis is included in the attached staff report.

The City of North Lauderdale City Commission approved transmittal of the proposed amendments by unanimous vote on November 13, 2007.

Summary of Amendments

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. Section 163.3191, Florida Statutes, states that the EAR should be based on the local government's analysis of major issues 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 of North Lauderdale conducted an interagency scoping meeting on April 28, 2005, followed by a public scoping meeting on June 14, 2005 and identified the fifteen major issues to address in the EAR. The EAR was found sufficient on March 23, 2007. The City of North Lauderdale identified the following issues to address in its EAR, which provide the basis for the proposed EAR-based amendments:

1. Neighborhood Residential Revitalization
2. Commercial Revitalization
3. Annexation of Enclaves
4. Rock Island Road Traffic Volumes
5. Southgate Boulevard Traffic Volumes
6. School Overcrowding
7. Mobile Home Park GOPs/LDRs
8. SR 7 Corridor Re-development
9. Traffic Calming/Public Safety Concerns
10. Affordable/Workforce Housing
11. Age and Condition of Housing Stock
12. Scarcity of Land/Cost of Land Acquisition/Cost of Construction
13. Flexibility/Reserve Units
14. Bicycle/Pedestrian Safety Issues
15. Natural Disaster Planning

All elements of the comprehensive plan were updated in accordance with the amendments called for 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)*. A new Public School Element is proposed pursuant to the 2005 Growth Management legislation, which requires that local governments adopt concurrency standards for public school facilities.

Amendments to all the comprehensive plan elements are contained in this amendment package. A detailed analysis of the proposed amendment package is attached.

Staff review of the EAR-based changes confirms that proposed amendments are compatible with the goals and policies of the *SRPP*.

Public Schools Element

This is a new element proposed pursuant to the 2005 Growth Management legislation, which requires that local governments adopt concurrency standards for public school facilities. The proposed Public Schools Element would bring the City into compliance with the requirements of state law by adding a new goal and five objectives with supporting policies that commit to a level of service standard for schools consistent with that of Broward County Public Schools.

Council staff analysis confirms that the proposed amendment is compatible with and supportive of the goals and policies of the *SRPP*.

Recommendation

Find proposed City of North Lauderdale amendment package #08-1ER generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

**Proposed Comprehensive Plan Amendment Review
Staff Report
for
City of North Lauderdale**

**South Florida Regional Planning Council
January 2008**

**PROPOSED AMENDMENT PACKAGE #08-1ER
TO THE
CITY OF NORTH LAUDERDALE COMPREHENSIVE PLAN**

Summary of Staff Analysis

Proposed Amendment package #08-1ER contains the following amendments to the City of North Lauderdale Comprehensive Plan: the City's 2005 Evaluation and Appraisal Report (EAR)-based amendments and updates to all eight elements of the Plan. It also includes a new Public Schools Element.

The Evaluation and Appraisal Report (EAR) for the City's Comprehensive Plan was adopted by the City Commission and found to be sufficient on March 23, 2007. The EAR contains a significant amount of data and analysis upon which the proposed amendments are based and includes recommendations from the 2005 EAR.

The City of North Lauderdale City Commission approved the transmittal of the proposed amendments by a unanimous vote on November 13, 2007.

EAR-Based Changes

All elements of the comprehensive plan were updated in accordance with the amendments called for in the EAR, including response to changes to State Statutes, the Florida Administrative Code and the *Strategic Regional Policy Plan for South Florida (SRPP)*. A detailed analysis of the proposed comprehensive plan amendments is included below.

Future Land Use Element

The key proposed changes to this element include:

- Included general population data and land area updates,
- Expanded the number of target neighborhoods and commercial corridors identified,
- Proposal for additional regulatory overlays for target neighborhoods and corridors,
- Reinforced concept to work on development of a Transit Oriented Corridor Land Use District for SR 7 corridor,
- Added Affordable Housing objectives and policies consistent with Broward County and balanced these with the City's effort to attract market rate housing, and
- Added Local Disaster Mitigation Strategies in objectives and policies.

Transportation Element

The key proposed changes to this element include:

- Included transportation related population characteristics data and land area updates,
- Adopted Broward County's Transit Oriented Concurrency Districts (North Central District covers most of City with the other two (Northeast and Central) only in areas east of Turnpike) to replace road concurrency methodology, and
- Added objectives and policies to implement Transit Oriented Concurrency District concept.

Housing Element

The key proposed changes to this element include:

- Included population and housing characteristic data update,
- Updated Shimberg Center Affordable Housing Data (population projections and thus affordable housing needs are unrealistically high and thus conclusions not really relevant to built-out City), and
- Added Broward County required policies for affordable housing requirements for large scale Comprehensive Plan amendments.

Infrastructure Element

The key proposed changes to this element include:

- Included updated population and infrastructure demand projections,
- Separated City and County service area, for water and sewer supply and demand projections (annexation areas served by County utilities),
- Added information regarding the C-13 West Drainage Basin for the annexation areas (rest of City is in the C-14 basin),
- Added concept of Water Supply Concurrency, and
- Modified Levels of Service standards to reflect current system operational data.

Conservation Element

The key proposed changes to this element include:

- Included population data and land area updates,
- Updated City water rates and charges,
- Updated water supply and treatment demand projections,
- Updated flood zone maps, and
- Added water supply and water quality objectives and policies.

Recreation and Open Space Element

The key proposed changes to this element are:

- Included population and park demand updates,
- Updated park and recreation facilities inventory (Rock Island and McNab Rd linear parks were not included in previous Plan, Saraniero Park was converted for library complex since previous plan, etc.), and
- A potential new linear park was identified along the canal between Southgate and McNab near 81st Avenue (shown as #24 on Existing and Future Parks Map).

Intergovernmental Coordination Element

The key proposed changes to this element include:

- Updated general service provider information, and
- Added the coordination aspects and policies needed to implement School Concurrency, Water Supply Concurrency, Water Quality initiatives, and Transit Concurrency.

Capital Improvements Element (CIE)

The key proposed changes to this element include:

- Updated budget figures and projections,
- Updated Level of Service Standards (LOS) for water and sewer concurrency, Transit Oriented Concurrency Districts,
- Added Public School Levels of Service.

Staff review of the EAR-based changes confirms that proposed amendments are compatible with the goals and policies of the *SRPP*.

Public Schools Element

This entire element is new. Broward County and the municipalities in the County must adopt the Public Education Facilities/Public Schools Element, related comprehensive plan text amendments and *Amended Interlocal Agreement for Public School Facility Planning in Broward County (ILA)* by February 1, 2008.

The proposed Public Educational Facilities Element amendments would add new goals, objectives and supporting policies to provide coordinating new residential development with future availability of public school facilities consistent with the adopted level of service (LOS) standards for public school concurrency. The LOS standard shall be 110% of the Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school.

Proposed amendments to the Intergovernmental Coordination Element would add policies which would coordinate County and municipal land use planning and permitting processes with the School Board's site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and enable a close integration between existing and planned school facilities and the surrounding land uses. Proposed Capital Improvement Element amendments would add policies that would ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted LOS.

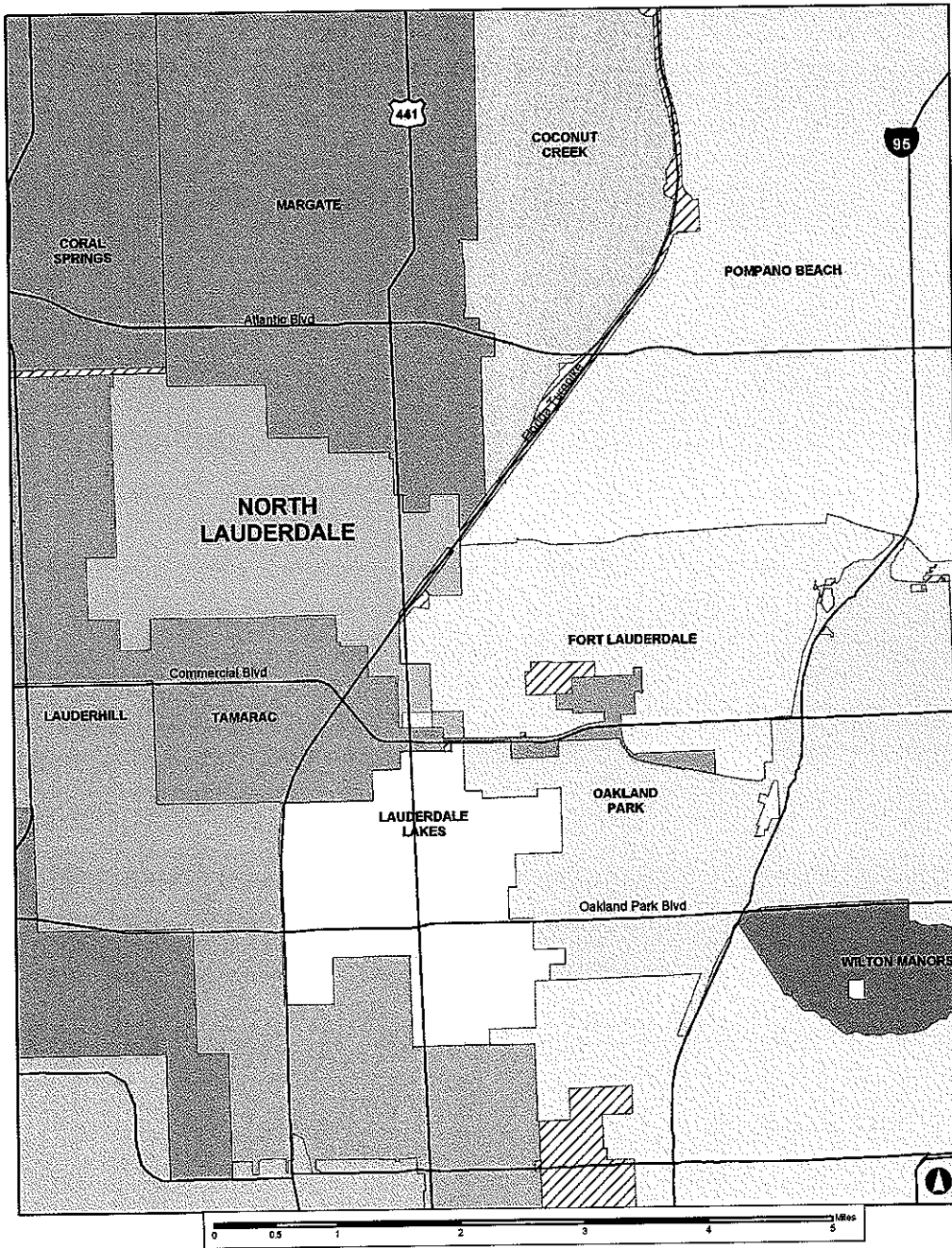
The City modified the model element prepared by Broward County in conjunction with the School Board. Conclusions in this element include:

- Potential new school is planned in Sunrise that could mitigate overcrowding at Pinewood Elementary (redistricting could also be used to alleviate crowding at Pinewood),
- Improvements are planned or currently being constructed at Morrow Elementary and Silver Lakes Middle School,
- Overcrowding at Coconut Creek High is expected to be mitigated without construction by both declining enrollment and potential redistricting.

Conclusion

The amendments contained in proposed amendment package #08-1ER to the City of North Lauderdale Comprehensive Plan are generally supportive of and compatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

North Lauderdale
Proposed Amendment #08-1ER

Sources: FDEP, SFWMD, Broward County, SFRPC.

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