



MEMORANDUM

AGENDA ITEM #6b

DATE: MARCH 3, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF LAUDERDALE-BY-THE-SEA PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On January 22, 2008 Council staff received proposed amendment #08-1ER to the Town of Lauderdale-By-The-Sea 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, and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

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 2007 is 6,196 residents, representing an increase of 92.4% percent in population growth between 2000 and 2007.

Additional information about the Town or the Region may be found on the Council's website at www.sfrpc.com.

Summary of Staff Analysis

Proposed amendment #08-1ER includes text amendments to the Future Land Use, Housing, Recreation and Open Space, Transportation, Coastal Management, Capital Improvements, and Economic Redevelopment Elements. These changes are based on recommendations in the Town's adopted Evaluation and Appraisal Report (EAR). The proposed text amendments would refine the Comprehensive Plan's ability to manage growth and development as well as provide consistency with the State and regional policies and the Broward County Land Use Plan. A map depicting the general location of the Town is included as attachment 1.

Summary of Plan Amendments

In 1998, the State of Florida revised the statutory requirements for EARs to allow local government to base their analysis on the key local issues they are facing. Section 163.3101, 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 all the elements within the local plan, unless a local government chooses to do so.

The Town conducted an interagency scoping meeting on March 31, 2005 and identified the major issues to address in the EAR. The EAR was found to be sufficient on July 26, 2005.

The following issues were chosen for inclusion in the Town's EAR:

1. Redevelopment and Revitalization
2. Hospitality
3. Capital Improvements

Amendments for five comprehensive plan elements are contained in the package. A brief summary of the amendments follows:

Future Land Use Element amendments would update policies to adopt Transit Oriented Concurrency Management and develop zoning overlays for redevelopment.

Housing Element amendments would update policies to support the development of affordable housing development and assistance.

Transportation Element amendments would update policies to adopt a more uniform level of service standard for all arterial non Strategic Intermodal System/Florida Interstate Highway System roadways and Town collector roadways, require compliance with Transit Oriented Concurrency, promote transit and pedestrian infrastructure, and encourage increased transit and transit improvements.

Coastal Management Element amendments would update policies to protect and preserve off-shore coral reefs and living marine resources in the coastal area.

Economic/Redevelopment Element would update policies to implement planning studies to increase density of tourist units and develop parking structures.

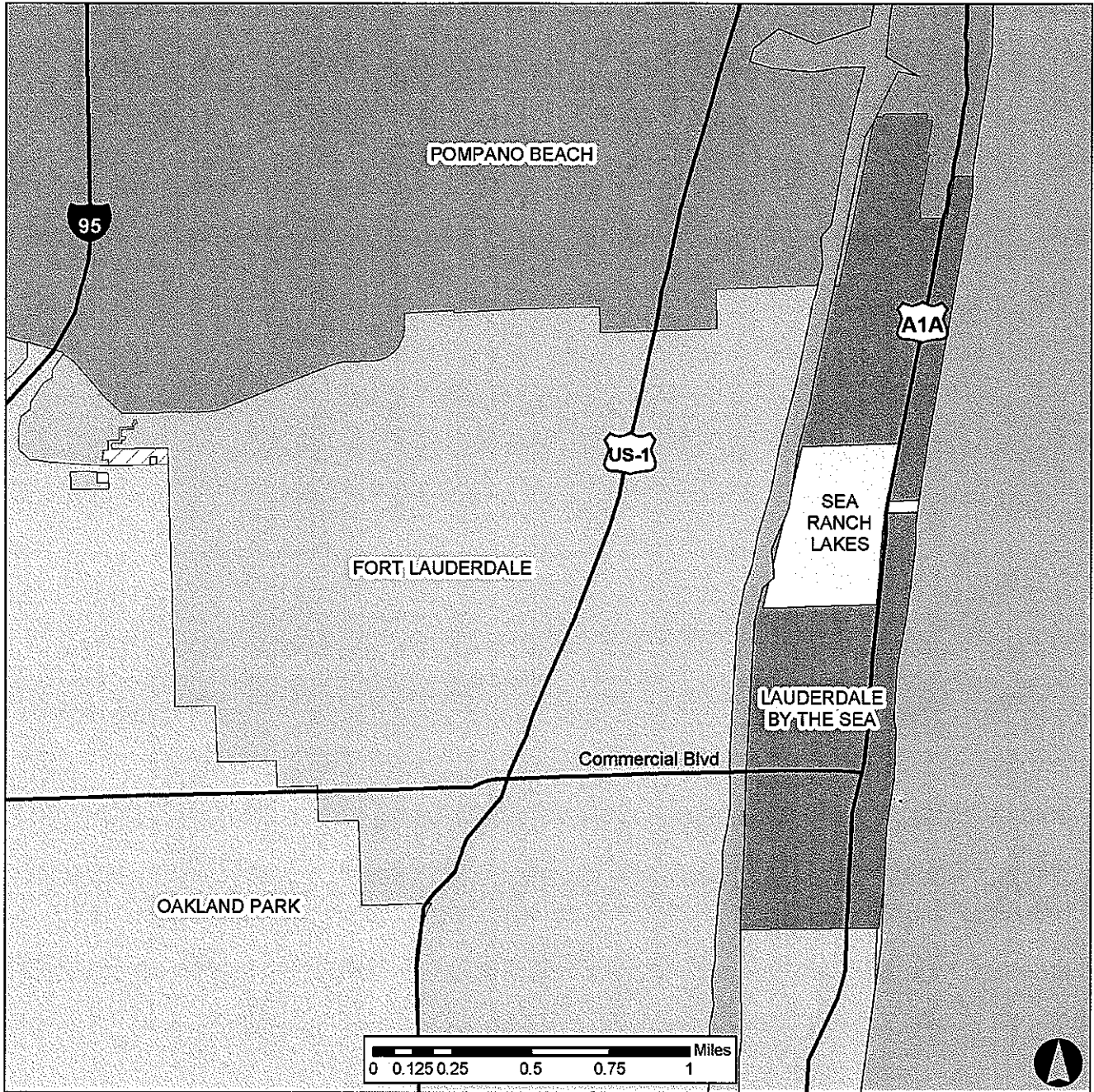
The Town Commission held a Public Hearing and approved the transmittal of the Plan Amendments on January 8, 2008, by a vote of 5 -0 .

Staff analysis confirms that proposed EAR based amendment #08-1ER is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendations

Find proposed Town of Lauderdale-By-The-Sea amendment #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.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

Lauderdale By-The-Sea
Proposed Amendment #08-1ER

Sources: FDEP, SFWMD, Broward County, SFRPC.

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