



**PLANNING AND ZONING BOARD
AGENDA
February 22, 2024
6:00 PM**

1. ASSEMBLY & ORGANIZATION

- A. ROLL CALL OF BOARD MEMBERS
- B. CODE PROVISIONS FOR ADVISORY BOARDS
- C. AMENDMENTS TO THE AGENDA
- D. CALL TO ORDER

2. APPROVAL OF MINUTES FROM PREVIOUS MEETING

- A. JANUARY 18, 2024

3. PUBLIC HEARINGS

- A. APPLICATION NO. 02-TA-23 AN ORDINANCE OF THE CITY OF LAUDERDALE LAKES 2020 UPDATE TO THE FUTURE LAND USE ELEMENT (FLUE) OF THE CITY'S COMPREHENSIVE PLAN TO ADDRESS DEFICIENCIES OUTLINED BY THE BROWARD COUNTY PLANNING COUNCIL.

4. COMMITTEE REPORTS

5. OLD BUSINESS

6. NEW BUSINESS

- A. ADVISORY BOARD REPORTS

7. COMMUNICATIONS

- A. FUTURE MEETING DATES: TBD

8. ADJOURNMENT

If a person decides to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (FS 286.0105)

Any person requiring auxiliary aids and services at this meeting may contact the City Clerk's Office at (954) 535-

2705 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.

City of Lauderdale Lakes

4300 N.W. 36th Street, Lauderdale Lakes, FL 33319



Planning & Zoning Board

Nicole Hall (Board Chair)

Lauria Richardson

(Vice-Chair)

Samantha Vacciana

(Secretary)

Anika Omphroy

Ingrid Roberts

City Manager

Treasa Brown-Stubbs

City Clerk

Venice Howard

City Attorney

Jodi-Ann Tillman

SPECIAL PLANNING AND ZONING ADVISORY BOARD MEETING MINUTES

January 18, 2024 - 6:00 P.M.

I. ASSEMBLY & ORGANIZATION:

a) Call to Order

The meeting was called to order at approximately 06:02 P.M. by Board Chair, Nicole Hall.

b) Roll Call of Board Members

The roll was called, and the clerk declared that a quorum had been met. The following members were present:

PRESENT

Nicole Hall (Board Chair)

Lauria Richardson (Vice-Chair)

Samantha Vacciana (Secretary)

Anika Omphroy

ABSENT

Ingrid Roberts

Staff was represented by:

NAME

Tanya Davis-Hernandez

Tekisha Jordan

Stephen Smith

Julie Dominique

TITLE

Development Services Director

Assistant Development Services Director

Planner II

P&Z Clerk

c) Administering the Oath

Board Chair, Nicole Hall inquired as to whether there were any Board members who had not taken the Oath. City Attorney, Jodi-Ann Tillman advised that at the previous meeting it was confirmed that everyone had taken the Oath. As such, Ms. Hall proceeded to the next item.

II. APPROVAL OF MINUTES:

June 29, 2023

Board Chair, Nicole Hall inquired whether to approve the minutes of the June 29th 2023 meeting.

Board Secretary, Samantha Vacciana made a motion to approve the minutes as written. The motion was seconded by Vice-Chair, Lauria Richardson. The motion to accept the minutes as written was approved unanimously (3-0).

October 26, 2023

Board Chair, Nicole Hall inquired whether to approve the minutes of the October 26th 2023 meeting.

Vice-Chair, Lauria Richardson made a motion to approve the minutes as written. The motion was seconded by Board Chair, Samantha Vacciana. The motion to accept the minutes as written was approved unanimously (3-0).

III. PUBLIC HEARINGS:

A. APPLICATION NO. 03-VA-23 SUBMITTED BY LIMOUSINES OF SOUTH FLORIDA INC, REQUESTING LANDSCAPE VARIANCES FROM CHAPTER 10 SUBSECTION 1001.11 PARKING INTERIORS – TO ALLOW FOR THE REDUCTION OF THE MINIMUM LANDSCAPE REQUIREMENTS IN THE VEHICULAR USE AREA.

Board Chair, Nicole Hall introduced the item 03-VA-23 and invited Staff to report their findings. Staff, represented by Planner II, Stephen Smith presented for the item.

Staff Presentation:

Mr. Smith began Staff's presentation by providing a historical account of the Development approvals by the City Commission for the property dating

back from 2011 to the most recent approval for the above ground storage tank application (01-CU-21) (Resolution 2023-099) in the fourth quarter of 2023.

Mr. Smith also detailed that the request was different from the original variance application (01-VA-23), which was originally approved with conditions by the Planning and Zoning Board (Board), but denied by the City Commission, stating that the Applicant was now being fully compliant with the perimeter landscape requirements.

Mr. Smith continued by itemizing the standards of review (letters A-E) for granting variances and noted that Staff can only recommend approval or denial of the application based on the aforementioned standards set forth under Chapter 5 section 506 of the Land Development Regulations (LDRs).

Mr. Smith completed the presentation by declaring that Staff was recommending denial of the application based on the Applicant not adhering to all of the standards of review for granting a variance.

Thereafter, Mr. Smith concluded the presentation and opened the floor for questions from the Board.

Prior to beginning the Board's discussion, Ms. Hall made note that Board Member, Anika Omphroy did arrive to the meeting and should be marked present.

Vice-Chair, Lauria Richardson began the board's discussion by questioning Staff if the Applicant had resolved all the comments that were brought up from the previous application (01-VA-23).

Mr. Smith responded advising that the Applicant had provided screening from the eastern property boundary as requested previously. However, that he could not definitively conclude that all items were resolved.

Ms. Richardson followed-up by asking if the standards that Staff was basing their recommendation for denial were new conditions brought on to the Applicant or were they the previous conditions.

Mr. Smith advised that all variance applications are subject to be reviewed against the standards set forth under Chapter 5 of the LDRs and that any additional conditions of approval would be addressed in the Applicant's presentation.

Ms. Hall proceeded by providing a recap of her experience for the property, which she deemed poor and also conversations with residents from the Town and County Condo Community, who were still opposed to the project overall.

Development Services Director, Ms. Tanya Davis-Hernandez, addressed the Board and advised that the original variance application 01-VA-23 was denied by the City Commission. Therefore, the previous conditions of approval should be disregarded as the application is new and should be based on the merits of the current application.

Addressing Ms. Richardson's question, Ms. Hernandez did clarify that the payments for the Owner's local Business Tax Receipt and remaining a good corporate partner were conditions of approval which the Applicant had resolved the former stipulation.

Ms. Hall then invited the Applicant, represented by Attorney Dwayne Dickerson, Esq., to provide a presentation for the application.

Applicant Presentation:

Mr. Dickerson began by providing an overview of the property's zoning and land use designation. He also provided more context pertaining to the Applicant's last P&Z Board Meeting, which was for the recently approved Conditional Use (01-CU-21) of the above ground storage tanks and the denial for the Variance application (01-VA-23) for landscape waivers.

Mr. Dickerson resumed by agreeing with Staff that the property had received a number of Development approvals. Nonetheless, signifying that the Current Owner has been working since 2019 to increase the legalities on the property and reduce its nonconformities.

Mr. Dickerson also made mention of the 01-CU-21 conditional use approval, which was an amendment to the approved interior landscaping present in "Lot 2" on the 2019 approval (02-CU-19). Citing that the location of the tanks deemed it necessary to reduce the interior landscaping in "Lot 2" on the approved plans due to operational impediments.

Mr. Dickerson proceeded by providing a summation of the conditions of approval that was originally added on the previous variance application transmitted by the P&Z Board. Surmising that the Board was accepting of having no interior landscaping, as long as, the perimeter landscaping was provided.

Mr. Dickerson then addressed Ms. Hall's previous concern that, "... presently people can still see into the property," by advising that the proposed perimeter landscaping exceeded the code requirements, however the improvements as depicted on the plans have not been realized as of yet, as they are still awaiting approval from the P&Z Board and ultimately the City Commission.

He then reassured the Board that the perimeter buffer has been approved by the professionals from the City (DRC) and that the Applicant would also be providing a 6' h concrete masonry wall along the northern approach and the western property boundary of Town and Country in response to the adjacent community's impact concerns.

Board Member, Ms. Anika Omphroy, interjected and queried if there would be landscaping to soften the appearance of the wall. Mr. Dickerson retorted that landscaping would be installed on the interior of the wall, which was approved by the Town and Country HOA.

Ms. Hall continued and asked what date were the pictures of the existing landscape buffer taken. To which, Mr. Dickerson advised informed the Board that the pictures were taken in June of 2023 prior to the P&Z Board meeting for the preceding application.

Ms. Hall also inquired if the Applicant would be planting Jamaican dogwood for the trees and clusia bushes for the hedging.

Mr. Dickerson countered that he is not familiar with the particular species of plants that will be planted. However, that the Planning and Zoning division, as well as, the City's Landscape Architect (via consultant) approved the plans and the Applicant will install any/all plants based on the approval.

On behalf of Staff, Ms. Davis-Hernandez, further explained that the plant species will be installed per the approved plans and would only be replaced with a similar native species if the approved species is unavailable at the nursery.

Ms. Hall readdressed the Applicant by asking about the height of the masonry wall and if the wall would be soundproof. Mr. Dickerson answered that the wall being concrete does have innate soundproofing qualities and also confirmed the height of the wall being 6' tall.

Ms. Hall further inquired if the storage tanks would still be visible over the 6' h wall.

In response, Mr. Dickerson advised that in conjunction with the proposed landscaping (once fully mature), the site would be able to mitigate not only sound but also visual impacts as much as possible.

Mr. Dickerson continued his presentation by providing a background of the Transportation of America/Limousines of South Florida Company (Owner), who operates and provides the community bus service for the City, medical transportation, as well as, the TOPS program.

In closing, Mr. Dickerson spoke on the community outreach that the Applicant has conducted by working closely with Town and Country and the City Commission via site visits to show exactly how the property is currently operated and how it will be better once the prospective applications are approved with perimeter buffering and the above ground storage tanks.

Thereafter, Mr. Dickerson concluded his presentation and opened the floor for any questions from the Board.

Board discussion:

Ms. Hall began the Board's discourse by stating that the interior landscaping was something that she recalls the Board wanting to see realized, as a means to cover the tanks.

Mr. Dickerson corrected Ms. Hall by stating that per the approved June 29, meeting minutes, the Board was amenable to having the landscaping for the parking interiors be waived. Provided that, the perimeter landscaping was installed per the minimum landscape requirements.

Ms. Hall continued by stating that residents in the community did approach her and voiced to her that the property is still not buffering the interior enough even after the installation of the perimeter landscaping.

She also inquired that the Board already provided a variance approval to the Applicant for interior landscaping and questioned as to why the Applicant was back requesting the same thing. Also restating that her understanding was that the Board wanted a tree canopy to shield the tanks from view.

Board Secretary, Ms. Vacciana advised the Chair and the other members of the Board that she was absent from the last meeting. However, she did voice her disapproval at the City Commission meeting when the preceding item was heard originally.

Ms. Vacciana also added that due to the public's disapproving stance for the project, the Applicant should provide all the landscaping that was originally requested from the Board.

Mr. Dickerson disputed by repeating that based on the meeting minutes, the Applicant has done everything that the Board was requesting for them to provide. Mr. Dickerson also added that there were never any plans for interior landscaping around the tanks as that could pose a fire/life safety issue on the property.

Ms. Vacciana clarified that she was in fact referring to the perimeter landscaping and not the interior landscaping. And sought clarification as to whether she or a child who is walking by the property would be enticed to venture in the property based on seeing the above ground tanks.

Mr. Dickerson responded that due to the tanks being over 100 feet in the site and with the proposed buffering, it would be difficult for one to see the tanks that far into the property.

Ms. Omphroy questioned Ms. Hall if she spoke to anyone from the affected community and if so, which month.

Ms. Hall answered stating that she talked to residents of Town and Country in June, October and December of 2023.

Ms. Richardson addressed the Applicant and inquired if the perimeter landscaping and buffer wall were to be accepted in lieu of the landscaping for the interior parking area.

Mr. Dickerson first advised that the area in question is a back of house area and that customers are not allowed in "Lot 2" or "Lot 3". He then instructed that the required parking islands would be a hindrance to the business's ability to provide an essential service, as it would limit the amount of surplus vehicles required to meet the contractual requirements stipulated by Broward County.

Ms. Richardson addressed Staff and inquired as to why the application is being brought back to the P&Z board.

On behalf of Staff, Mr. Smith advised that the application is different in that the Applicant is only requesting variances for the interior landscaping and not the perimeter.

Ms. Omphroy followed Ms. Richardson by asking the height of the vehicles and the height of the tanks.

The Applicant, Bob Beers, Transportation of America addressed the Board and advised that the tanks are approximately 7' in diameter or 7' from grade. He also stated that the height of the vehicles are approximately 8.5'-9'-0" in height.

Addressing the Applicant, Ms. Hall queried that adding the parking islands would help the facility not have as many vehicles and would help create a tree canopy at a cost less than the price of the proposed wall which would address community concerns.

Mr. Beers advised that the associated cost for providing interior landscaping is insignificant compared to maximizing the facility to the greatest extent possible. As such, the business is willing to pay for more improvements to provide the community a better screening option with the masonry wall.

Addressing Staff, Ms. Omphroy inquired if whether the rezoning of Lot 3 had already been applied for by the Applicant. On behalf of Staff, Mr. Smith advised that the application is forthcoming.

Ms. Omphroy continued by asking Staff if the height of the fence could be taller than 6' due to the tanks being 7' in height and the transportation vehicles being 9' h. Mr. Smith responded stating that the Applicant is providing the maximum height allowed by code at 6'.

Ms. Hall settled her position by stating that the Board should seek to be sure that the Applicant provide landscaping at a certain distance from one another to provide the density necessary to offset the visual impacts of the tanks.

Ms. Davis-Hernandez affirmed that the landscape provisions outlined in the City's LDRs are very stringent and that Staff has found the projects proposal to be meeting the standards set forth therein.

Mr. Dickerson added that the Applicant has done a significant amount of improvements on the property and is hoping that the Board can take that into consideration when making their final determination for the application.

Ms. Tekisha Jordan, Assistant Director of Development Services, informed the Board that Staff is tasked to assess variances against items A-E under Chapter 5 section 506. If Staff does not agree with one of the Applicant's

responses then the item would be recommended for denial as stipulated in the code.

In reference to the perimeter landscape buffer, Ms. Davis-Hernandez, advised that as a condition of approval, the Board can recommend for the installation of “prickly” plant species that would aid in deterring children and onlookers from jumping over the fence and into the property.

Mr. Dickerson concurred with Staff’s recommendation and advised that the Applicant would work closely with the City’s Landscape Architect to provide more deterring landscape options.

Prior to closing public discussion, Ms. Hall asked if there were any comments from the Public on the item. Hearing none, she proceeded.

Addressing Staff, Ms. Omphroy asked whether there were any outstanding code violations on the property.

Mr. Smith advised that he could not confirm or deny the existence of any code violations.

Mr. Dickerson added that there is a current violation for the encroachment into Lot 3. However, that the Applicant was actively working to resolve that issue.

Mr. Smith did readdress Ms. Omphroy and advised that there is a second violation pertaining to the installation of concrete bollards around the above ground tank area, after conferring with Ms. Davis-Hernandez.

Mr. Beers advised that permit applications have been in the City and are awaiting review and approval from Staff.

Addressing Staff, Ms. Omphroy inquired if we could table the item based on the current code violations and the Applicant seemingly continuously doing work without receiving approval first.

Motion:

Ms. Richardson made a motion to deny the application as written. Ms. Omphroy made a counter motion to table the item.

Ms. Vacciana inquired as to what assurances the Board would have that the Applicant would comply with all the proposals.

City Attorney, Jodi-Ann Tillman advised that public discussion had closed and that there are motions on the floor for voting.

Ms. Richardson reiterated the motion to deny the application as recommended by Staff. The motion was seconded by Board Member Anika Omphroy and was approved (3-0).

IV. COMMITTEE REPORTS:

Board Chair, Nicole Hall inquired as to whether there was any Committee Reports to come before the Board. Hearing none, she proceeded to the next item.

V. OLD BUSINESS:

Board Chair, Nicole Hall inquired as to whether there was any Old Business to come before the Board. Hearing none, she proceeded to the next item.

VI. NEW BUSINESS:

Board Chair, Nicole Hall inquired as to whether there was any New Business to come before the Board. Hearing none, she proceeded to the next item.

VII. COMMUNICATIONS:

Board Chair, Nicole Hall inquired as to whether there was any Communications to come before the Board. Mr. Stephen Smith, Planner II, on behalf of Staff did advise that the next meeting will be held in February at the regular scheduled meeting time.

VIII. ADJOURNMENT

There being no further business, a motion to adjourn closed the meeting at 8:07 p.m.

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title

APPLICATION NO. 02-TA-23 AN ORDINANCE OF THE CITY OF LAUDERDALE LAKES 2020 UPDATE TO THE FUTURE LAND USE ELEMENT (FLUE) OF THE CITY'S COMPREHENSIVE PLAN TO ADDRESS DEFICIENCIES OUTLINED BY THE BROWARD COUNTY PLANNING COUNCIL.

Summary
Staff Recommendation

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department: Tanya Davis-Hernandez, AICP/Development Services Director

Meeting Date: 2/22/2024

ATTACHMENTS:

Description	Type
 02-TA-23 Staff Report	Backup Material



Staff Report to the Planning and Zoning Board

App No.
02-TA-23

February 22, 2024

Recertification: 2023 FLUE Updates

I. PROJECT DESCRIPTION

Project Name		
Updates to the Future Land Use Element of the Comprehensive Plan		
Project Request		
This is a City initiated request to address the corrections outlined by Broward County to 2020 updates of the Future Land Use Element, (FLUE) of the City's Comprehensive Plan, Ordinance No. 2020-007.		
Staff Recommendation		
Staff finds the proposed amendments consistent with the City's Comprehensive Plan and recommends that the Planning and Zoning Board:		
<ol style="list-style-type: none"> 1) Recommend approval of application 02-TA-23, amending certain the Future Land Use Element of the City's Comprehensive Plan, and 2) Recommend the City Commission to approve the transmittal of a copy of the amendments to the: <ul style="list-style-type: none"> • Florida Department of Economic Opportunity, • Broward County Planning Council, and • Other state agencies pursuant to Chapter 163, Florida Statutes. 		
Dates		Related Applications
October 13, 2020 – City Commission Regular Agenda (Transmittal Hearing) November 23, 2021 – City Commission Regular Agenda (Adoption Hearing) November 24, 2021 – October 25, 2023 – Agency Review, Comments and Updates October 26, 2023 – Planning and Zoning Board Agenda (Tabled) November 30, 2023 – Planning and Zoning Board Agenda (Cancelled) February 22, 2024 – Planning and Zoning Board Agenda TBD, 2024 – City Commission Workshop		Application 01-TA-20 (Ordinance 2020-007)
Project Planner	Project Address	Owner
Tekisha Jordan, Assistant Director of Development Services	Citywide	City of Lauderdale Lakes 4300 NW 36th Street Lauderdale Lakes, FL 33319

II. PROJECT OVERVIEW

REQUEST:

This is a City initiated request to address 2020 corrections outlined to the Future Land Use Element, (FLUE) of the City's Comprehensive Plan, Ordinance No. 2020-007.

III. BACKGROUND

The 2023 update to the Future Land Use Element (FLUE) of the City's Comprehensive Plan was prepared to specifically address amendments within the City of Lauderdale Lakes Future Land Use Element (FLUE) outlined in the Broward County Planning Council Staff Provisional Recertification Report included in Exhibit B.

The deficiencies were addressed in order to bring the City's Plan into substantial conformity with **Broward Next, the Broward County Land Use Plan (BCLUP)**, including completing the State of Florida Chapter 163 process for adoption of comprehensive plan or plan amendment. These proposed amendments were reviewed and approved by the Broward County Planning Council staff during a courtesy review in August 2023.

The updates include:

- Updating the FLUE Map to reflect the latest rezoning (i.e. Cassia Commons)
- Ensuring that the FLUE Map and Text categories are consistent
- Amending the City's commercial permitted uses to align with BCLUP
- Amending the City's FLUE to include Development Review Requirements consistent with BCLUP
- Amending the City's FLUE to include policies consistent with BCLUP for:
 - Policy 2.5.1 (Parks/Conservation)
 - Policy 2.9.2 (Mining)
 - Policy 2.10.1 (Compatibility)
 - Policy 2.11.8 (Public Facilities and Services)
 - Policy 2.15.4 (Public School Concurrency)
 - Policy 2.16.1 (Affordable Housing)
 - Policy 2.17.6 (Transportation Rights-of-Way/ Trafficways Plan)
 - Policy 2.24.2 (Water Resources Management)
 - Policy 2.30.2 (Historic and Archaeological Resources)

If approved, by the Planning and Zoning Board, the item will be moved forward to the City Commission for review and approval.

If approved, by the City Commission, the proposed amendment will be transmitted for review and comment to the required reviewing agencies, Florida Department of Economic Opportunity, and the Broward Planning Council. Once the City receives and addresses any agency comments, this item will return for a second and final public hearing before the City Commission for adoption, date to be determined.

IV. ANALYSIS

PURPOSE:

Pursuant to Section 403 of the City's Land Development Regulations, consistent with the goals, objectives and policies of the Comprehensive Plan, the Comprehensive Plan may be amended.

The Future Land Use Element of the City's comprehensive plan is the effective land use for the City of Lauderdale Lakes.

Updating the Future Land Use Element to specifically address deficiencies outlined in the Broward County Planning Council Staff Provisional Recertification Report, brings the City's Plan into substantial conformity with the **Broward Next - Broward County Land Use Plan (BCLUP)**, and the State of Florida process for adoption of comprehensive plan amendment.

PROPOSED AMENDMENTS:

The City's Comprehensive Plan, last adopted pursuant to Ordinance No. 2020-007., is hereby amended as follows:

Future Land Use Element - The Strikethrough version is included in Exhibit C and the Formatted Final version is included as Exhibit D.

V. STAFF RECOMMENDATION

Based upon the assessment and findings contained within this report, the subject matter is now being transmitted to the Planning and Zoning Board **with a recommendation of Approval.**

Staff finds the proposed amendments consistent with the City's Comprehensive Plan and recommends that the Planning and Zoning Board:

- 1) Recommend approval of application 02-TA-23, amending certain the **Future Land Use Element** of the City's Comprehensive Plan, and
- 2) Recommend the City Commission to approve the transmittal of a copy of the amendments to the:
 - Florida Department of Economic Opportunity,
 - Broward County Planning Council, and
 - Other state agencies pursuant to Chapter 163, Florida Statutes.

VI. EXHIBITS

- A. Location Map
- B. Broward County Planning Council Staff Provisional Recertification Report
- C. Future Land Use Element Strikethrough
- D. Future Land Use Element Final

EXHIBIT A

LOCATION MAP

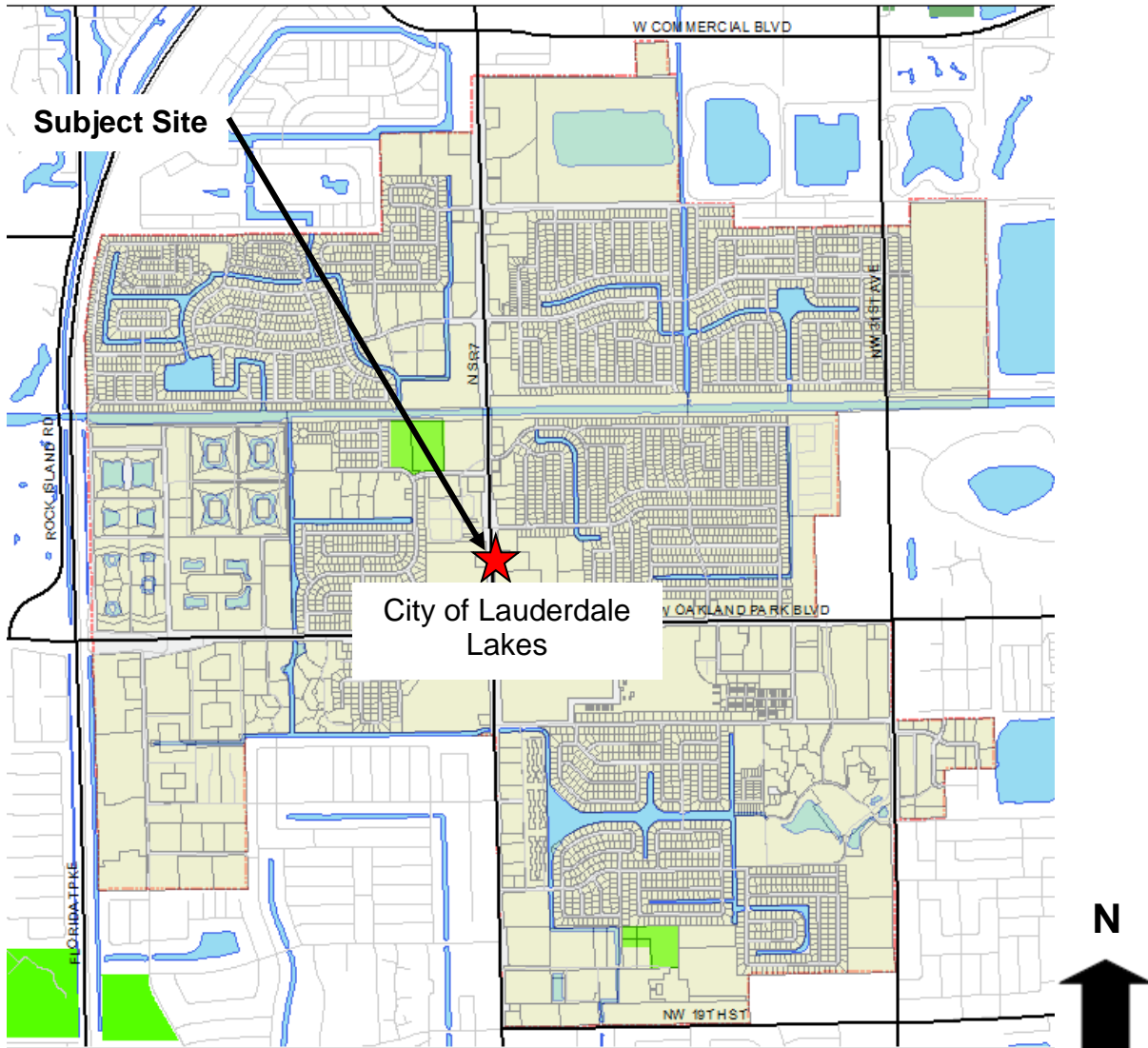


EXHIBIT B

**BROWARD COUNTY PLANNING COUNCIL STAFF
PROVISIONAL RECERTIFICATION REPORT**

**CITY OF LAUDERDALE LAKES
June 2022**

The following report identifies the deficiencies within the City of Lauderdale Lakes Future Land Use Element (FLUE) that will require remediation in order to bring the City's Plan into substantial conformity with the Broward Next- Broward County Land Use Plan (BCLUP), including completing the State of Florida Chapter 163 process.

FUTURE LAND USE MAP AND PERMITTED LAND USES AND DENSITIES

The City's Future Land Use Map (FLUM) dated January 28, 2022, has not been certified by Planning Council staff as it is inconsistent with the City's FLUE text. Further, based on historical certified maps, the FLUM reflects inaccurate land use designations on several parcels. It is noted that the City's FLUM dated June 2018 is the official certified map, including the Cassia Commons site recertified on February 24, 2022 (PCR 22-1).

Required Action Options:

- Process land use plan amendments to both the City of Lauderdale Lakes FLUM and the BCLUP for the Hawaiian Gardens site and the Florida Medical Center site or reflect accurate land use designations on each site based on historical certified maps.
- Amend the City's permitted land use categories to align with the City's FLUM (i.e. Commerce, Community, Commercial Recreation, Recreation and Open Space and Conservation designations are on the FLUM, but not in the FLUE text} or reflect accurate land use categories on the map based on the FLUE text.

Required Action: Amend the City's Commercial permitted uses (i.e. Policy 1.1.2} to align with the BCLUP for permitted residential uses via allocations of flexibility units and/or redevelopment units.

IMPLEMENTATION REGULATIONS AND PROCEDURES

Required Action: Amend the City's FLUE to include Development Review Requirements consistent with the BCLUP.

POLICIES

Required Action: Amend the City's FLUE to address the following Policies of the BCLUP:

- **Policy 2.5.1** (Parks/Conservation}
- **Policy 2.9.2** (Mining}
- **Policy 2.10.1** (Compatibility}
- **Policy 2.11.8** (Public Facilities and Services}
- **Policy 2.15.4** (Public School Concurrency}
- **Policy 2.16.1** (Affordable Housing}
- **Policy 2.17.6** (Transportation Rights-of-Way/ Trafficways Plan}
- **Policy 2.24.2** (Water Resources Management}
- **Policy 2.30.2** (Historic and Archaeological Resources)

EXHIBIT C

CORE PRINCIPLES



VIBRANT

Create attractive, compact development along major corridors and in Priority Redevelopment Areas to maximize land use efficiency and public investment in infrastructure and services.

CONNECTED

Prioritize strategic partnerships in working to achieve the goals, objectives, and policies of the plan in support of economic development.

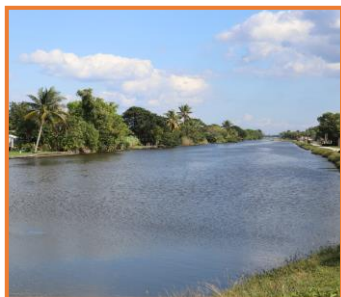


DIVERSE

Meet the demands of growth and equitable development by ensuring a diversity of housing types and recreational opportunities while protecting the core single-family neighborhoods.

SAFE

Prioritize urban design that strengthens the safety of the Lauderdale Lakes community through the appropriate application of architectural and site design practices that enhance resident safety.



RESILIENT

Create a resilient City that supports business vitality, addresses hazard mitigation, and promotes a healthy community.

GOAL 1: LAND USE REGULATION DESIGNATION

Establish and maintain a compatible and sustainable distribution of land use categories, densities, and intensities that are appropriate for the neighborhoods, districts, and corridors throughout Lauderdale Lakes.



OBJECTIVE 1.1: FUTURE LAND USE DESIGNATIONS

Establish Future Land Use designations and adopt a Future Land Use Map to ensure that development and redevelopment is coordinated with the appropriate topography and soil conditions, the availability of facilities and services, and can accommodate projected population growth through the 2040 planning period.

Monitoring and Evaluation:

- > Maintenance of an accurate and up-to-date Future Land Use Map that allows for a full range of land uses.
- > Update the Land Development Regulations (LDRs) for consistency with the following Future Land Use Designations.

POLICY 1.1.1 RESIDENTIAL

Purpose: To improve the livability and desirability of the City through the encouragement of compatible uses in the areas designated residential, while enhancing the existing residential development.

Uses: Each parcel of land within an area which is designated “Residential” by the Lauderdale Lakes Land Use Plan must be included in a zoning district that permits one or more of the following uses:

Dwelling units and accessory structures subject to the limitations upon density as expressed on the Lauderdale Lakes Future Land Use Map and the Land Development Regulations, and the following customary uses as expressly permitted below:

1. Parks, golf courses and other recreational facilities, and recreational, civic, or cultural buildings ancillary to the primary outdoor recreational use of the site.
2. Community facilities designed to serve the residential area as permitted in the Land Development Regulations such as schools and houses of worship.
3. Communication Facilities.
4. Offices and/or Neighborhood retail sales of merchandise or service, subject to the following limitations and provisions:
 - a. No more than a total of five percent of the area designated for residential use on the Broward County Future Land Use Map (Series) within a flexibility zone may be used for offices and/or retail sales of merchandise or services.
 - b. No added contiguous area used for offices and/or retail sales of merchandise or services may exceed ten acres. For the purpose of this provision, contiguous is defined as: attached; located within 500 feet; or separated only by streets and highways, canals and rivers, or easements.
 - c. Regardless of the constraints of (a) and (b) above, space within residential buildings in areas designated for Medium-High (25) Residential or High (50) Residential density may be used for offices and/or retail sales of merchandise or services, as long as no more than 50 percent of the floor area is used for said purposes.

- d. Regardless of the constraints of (a) and (b) above, space within residential buildings in areas designated for Medium (16) Residential density may be used for offices, as long as no more than 50 percent of the floor area is used for offices.
5. Home occupations and other activities accessory to a dwelling unit.
6. Special Residential Facilities subject to: meeting one of the Category definitions as contained in the Plan Implementation Requirements section of the 2017 Broward County Land Use Plan; meeting the density provisions by Category type stated below; and the limitations as expressed by the City of Lauderdale Lakes regarding the use and allocation of Redevelopment Units, Flexibility Units or bonus sleeping rooms as contained in the Administrative Rules Document: Broward County Land Use Plan.
 - a. Special Residential Facility Category (1) development shall count as one dwelling unit each.
 - b. Special Residential Facility Category (2) development shall count as two dwelling units each.
 - c. Special Residential Facility Category (3) development shall count as one dwelling unit per every two sleeping rooms regardless of the number of kitchens or baths.

Residential Density Standards: Residential areas are shown on the Lauderdale Lakes Future Land Use Map according to five ranges of density:

1. The Low (5) Residential category permits up to five dwelling units per gross acre.
2. The Low-Medium (10) Residential category permits up to ten dwelling units per gross acre.
3. The Medium (16) Residential category permits up to 16 dwelling units per gross acre.
4. The Medium-High (25) Residential category permits up to 25 dwelling units per gross acre.
5. The High (50) Residential category permits up to 50 dwelling units per gross acre.

POLICY 1.1.2 COMMERCIAL

Purpose: To provide land for business, office, retail, personal services, and other commercial enterprises that are intended to serve and provide for the current and future residents of the City.

Uses: Each parcel of land within an area which is designated “Commercial” by the Lauderdale Lakes Land Use Plan must be included in a zoning district that permits one or more of the following uses:

1. Neighborhood, community, regional and highway retail and wholesale uses.
2. Office and business uses.
3. Hotels and motels.
4. Parks and recreation.
5. Community facilities, consistent with 1.1.4.
6. Utilities, transportation and communication facilities (excluding landfills and power plants).
7. Residential Uses
 - a. Residential uses, up to 10 acres, are permitted via City allocation of “flexibility units” and/or “redevelopment units,” provided that total residential uses do not exceed 20% of the land area designated “Commercial” on the future land use map.
 - b. Residential units within the same structure as Commercial uses for the owner, manager or caretaker of the Commercial uses are permitted.
8. Retail uses, restaurants, financial institutions, and personal services.
9. Employment uses, such as offices for administrative, professional, research, and business purposes.
10. Entertainment centers.
11. Commercial recreation uses, such as outdoor and indoor recreation facilities, active recreation complexes, and stadiums.

Intensity: The maximum nonresidential intensity in the Commercial designation shall be a FAR of 3.0

POLICY 1.1.3 INDUSTRIAL

Purpose: To manage the growth and retention of light industrial land uses such as manufacturing, warehouse distribution, research and development, and other heavy commercial or industrial related uses.

Uses: Each parcel of land within an area which is designated “Industrial” by the Lauderdale Lakes Land Use Plan must be included in a zoning district that permits one or more of the following uses:

1. Industrial uses.
2. “Heavy Commercial” uses such as warehouses, wholesale distributors, etc.
3. Office uses.
4. Utilities, transportation, and communication facilities and easements.
5. Parks and recreation uses as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
6. Community facilities as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
7. The following uses are permitted in industrial areas provided the total area of these uses does not exceed 20 percent of the area designated for industrial use in the City of Lauderdale Lakes on the Broward County Land Use Plan and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry and is certified by the Broward County Planning Council subject to the review and approval requirements of the Administrative Rules Document: Broward County Land Use Plan.
 - a. Commercial and retail business uses.
 - b. Hotels and motels.

Intensity: The maximum nonresidential intensity in the Industrial designation shall be a FAR of 2.0.

POLICY 1.1.4 COMMUNITY FACILITIES

Purpose: To provide land for the engagement and interaction of members of the community, to enhance the overall health and wellbeing of the City. These include uses such as educational, medical, governmental, religious, civic, cultural, judicial, and correctional facilities.

Uses: Each parcel of land within an area which is designated “Community Facility” by the Lauderdale Lakes Land Use Plan must be included in a zoning district that permits one or more of the following uses:

1. Schools, houses of worship, hospitals, governmental administration, police, and fire stations, libraries, civic centers, courts, nursing homes, and governmentally sponsored residential-care facilities for the elderly and/or persons with disabilities. Also permitted in areas designated for community facilities are parks and recreation facilities.
 - a. Special Residential Facility Category (2) development as defined by the Broward County Land Use Plan subject to the allocation of redevelopment or flexibility units in accordance with the Special Residential Facilities provisions and policies for application of these units as contained in the “Administrative Rules Document” of the Broward County Planning Council.
 - b. Special Residential Facility Category (3) development as defined by the Broward County Land Use Plan; subject to the allocation of redevelopment units or flexibility units in accordance with the Special Residential Facilities provisions and policies for application of these units as explained in the “Administrative Rules Document” of the Broward County Planning Council; each flexibility or redevelopment unit shall permit two sleeping rooms regardless of the number of kitchens or baths.

Intensity: The maximum allowable intensity within the Community Facilities designation shall be an FAR of 0.75.

POLICY 1.1.5 RECREATION

Purpose: To provide areas that are generally free from development. This land use designation shall provide opportunities for new and existing recreational facilities in the City and support physical and mental well-being for residents of all ages.

Uses: Each parcel of land within an area which is designated “Private Recreation” or “Public Recreation” by the Lauderdale Lakes Land Use Plan must be included in a zoning district that permits one or more of the following uses:

1. Passive recreational uses, including, but not limited to: nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
2. Golf courses which are intended to remain as permanent open space.
3. Camping grounds and related facilities.
4. Cemeteries.
5. Active recreational uses, including, but not limited to: tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches, and bikeways.
6. Boat ramps and docks.
7. Outdoor cultural, educational and civic facilities, including but not limited to: animal exhibits, habitats, band shells, and outdoor classrooms.

Intensity: The maximum allowable intensity within the Private Recreation and Public Recreation designations shall be an FAR of 0.10 for accessory structures and 3.0 for principal recreation structures.

Level of Service: The City shall provide for a minimum of three (3) acres of Community level parks for every 1,000 existing and projected permanent residents.

POLICY 1.1.6 UTILITIES

Purpose: To ensure that land is available to produce utilities and guarantee that an adequate level of utility service is provided for the current and future residents of the City.

Uses: Each parcel of land within an area which is designated “Utilities” by the Lauderdale Lakes Land Use Plan must be included in a zoning district which permits one or more of the following uses:

1. Utilities such as water and wastewater treatment plants, pumping stations, electrical power plants and substations, solid waste disposal and transfer stations; excluding Landfills.
2. Other uses determined to be ancillary to the primary uses described in (1).
3. The following uses may also be permitted in the areas designated utilities as long as the location of these uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities.
 - a. Recreation and open space uses.
 - b. Non-residential agricultural uses.
 - c. Communication facilities.

POLICY 1.1.7 LOCAL ACTIVITY CENTER

Purpose: To promote mixed land uses in a single area, to discourage the use of the automobile, and promote multi-modal transportation. Land with this designation shall balance land uses with multi-modal transportation and innovative design principles to create spaces that are more desirable for current and future residents of the City.

Uses: Each parcel of land within an area which is designated “Local Activity Center” (LAC) by the Lauderdale Lakes Land Use Plan shall be in conformance with the following criteria:

1. Shall support a balanced mix of land use characterized by compactness, pedestrian friendly design, neighborhood-scale, and framed by architecture and landscape design appropriate to local history and ecology.

2. Shall have a development pattern that generally reflects planning and design principles such as walkable neighborhoods oriented around the “five-minute walk”, primary orientation toward public transit systems, a centrally located community serving land use or land uses, and greater integration of housing, employment, shopping and recreation at the neighborhood level.
3. Shall encourage rehabilitation or reuse of historic buildings on site, whenever feasible.
4. Shall promote an urban form with well-integrated land use combinations, balanced intensities and densities or uses compatible with surrounding uses, and promote mobility through safe and convenient interconnectivity of vehicular (including transit access), pedestrian and other non-motorized modes of travel. The design guidelines shall integrate public areas through open space, urban public plazas, and/or recreational or community facility areas. These guidelines may include:
 - a. Buildings should front the street (zero or minimum setbacks are preferable).
 - b. Vehicle parking strategies which lessen conflicts with bicycles and pedestrians and promote transit usage (i.e. parking structures, off-site parking, reduced parking ratios, shared parking facilities, and parking which does not front the street).
 - c. Transit/bus stop.
 - d. A circulation system designed to strengthen bicycle and pedestrian connectivity to all areas of the site/area, including recreation areas, parks, adjacent uses, transit/bus stop and activity nodes.
 - e. The physical separation, such as walling off neighborhoods from adjacent development or roadways, is discouraged where it disrupts the connectivity of compatible uses, pedestrian and/or bicycle access. If a buffer is necessary, adequate landscaping could be used in place of a continuous wall.
 - f. Complement and support adjacent existing land uses and/or adopted future land use designations through the effective use of density, massing, and other design elements.

Lauderdale Lakes Downtown Activity Center Maximums

Acreage: Approximately 140 acres

General Location: East of Northwest 43rd Avenue, south of Northwest 36th Street, west of Northwest 35th Avenue and north of Northwest 29th Street.

Density and Intensity of Land Uses:

- > Residential Land Uses 3,000 dwelling units*
- > Commercial Land Uses 600,000 square feet
- > Hotel 300 rooms
- > Community Facilities Land Uses 50,000 square feet
- > Recreation and Open Space 5.0 acres minimum

*Consisting of 1,500 high rise† dwelling units, 500 garden apartments and 1,000 townhouses. The City shall not issue residential building permits until the execution and implementation of a legally enforceable mechanism, such as a tri-party interlocal agreement, regarding a student station fee. Additional high rise units may be substituted for garden and/or townhouse units provided that (i) not more than 3,000 total residential units are developed in the LAC and (ii) any such substitution is approved by the City Commission.

† Note: High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment.

OBJECTIVE 1.2: INTENSITIES AND DENSITIES

The intensities and densities of all land uses shall be interpreted in accordance with the following policies of this objective, and further restricted by enforcing the City of Lauderdale Lakes’ zoning map, the specific requirements of each zoning district, the City’s Code of Ordinances and the City and County platting and subdivision regulations.

Monitoring and Evaluation:

- > Maintain the City's Flexibility and Redevelopment Units inventory and provide an update of the total number of remaining units annually to the public.

POLICY 1.2.1

The intensities of all land uses shall be further restricted by enforcing the Lauderdale Lakes' zoning map and the specific requirements of each zoning district, the City's Code of Ordinances and the City and Broward County platting and subdivision regulations. The vertical mixing of land uses along main thoroughfares shall be encouraged.

POLICY 1.2.2

To allow both the public and private sectors to respond to changing conditions and permit the appropriate location of neighborhood commercial uses within or adjacent to established residential neighborhoods, the Lauderdale Lakes Land Use Plan shall permit up to 5% of the area designated residential within Lauderdale Lakes to be used for neighborhood commercial uses as identified and in accordance with this Plan and the rules established within the "Administrative Rules Document: Broward County Land Use Plan."

POLICY 1.2.3

The City may decrease by 20 percent the lands designated "Commercial" on the Broward County Land Use Map for residential use in accordance with the rules established within the "Administrative Rules Document: Broward County Land Use Plan" and the Chapter 163, Florida Statutes plan adoption and amendment process.

POLICY 1.2.4 DENSITY CALCULATION

All references to density within the Lauderdale Lakes Land Use Plan refer to gross density. Gross density is calculated as the number of dwelling units existing or proposed within an area, divided by the gross acreage of the lot. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas of the Land Use Plan.

Calculations of acreage covered by different land use categories on the Lauderdale Lakes Future Land Use Map will be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow those lines. A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent unsubmerged land.

POLICY 1.2.5 ARRANGEMENT OF DWELLING UNITS

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Lauderdale Lakes Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the Lauderdale Lakes Land Use Plan does not regulate whether a developer uses 100 acres of land designated for Low (5) Residential density to build 500 single family homes or whether the same 100 acres are used to build a 500 unit high-rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by the Lauderdale Lakes Land Development Regulations.

POLICY 1.2.6 DASHED-LINE AREAS

Planned Unit Developments and partially completed large scale development, have been identified on the Lauderdale Lakes Future Land Use Map by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred.

POLICY 1.2.7 FLEXIBILITY UNITS

The City shall continue to implement the Flexibility Unit provisions as provided for in this Element and as consistent with the Broward County Land Use Plan and the Administrative Rules Document: ~~Broward County Land Use Plan, Broward NEXT.~~

- a. Flexibility Units are equal the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within the City of Lauderdale Lakes' Future Land Use Map, plus additional remaining permitted dwelling units, fixed at the adoption date of the 2017 Broward County Land Use Plan and formerly defined as "Reserve Units" which were equal to two percent (2%) of the total number of dwelling units permitted by the City of Lauderdale Lakes' Future Land Use Map. The certified Lauderdale Lakes Future Land Use Map may be more restrictive than the Broward County Land Use Plan Map (Series), therefore, available Flexibility Units may be utilized by the City to rearrange residential densities.
- b. The City of Lauderdale Lakes has been established as a "Unified Flexibility Zone."
- c. ~~The maximum number of dwelling units permitted in a Flexibility Zone by the Lauderdale Lakes Future Land Use Map shall not exceed the number of dwelling units permitted in the Flexibility Zone by Broward County Land Use Plan Map (Series).~~
- d. ~~Allocations of Flexibility Units are subject to the restrictions below:~~
 - ~~Allocations of Flexibility Units for "affordable housing," special residential facilities, and areas designated "Regional Activity Center" as defined within the Broward County Land Use Plan regardless of the provisions referenced in (1) and (2) above, shall be exempt from this provision.~~
 - ~~With the adoption of the 2017 Broward County Land Use Plan, Flexibility Units now include remaining "Reserve Units" which were equal to two percent (2%) of the total number of dwelling units permitted by the Lauderdale Lakes Future Land Use Map.~~

The City's utilization of the Broward County Land Use Plan "Flexibility Rules" shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered, in the following instances:

- a. Allocations to sites which are contiguous to a municipality upon request of the contiguous municipality.
- b. Allocations to sites which are adjacent to an Environmentally Sensitive Land, as defined within the Broward County Comprehensive Plan, or a Broward County or regional park, including sites which are attached, located within 500 feet, or separated only by streets and highways, canals and rivers or easements, upon request of the Broward County Commission.

Additional rules and procedures for the processing of County Commission compatibility reviews shall be included in the Planning Council's administrative rules.

POLICY 1.2.8 REDEVELOPMENT UNITS

Redevelopment Units are defined as additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the 2017 Broward County Land Use Plan. Municipalities that have fewer than 250 combined "flexibility units" or "redevelopment units" may apply to the Broward County Planning Council for the allocation of "redevelopment units" in allocations of 500 dwelling units, or 10% of the number of dwelling units permitted by the certified municipal land use plan, whichever is less, subject to the requirements set forth in Broward County Land Use Plan.

POLICY 1.2.9 AFFORDABLE HOUSING

The City shall establish programs to provide, encourage, or enable, low and moderate income housing to meet the needs of its existing and future residential population and economic activities.

POLICY 1.2.10

The City shall establish programs to provide, encourage, or enable, low and moderate income housing to meet the needs of Broward County's existing and future residential population and economic activities.

POLICY 1.2.11

For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing amendments which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;
- b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;
- c. programs and policies in which the municipality, and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
- d. property tax abatement programs aimed at preserving or creating affordable housing;
- e. streamlined and reduced-cost permitting procedures for affordable housing;
- f. specific minimum set-aside requirements for new affordable housing construction;
- g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;
- i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;
- j. the existing supply of affordable housing.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate. The City shall estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. For the purposes of this Policy, the term "affordable housing" shall include the meaning as defined by the BCLUP. The median annual income estimate should be updated at least yearly.

POLICY 1.2.12 AFFORDABLE HOUSING BONUS DENSITY

1. Bonus Residential Density

Bonus residential density may be allocated to facilitate the development of affordable housing for persons within the following income categories as defined in the Broward County Land Use Plan:

- Moderate-income persons having a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county.*
- Low income persons having a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for households within the county.*
- Very-Low income persons having a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county.*
 - *While occupying a rental unit, annual anticipated gross income may increase to an amount not to exceed 140 percent of the applicable median income adjusted for family size.

2. Bonus Formulas

- Moderate-income: Six (6) bonus units per every one (1) “moderate-income” unit (including areas east of the Intracoastal Waterway).
- Low-income: Nine (9) bonus units per every one (1) “low-income” unit (including areas east of the Intracoastal Waterway).
- Very-Low-income: Nineteen (19) bonus units per every one (1) “very-low-income” unit (including areas east of the Intracoastal Waterway).

3. Affordable housing density bonuses are conditioned on the developer or purchaser providing, in a manner acceptable to the City, guarantees, as a minimum, through the use of restrictive covenants, that the affordability of the bonus units for the affordable income groups described above will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner-occupied housing.

4. The total number of bonus affordable and bonus units may not exceed 50% of the maximum number of dwelling units indicated for the parcel by the City land use plan map. However, for “very-low or low-income” units, the total number of bonus affordable and bonus market rate units may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the City land use plan map. For parcels designated “Commerce” or similar designation on the City land use plan map, these percentages shall not be applicable.

5. At the time of allocation of bonus density, the City must make a finding that adequate public facilities and services are in place, or will be in place with completion of project construction, to accommodate all bonus and affordable units.

6. Allocations of bonus residential density does not require an amendment to the Broward County Land Use Plan or the City land use plan.

7. The City of Lauderdale Lakes may utilize the Bonus Density provisions regardless of whether such provisions are incorporated within the land use elements.

8. By January 31 of each year, a City official shall transmit to the Planning Council an annual report providing tables reflecting bonus density units allocated.

9. Bonus “affordable” unit and bonus unit construction is subject to the following, as enforced by the City of Lauderdale Lakes:

- a. One hundred percent (100%) of bonus “affordable” units must receive certificates of occupancy before the final fifty percent (50%) of bonus units receive their certificate of occupancy; or
- b. The City must require that bonus “affordable” units are available before or concurrently with bonus units.

10. The City may be more restrictive and is not required to adopt, utilize or implement the above referenced bonus formulas.

OBJECTIVE 1.3 LAND USE IMPLEMENTATION

Future growth and development, redevelopment and rehabilitation will be managed through the preparation, adoption, implementation, and enforcement of land development regulations consistent with the Comprehensive Plan, the City adopted level of services in the Capital Improvement Element, and with s.163.3202, F.S.

POLICY 1.3.1

Adopt and maintain land development regulations and zoning districts that are based on the principles, goals, objectives, policies, future land use categories, and maximum densities and intensities established by this plan to enhance the quality of life of Lauderdale Lakes residents.

POLICY 1.3.2

Continue to administer land development regulations consistent with s.163.3202, F.S. that shall also contain specific and detailed provisions required to implement the adopted Comprehensive Plan and which as a minimum:

1. Regulate the subdivision of land;
2. Regulate the use of land and surface water;
3. Ensure the compatibility of adjacent land uses and provide for open space;
4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Regulate signage;
6. Provide that public facilities and services meet or exceed the standards established in the capital improvements element;
7. Ensure safe and convenient traffic flow, adequate rights-of-way, and vehicle parking needs; and
8. Encourages energy efficient and innovative development (planned developments, mixed-use development & Redevelopment Units).

POLICY 1.3.3

The Lauderdale Lakes Land Development Regulations shall continue to provide for the discontinuation of non-conforming land and building uses which are incompatible or inconsistent with the Land Use Plan. Regulations for buffering of incompatible land uses shall continue to be enforced as set forth in the Lauderdale Lakes Land Development Regulations, consistent with s.163.3202, F.S.

POLICY 1.3.4

The Lauderdale Lakes Land Development Regulations shall continue to provide for the protection and creation of surface waters in conformance with State of Florida and South Florida Water Management District policies.

POLICY 1.3.5 WATER RESOURCES MANAGEMENT

New development adjacent to or in the vicinity of surface waters shall be designed so as to minimize the direct discharge of stormwater runoff into such bodies of water.

POLICY 1.3.6 HISTORIC AND ARCHAEOLOGICAL RESOURCES

The City shall consider the impacts of land use plan amendments on historic, archaeological and paleontological resources.

OBJECTIVE 1.4: INTERGOVERNMENTAL COORDINATION

Continue to coordinate with affected and appropriate governments and agencies to maximize their input into the development process and mitigate potential adverse impacts of future development and redevelopment activities.

POLICY 1.4.1 CONCURRENCY

Requests for development orders or permits shall be coordinated with applicable and appropriate City service providers, Broward County, Broward County Public Schools, special districts 4.1.10, the South Florida Regional Planning Council, the South Florida Water Management District and state and federal agencies to ensure consistency with adopted concurrency requirements of Section 163.3180, Florida Statutes and to provide adequate land for public utilities.

POLICY 1.4.2 LEVELS OF SERVICE

Provide that development orders and permits shall not be issued which result in a reduction of the levels of services for the affected public facilities below the adopted level of service standards for all public services, including open space, water, wastewater, transportation, drainage, and schools. The following policies establish level of service requirements and are adopted in the City's Capital Improvement Element and Recreation & Open Space Element.

- > Policy 1.3.4 Solid Waste – Capital Improvements Element
- > Policy 1.3.5 Stormwater Management – Capital Improvements Element
- > Policy 1.3.6 Transportation– Capital Improvements Element
- > Policy 1.3.7 Public Schools – Capital Improvements Element
- > Policy 1.1.1 Recreation – Recreation & Open Space Element

POLICY 1.4.3 PLATTING

The City shall administer platting requirements in conformance with, or more stringent than the Broward County Land Use Plan's platting requirements; and, shall not grant an application for building permit for the principal building on a parcel of land unless a plat has been approved by Broward County on the subject parcel. (Broward County Land Use Plan 2.13.1, 2.13.3, 2.13.4)

POLICY 1.4.4 PLAT RECORDATION

At the time of plat recordation, rights-of-way shall be conveyed to the public by deed or easement sufficient to address the impact of development on transportation needs and to meet the requirements of the Broward County Trafficways Plan.

POLICY 1.4.5 IMPACT FEES

The City shall not accept a building permit application, nor issue a building permit for new development unless the applicant has presented evidence from Broward County that the impact of the proposed development to public facilities (e.g. Schools & Transportation) has been mitigated through the payment of impact fees, or other measures in compliance with the Broward County Land Use Plan and Broward County Land Development Code.

POLICY 1.4.6 DEVELOPMENT ORDERS

Development orders shall be consistent with the Broward County Land Use Plan, the Lauderdale Lakes Land Use Plan and Land Development Regulations.

POLICY 1.4.7 PUBLIC SCHOOL SITTING

The City, Broward County and the School Board of Broward County shall coordinate through the processes and procedures identified in the ILA as amended from time to time to ensure collaborative planning and decision making on population projections and public school siting and to accomplish coordination between the City's adopted comprehensive plan and the School Board's District Educational Facilities Plan.

OBJECTIVE 1.5 LAND USE AMENDMENTS

The Lauderdale Lakes Land Use Element and any proposed Future Land Use Map amendments shall be reviewed in a manner consistent with the applicable and appropriate processes identified in Chapter 163, F.S., the Broward County Land Use Plan, and the Lauderdale Lakes Comprehensive Plan.

POLICY 1.5.1

The Broward County Planning Council shall continue to administer the certification and recertification process established within the Broward County Charter to ensure the land use plans of Broward County's local governments are in substantial conformity with the Broward County Land Use Plan and implement the procedures identified within the "Administrative Rules Document: Broward County Land Use Plan."

POLICY 1.5.2

The Broward County Land Use Plan regulates the consistency and compatibility among the land use plans of Broward County's local governments through the Broward County Planning Council's certification and recertification process.

POLICY 1.5.3

Proposed land use plan text and map amendments within the City shall successfully complete the Chapter 163, Florida Statutes local comprehensive plan review process prior to their certification or recertification by the Broward County Planning Council.

POLICY 1.5.4

Broward County and the City of Lauderdale Lakes shall review proposed amendments to the County and City land use plans to ensure the provision of adequate public facilities when needed to serve the proposed development, including the review of available water and wastewater services and/or plans to provide such services within a financially feasible capital plan adopted by the City.

POLICY 1.5.5

Broward County and the City of Lauderdale Lakes shall review amendments to the Broward County and City land use plans for compatibility with existing land uses, the character of the predominate development area, and future land uses as a primary consideration in that review, but shall also recognize that approved redevelopment plans aimed at reducing blighted or deteriorating areas may appropriately promote the introductions of land use patterns in variance from existing land use patterns.

POLICY 1.5.6

The individual and cumulative impacts on the existing and planned transportation facilities shall be considered in the review of land use amendments that are proposing to increase density and intensity; the required traffic review methodology shall be endorsed by the Broward Metropolitan Planning Organization.

POLICY 1.5.7

The City shall review proposed amendments that increase density for consistency with the Public School Facilities Element and countywide and municipal level of service standards for schools in compliance with the Public School Facilities Inter-local Agreement to ensure that there is sufficient capacity to accommodate the projected student impact of the proposed amendment.

POLICY 1.5.8

The City shall ensure that applications for increases in density or intensity are reviewed by the utility provider (Broward County Water & Wastewater Services) for concurrency requirements and for consistency with the Broward County Water Supply Facilities Work Plan and for areas of the City where Fort Lauderdale is the potable water provider.

POLICY 1.5.9

Broward County shall discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities.

POLICY 1.5.10

Broward County and the City of Lauderdale Lakes shall consider the impacts of land use plan amendments on wetland resources and minimize those impacts to the maximum extent practicable.

POLICY 1.5.11

Broward County and the City of Lauderdale Lakes shall address land use plan amendments containing golf courses, including closed golf courses, consistent with the Broward County Land Use Plan Policy 2.5.5.

POLICY 1.5.12

Amendments that propose to add 100 or more dwelling units shall be reviewed for consistency with Policy 2.16.2 of the Broward County Land Use Plan.

POLICY 1.5.13

Consider the potential impacts of land use plan amendments on historical and archaeological resources.

POLICY 1.5.14

Proposed future land use map amendments shall be supported with data and analysis from the adopted 10-Year Water Supply Facilities Work Plan Update demonstrating that adequate water supplies and associated public facilities will be available to meet the projected growth demands.

GOAL 2: INFILL, REDEVELOPMENT, AND ECONOMIC INVESTMENT

Support innovative infill and redevelopment that is economically and environmentally resilient and enhances community character with aesthetic pleasing energy efficient design.



OBJECTIVE 2.1: ECONOMIC INVESTMENT

Encourage new economic investment and redevelopment through strategic public investments and maintaining a development review process that is responsive, efficient and equitable.

Monitoring and Evaluation:

- > Maintenance of customer satisfaction records
- > Creation of a Priority Development Incentive Program
- > Strategic Economic Development Plan

POLICY 2.1.1

Lauderdale Lakes shall complete a strategic economic development plan by December 2024 to identify opportunities and establish measurable goals that support new vibrant and sustainable development in the City.

POLICY 2.1.2

Implement and build upon community branding concepts that support new investment, including the branding of the City's gateways, as recommended in the Community Redevelopment Area Master Plan (2013).

POLICY 2.1.3

Analyze opportunities for grant funding, public-private partnerships, including leveraging the tools available through the State of Florida Opportunity Zones program.

POLICY 2.1.4

Lauderdale Lakes shall continuously improve its development review process by making gains in efficiency, applying standards and regulations uniformly, and providing mechanisms to improve the project proposal early in the development review process.

The City may grant an application for a development permit consistent with the Broward County Land Use Plan or a certified City land use plan when it has determined that the following requirements are met:

- a. Traffic circulation, transit, parks and recreation, drainage and flood protection, potable water, solid waste, sanitary sewer public facilities and services and public schools will be available to meet established level of service standards, consistent with Chapter 163.3180, Florida Statutes, and the concurrency management policies of the Broward County Land Use Plan.
- b. Local streets and roads will provide safe, adequate access between buildings within the proposed development and the trafficways identified on the Broward County Trafficways Plan prior to occupancy.
- c. Fire protection service will be adequate to protect people and property in the proposed development.

- d. Police protection service will be adequate to protect people and property in the proposed development.
- e. School sites and school buildings will be adequate to serve the proposed development.
- f. Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgment that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument flight altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or any other operational modifications at any existing airport or heliport or any planned or proposed airport as described in FAR Part 77.21(c)(2).

POLICY 2.1.5

Create a priority development incentive program which allows development proposals that meet criteria that supports sustainable investments to qualify for streamline permitting, density bonuses, and/or reduced fees.

POLICY 2.1.6

Lauderdale Lakes will continue to implement the Flexibility and Redevelopment Unit provisions as provided for in the Land Use Implementation Section of this Element and consistent with the BCLUP and the Administrative Rules Document: Broward County Land Use Plan.

POLICY 2.1.7

Lauderdale Lakes shall use its Flexibility and Redevelopment Units to encourage development that support sustainable investments in the community and maintain an up to date inventory.

POLICY 2.1.8

Eliminate regulatory activities that are no longer tied to current or future needs.

POLICY 2.1.9

In order to provide for a broad range of current and future residents, low, moderate, and work force housing is encouraged.

OBJECTIVE 2.2: RESILIENT & INNOVATIVE INFILL AND REDEVELOPMENT

Strategically prioritize the redevelopment and revitalization of commercial corridors, priority redevelopment areas, and blighted areas by codifying resilient and innovative development principles and eliminating uses and conditions that are not in alignment with the vision of Lauderdale Lakes.

Monitoring and Evaluation:

- > The number of acres remaining in the City of Lauderdale Lakes that are in need of redevelopment or renewal, or which are developed and/or used inconsistent with the vision of Lauderdale Lakes and do not contribute to the quality of life desired by residents.
- > The change in the property values within the City and CRA limits.

POLICY 2.2.1

Lauderdale Lakes and the CRA shall continue to develop and implement programs to encourage redevelopment and private investment within identified blighted and economically distressed areas.

POLICY 2.2.2

Ensure that land uses and development standards promote the infill and redevelopment of underutilized and vacant properties, which maximize the use of existing public facilities, provide for

a mix of uses and housing types, and prioritize the provision of additional open space within the City of Lauderdale Lakes' built urban/suburban environment.

POLICY 2.2.3

Lauderdale Lakes shall use all feasible methods to eliminate existing land uses and conditions that are inconsistent with the City's adopted goals and overall vision as expressed in the Citizens' Master Plan and which are contrary to the quality of life desired by its citizens. Such methods may include effective nonconforming use and structure regulations, redevelopment incentives, the City's economic development program, incentives for business and industry relocation to the City, capital improvements, and property improvement grants, loans and programs.

POLICY 2.2.4

Prioritize infill and redevelopment efforts along commercial corridor and in Priority Redevelopment Areas (PRAs) to facilitate infill and redevelopment in strategically important locations throughout the City of Lauderdale Lakes. Proposed site development applications in these PRAs shall be reviewed for general consistency from the design concept recommendations identified in Objective 2.4.

POLICY 2.2.5

Ensure compatibility between redeveloping properties and existing adjacent uses including established single-family residential neighborhoods by regulation of building scale, design, building placement, open space, buffering, and use.

POLICY 2.2.6

To the greatest extent feasible, Lauderdale Lakes shall require multi-family housing of 16 units per acre or greater to be located near established transit corridors, or in identified Priority Redevelopment Areas.

POLICY 2.2.7

Foster improved coordination among City agencies such as the Community Redevelopment Agency, to utilize their expertise in marketing and outreach to promote redevelopment; and shall identify opportunities for new public partnerships whenever feasible.

OBJECTIVE 2.3: URBAN DESIGN AND AESTHETICS

To improve the aesthetics and safety of the natural and built environments, and create a stronger sense of place in Lauderdale Lakes, through the implementation of urban design strategies for the City, with particular focus on the Community Redevelopment Area (CRA) and the Priority Redevelopment Areas.

Monitoring and Evaluation:

- > Conduct an internal review of approved projects to ensure the implementation the objective and its supporting policies.

POLICY 2.3.1

Lauderdale Lakes shall identify and implement opportunities to enhance the public realm, including:

- a. Requiring that urban design elements within the public realm include urban open spaces, street trees, street furniture, attractive sidewalk surfacing, pedestrian-scale lighting, awnings/overhangs, and attractive transit shelters.
- b. Investing in complete street project whenever feasible,
- c. Improving way finding in the City,
- d. Providing gateway and entrance features to announce arrival into, and departure from, the City,
- e. Widen public sidewalks along major thoroughfares whenever feasible to provide for pedestrian circulation, outdoor dining, ADA compliance, and landscaping to buffer pedestrians from high speed traffic on adjacent collector and arterial roads, and

- f. Maintaining and enforcing sign regulations that balance community aesthetics, sense of place and motorist safety with way finding and effective identification of uses.

POLICY 2.3.2

Lauderdale Lakes shall continue to participate with the South Florida Regional Planning Council, the Broward MPO, and the other participating municipalities in the State Road 7 Collaborative process and the NW 31st Avenue Planning Collaborative process.

POLICY 2.3.3

Lauderdale Lakes shall continue to implement regulations that employ Crime Prevention Through Environmental Design (CPTED) principles to reduce the incidence of crime and protect the safety and welfare of its residents.

POLICY 2.3.4

Adopt standards for unified urban design, architecture, signage and landscaping for major corridors within the CRA boundaries to further assist in creating a sense of place. During the creation of the urban design standards, the City of Lauderdale Lakes shall consider the use of Universal Design in new construction, residential rehabilitation, and remodeling.

POLICY 2.3.5

Maintain and periodically update the Lauderdale Lakes Land Development Regulations to require the following design principles to be utilized for all new development and redevelopment:

- a. Encourage increased residential density adjacent to transit corridors where feasible,
- b. Engagement of the street and enhancement of the public realm by bringing buildings closer to sidewalks and adding lighting, sidewalk and landscaping improvements on portion of property adjacent to the public right-of-way where appropriate,
- c. Creation of internal street networks on larger properties,
- d. New public and open space in commercial and mixed use development,
- e. Vertical mixing of land uses and high residential densities along major thoroughfares and in Priority Redevelopment Areas,
- f. Building designs with unique architectural elements that add character and create visual interest, and
- g. Sustainable materials for landscaping and hardscaping, including Florida Friendly landscaping and porous pavement,
- h. Encourage the use of best practices development and redevelopment strategies and engineering solutions to reduce flood risk to real property in flood prone areas.

POLICY 2.3.6

Maintain and periodically update the City's design guidelines in the Land Development Regulations to address the following:

- a. Physical compatibility of the scale and massing of building, especially when adjacent to single-family residential,
- b. Setbacks that allow for new public spaces along the public roadways, including pedestrian pathways with shade trees.
- c. Building design that reflects a single architectural style and incorporates a combination of high-quality materials and colors that support and strengthen the design integrity and authenticity of the selected architectural style,
- d. Fenestration on all building facades that front a right of way,
- e. Terraces, balconies and architectural breaks to help break up the massing of larger structures,
- f. Energy efficient lighting that improves public safety and has adequate shielding to protect residential areas from glare and light pollution,
- g. Green building construction methods that are energy efficient and incorporate innovative components into building design that may include rooftop parking, recreational amenities, civic spaces and gardens on buildings with relatively large roof areas,
- h. Florida Friendly or Florida native landscaping that is drought resistant and requires minimal fertilization.

POLICY 2.3.7

Assist in building a positive community image through such activities as:

- a. Improving aesthetics through code enforcement, gateway improvements, and façade improvements,
- b. Creating opportunities for cultural activities and public art, and
- c. Investing in creation of a network of parks and pathways that enhances access to recreation and improve the quality of life of residents.

Policy 2.4.1 HEADWAY OFFICE PARK

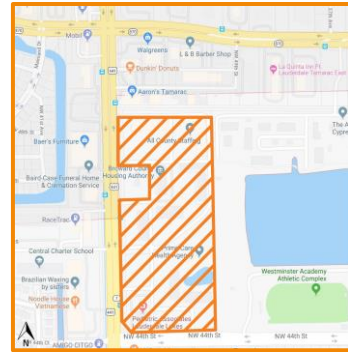
Location: Northeast corner of SR 7/US 441 and NW 44th Street.

Recommendation: Redevelop and enhance the vibrancy of the existing office park with site improvements, open space, and additional uses, including residential (in mixed-use structures), and retail.

Vision: Adaptive and flexible, accessible and interconnected, and sustainable: a reimagined Headway Office Park will be a unique business park that is designed and planned for the needs of the 21st century work force. With its expansive open and green spaces, interconnected pedestrian and bicycle pathways, compact and efficient design, and variety of uses, this innovative business hub will be an extension of the neighborhood, and could serve as the anchor and gateway for the northern boundary of the City.

Design Guidelines:

- > Protect the pedestrian and enhance the pedestrian environment and scale.
 - > Commercial and retail spaces should be placed along US 441 and designed in such a way as to enhance the pedestrian experience.
 - > On-site circulation should prioritize the pedestrian and bicyclist over the automobile.
 - > Building setbacks and placement should enhance the pedestrian experience, whenever possible.
- > Incorporate open spaces that are accessible to the public.
- > Buildings should be designed to maximize natural light and ventilation, and be cohesive and similar in aesthetic, including creating an open and translucent ground level and minimize “blind corners.”
- > Incorporate design concepts and principles which foster connected, safe, active, and successful urban environments, such as New Urbanism and Crime Prevention Through Environmental Design (CPTED).
- > Place ride share pick-up/drop-off locations, electric vehicle charging stations, and bicycle amenities close to building entrances.
- > The atmosphere within the parking lot is to be as pleasant and park-like as possible and should limit paved surfaces whenever feasible.
- > The use of sustainable, permeable materials, such as porous pavement is encouraged.
- > Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.
- > Ensure consistent streetscaping details throughout all of the gateways into the City of Lauderdale Lakes.



Location Map



Existing Conditions



The central green and the pedestrian amenities along the thoroughfare roadway enhance the public realm

Policy 2.4.2 FLORIDA MEDICAL CENTER HOSPITAL PROPERTY AND PROPERTY TO THE SOUTH

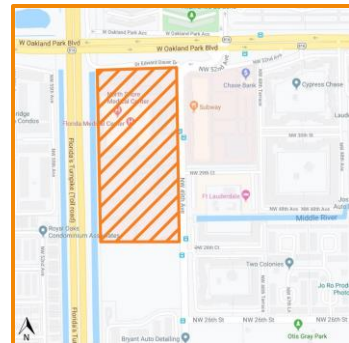
Location: NW 49th Avenue, north of Woodsdale Oaks Apartments, just east of Florida's Turnpike.

Recommendation: Through a future concurrent Future Land Use amendment and the creation of an overlay/zoning district, create a mixed-use hospital district to allow for complimentary uses such as a commercial liner in parking garages and workforce housing at a base density of 25-30 dwelling units per acre.

Vision: Allow for a mixture of housing types and densities, commercial, retail, and recreational activities, and a network of interconnected, tree lined, and accessible pedestrian pathways. The *Florida Medical Center Hospital* could serve as the anchor and gateway for the western boundary of the City and provide workforce housing to hospital employees.

Design Guidelines:

- > Low scale retail and commercial spaces should be placed along NW 49th Avenue, with minimal setback.
- > Parking should be placed at the rear of the building, not along NW 49th Avenue nor along NW 52nd Avenue/Access Road.
- > Parking structures lined with ground floor retail and commercial spaces are strongly encouraged over surface parking.
- > Protect the pedestrian and enhance the pedestrian environment and scale.
- > Develop a safe and sustainable mixed-use hospital development.
 - > Incorporate design concepts and principles which foster connected, safe, active, and successful urban environments, such as New Urbanism and Crime Prevention Through Environmental Design (CPTED).
 - > The use of sustainable, permeable, heat reflective materials should be used wherever feasible.
 - > Shade trees and Florida-friendly landscaping should be utilized.
 - > Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.



Location Map



Existing Conditions



Conceptual example of infill development over surface parking



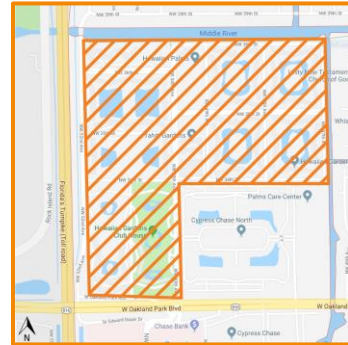
Example: this pedestrian promenade helps to promote connectivity and enhances the pedestrian environment

Policy 2.4.3 HAWAIIAN GARDENS

Location: North side of W Oakland Park Boulevard, just east of Florida's Turnpike.

Recommendation: Through a site-specific Future Land Use Amendment, allow for a higher density residential development (High density residential, at up to 50 dwelling units per acre) with concurrent site-plan approval to ensure general consistency with the City's vision.

Vision: With a focus on promoting health and wellness living, a reimagined higher density residential development on the property aims to create a dense, sustainable, affordable, and attractive residential community for all ages and abilities that creatively mitigates potential flood hazard. As the property is adjacent to the elevated Florida Turnpike and the hospital property to the south, additional height at this location would not be out scale with the surrounding conditions.



Location Map



Existing Conditions

Design Guidelines:

- > Provide a mixture of housing types to support a variety of income levels, and which include flexible spaces to support changes in market demand.
- > Encourage opportunities for social interaction and community building by incorporating flexible spaces and open / recreational spaces to support a variety of users, abilities, and activities. Additionally, including interconnected, wide, and safe walking paths, centralized mailboxes, and active and passive open and green spaces would allow for increased opportunities for social interaction.
- > Buildings should be designed to maximize natural light and ventilation, and be cohesive and similar in aesthetic.
- > Buildings should be placed in such a way that would encourage walking or bicycling over driving.
- > Prioritize flood mitigation through the application of sustainable, permeable materials, and open space areas that serve a dual role of flood mitigation and recreation whenever feasible.
- > To encourage "eyes on the street," front facades, (the bottom floor of a residential structure) should be open and translucent and continue active uses like community spaces or amenities.
- > Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.
- > Prioritize the protection of the City of Lauderdale Lakes' certified open space.
- > Provide for a portion of the open space to be accessible to the public.



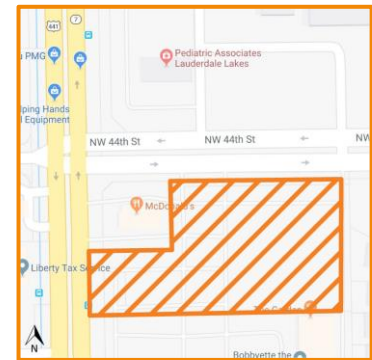
Example of how taller scale buildings are appropriate in areas adjacent to an elevated roadway, which also provide enhanced open space opportunities

Policy 2.4.4 ORIOLE PLAZA

Location: Southeast corner of SR 7/US 441 and NW 44th Street.

Recommendation: Encourage the redevelopment of the site with a mixed-use development with community serving commercial uses like grocery store, restaurants, retail, Commercial, family entertainment.

Vision: To create a safe and sustainable low to medium scale mixed-use development that is respectful of the adjacent single-family residential to the east. This vacant PRA area should be expanded to include the commercial development to the south whenever feasible and the fast food restaurant to the northwest.



Location Map

Design Guidelines:

- > Protect the pedestrian and enhance the pedestrian environment and scale.
 - > Retail spaces should be placed along US 441 and NW 44th Street to capture foot traffic.
 - > Building setbacks and placement should be minimized to enhance the pedestrian experience, whenever possible.
 - > Buildings should be designed to maximize natural light and ventilation and be cohesive and similar in aesthetic, including creating an open and translucent ground level and minimize “blind corners.”
- > All buildings on the site should be cohesive and similar in aesthetic to create a unique character and sense of place.
- > Buildings should be scaled down to two stories and/or be setback appropriately along the property lines adjacent to single-family residential.
- > A decorative lighting plan and cohesive signage / branding plan should be established for the development, which includes a public art component.
- > Develop a safe and sustainable low to medium scale mixed use development.
 - > Incorporate design concepts and principles which foster connected, safe, active, and successful urban environments, such as New Urbanism and Crime Prevention Through Environmental Design (CPTED).
 - > The use of sustainable, permeable, heat reflective materials should be used wherever feasible; porous pavement is encouraged.
 - > Shade trees and Florida-friendly landscaping should be utilized.
 - > Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.



Example: awnings, pedestrian-scaled buildings and lighting, seating, and shade trees help to enhance the pedestrian realm



Example: development steps down adjacent to less dense/intense uses like single-family residential

Policy 2.4.5 NEW VISIONS

Location: Northeast corner of NW 29th Street and NW 33rd Avenue.

Recommendation: Medium density residential in the form of apartments or townhomes, at 15-20 dwelling units per acre.

Vision: To create a vibrant, sustainable, and safe neighborhood.

Design Guidelines:

- > Building design and placement should maximize natural light, ventilation, and site-wide pedestrian circulation.
- > To encourage “eyes on the street,” front facades should be translucent, not solid, include porches and balconies, and should be minimally setback from the roadway.
- > Create a safe and sustainable neighborhood.
 - > Incorporate design concepts and principles which foster connected, safe, active, and successful urban environments, such as New Urbanism and Crime Prevention Through Environmental Design (CPTED).
 - > The use of sustainable, permeable, heat reflective materials should be used wherever feasible.
 - > Shade trees and Florida-friendly landscaping should be utilized.
 - > Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.



Location Map



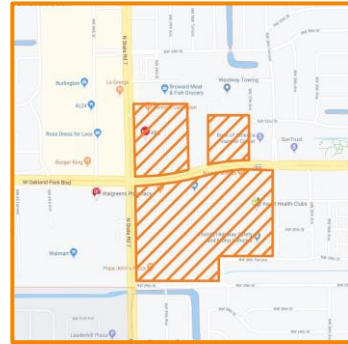
Existing Conditions



Policy 2.4.6 MARKET PLACE & WILTON CENTRE

Locations: *Market Place* - Southeast corner of W Oakland Park Boulevard and SR 7/US 441. *Wilton Centre* – Northeast corner of W Oakland Park Boulevard and SR 7/US 441.

Recommendation: Encourage mixed use and an approximate density of high density residential in the form of apartments or townhomes, at 25-50 dwelling units per acre with redevelopment or flexibility units. Allow for both the horizontal and vertical mixing of uses within a newly created street grid network. Residential uses shall be required as the principal component with at least two non-residential uses as an additional principal uses such as retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional.



Location Map - Top: Wilton Centre; Bottom: Market Place

Vision: To transform Market Place Plaza into a City Center district that is an active, diverse, well connected, and prosperous mixed-use destination. This concept could be implement through phased infill development and incremental new urbanism, or through a complete redevelopment of the property. The City Center concept could be applied to the larger commercial properties located on each of the four corners of the W Oakland Park Boulevard and U.S. 441 intersection.

Design Guidelines:

- > Establish an internal grid street network with a street hierarchy within the property, which should connect to the adjacent commercial and residential properties whenever feasible.
- > Protect the pedestrian and enhance the pedestrian environment and scale.
 - > Building setbacks should be minimized, in order to enhance the pedestrian experience.
 - > Retail spaces should be placed along W. Oakland Park Boulevard / U.S. 441.
 - > Courtyards, plazas, and squares with well-defined edges and are open to the public, such as buildings and foliage, are required.
 - > Ground floor commercial and retail spaces should include translucent facades.
 - > Parking structures with decorative wrapping on the parking levels and ground floor retail are encouraged over surface parking lots.
- > Create a “gateway experience” to the City on the property that establishes a unique character and sense of place on the property and adjacent public roadways.
 - > Entrances and the intersection of W. Oakland Park Boulevard and U.S. 441 should be marked with gateway signage and vibrant Florida friendly landscaping welcoming visitors to Lauderdale Lakes and City Center District.
 - > A decorative lighting plan should be developed with branded banners at gateways and along the internal main street.
 - > Include a public art component.
 - > Ensure consistent streetscaping details throughout all the gateways into the City of Lauderdale Lakes.
- > Create a safe and sustainable City Center development.



Existing Conditions (Wilton Centre)



Existing Conditions (Market Place)

- > The use of sustainable, permeable, heat reflective materials should be used wherever feasible.
- > Shade trees and Florida-friendly landscaping should be utilized.
- > Incorporate design concepts and principles which foster connected, safe, active, and successful urban environments, such as New Urbanism and Crime Prevention Through Environmental Design (CPTED).
- > Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.



Example: Complimentary architecture and building types create a walkable mixed-use development



Example concept of an infill mixed-use structure with retail wrapped parking garage.

GOAL 3: PUBLIC FACILITIES AND TRANSIT

Support multi-modal transportation facilities to optimize use of the regional transportation network to move people, goods, and services safely and efficiently while incorporating and promoting Complete Streets principles where appropriate in a context sensitive manner.



OBJECTIVE 3.1: PUBLIC FACILITIES

To ensure the availability of public utility and multi-modal transportation facilities and services necessary to support proposed development.

Monitoring and Evaluation:

- > Continuing to require through the Lauderdale Lakes Land Development Regulations, Code of Ordinances and the City and County platting and subdivision regulations the dedication of public utility and transportation easements and rights-of-way to agencies responsible for providing public utility services.

POLICY 3.1.1

Accommodate and support Complete Streets features and technology into County and City roadways where practical, context sensitive, and financially feasible.

POLICY 3.1.2

Capitalize on intergovernmental coordination and technical assistance opportunities City, including coordination with the Florida Department of Transportation (FDOT) regarding access management, transit, parking, and streetscaping proposals.

POLICY 3.1.3

Lauderdale Lakes shall continue to require the dedication of easements and rights-of-way to acquire suitable land for utilities and transportation facility development.

POLICY 3.1.4

In order to protect the existing and future right of way from building encroachment and ensure proper accessibility to the roadway and transit network the City shall:

- a. Require that at the time of plat recordation, rights-of-way shall be conveyed to the public by deed or easement sufficient to address the impact of development on transportation needs and to meet the requirements of the Broward County Trafficways Plan.
- b. The City shall adopt and implement land development regulations to provide for the reservation and acquisition of rights-of-way sufficient to meet the requirements of the Broward County Trafficways Plan.
- c. Protect the transportation corridors identified on the Broward County Trafficways Plan, and shall require that development is set back from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such set back does not deny all beneficial use of the property proposed for development.

POLICY 3.1.5

Lauderdale Lakes shall continue to regulate the subdivision of land to ensure compliance with adequate access, right-of-way dedication and off-site improvement requirements, to ensure the

interconnectivity of streets, access control to protect the regional roadway network, and adequate utilities and drainage.

POLICY 3.1.6

Educate the community about complete street principles and concepts as part of planning processes to build support and understanding for future policy and regulatory changes.

OBJECTIVE 3.2 MULTI-MODAL AND TRANSIT INTEGRATION

To support and encourage multi-modal transportation options in private development projects and in public infrastructure revitalization projects throughout the City of Lauderdale Lakes.

POLICY 3.2.1

The City of Lauderdale Lakes shall support transit-oriented development, including encouraging structured parking and parking requirements that are not prohibitive to such development.

POLICY 3.2.2

The City of Lauderdale Lakes shall, within one year of adoption of its Comprehensive Plan amendments, review its Land Development Regulations to ensure consistency with Future Land Use designations along the State Road 7 / U.S. 441 and Oakland Park Boulevard corridors, and to ensure that they enable transit-supportive intensities and vertical mixing of land uses.

POLICY 3.2.3

Transit shelters shall be integrated into site plans or buildings to the extent possible, and in all cases, shall be designed to be attractive, comfortable and convenient.

POLICY 3.2.4

The Lauderdale Lakes Land Development Regulations shall encourage pedestrian and bicycle travel by providing for exceptional pedestrian and bicycling infrastructure including, but not limited to wide, continuous and well-maintained sidewalks and bike ways adequately separated from traffic; shade provided through street trees, awnings, arcades or the like; a high degree of natural surveillance opportunities from roadways and adjacent businesses and residences (via buildings built close to the street with front porches and balconies, and large, frequent window openings) to enhance safety; adequate lighting for way finding and safety; way finding signage; engaging streetscapes; safe and convenient bicycle lock-ups; frequent shelter opportunity from wind and wind-driven rain; workplaces with shower and changing facilities; and, an array of businesses and services distributed along pedestrian and bicycle routes that cater to pedestrians and bicyclists, such as bicycle repair stores, bicycle and scooter rental stores, and food and beverage stores.

POLICY 3.2.5

The City of Lauderdale Lakes shall, through its Land Development Regulations, encourage the use of sidewalks, bikeways, lighting, surface treatments, narrower vehicle lane widths, signs and signals to help slow traffic on neighborhood streets, to encourage pedestrian-friendly uses.

POLICY 3.2.6

The City of Lauderdale Lakes shall, through its Land Development Regulations, promote pedestrian orientation by providing for pedestrian linkages between developments and neighborhoods.

GOAL 4: SUSTAINABLE AND ENERGY EFFICIENT INVESTMENT

Balance land use and revitalization efforts with proactive approaches to energy efficiency, sustainability, hazard mitigation, and resource protection.



OBJECTIVE 4.1 ENERGY EFFICIENCY AND REDUCTION OF GREENHOUSE GAS EMISSIONS

The City of Lauderdale Lakes shall support the State's efforts to reduce greenhouse gas emissions and to promote energy efficiency and conservation through the development and implementation of local policies and programs.

Monitoring and Evaluation:

- > The effectiveness of the following policies at reducing greenhouse gas emissions and promoting energy efficiency shall be monitored and evaluated every seven years in conjunction with the City of Lauderdale Lakes' Evaluation and Appraisal Report (EAR).
- > Evaluate the effectiveness of information and resources provided to residents to make sure they are utilized.

POLICY 4.1.1

Support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

POLICY 4.1.2

Review the Lauderdale Lakes Land Development Regulations to identify any regulatory barriers to promoting green building (e.g., prohibition of photovoltaic panels). Upon identification of regulatory barriers to said program, the City shall amend the Land Development Regulations as necessary to support energy efficiency and the use of renewable energy resources while continuing to ensure compatibility and a high standard of development.

POLICY 4.1.3

Update the Lauderdale Lakes Land Development Regulations to support residential and commercial construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or another nationally or state recognized, high-performance green building rating system as recognized by the City Manager or designee.

POLICY 4.1.4

The Community Development Services Department shall encourage residents, businesses, and developers to embrace low impact development practices including green buildings by providing readily-available information and resources to these parties. Information and resources may include how-to-guides or information on available funding sources for green development or energy efficient improvements (e.g., tax credits, low interest loans, grants).

POLICY 4.1.5

Amend the Lauderdale Lakes Land Development Regulations to include incentives (e.g., expedited review process, density/intensity bonus) for constructing green-certified buildings or implementing low impact development practices as identified by the City of Lauderdale Lakes.

POLICY 4.1.6

Continue to support the efforts of local utility providers to reduce energy and water consumption of residences and businesses in the City of Lauderdale Lakes.

POLICY 4.1.7

Encourage development with energy conserving design that is consistent with the sustainable development policies of the Conservation Element including, but not limited to energy and environmental conservation and water reuse best practices. The City of Lauderdale Lakes will coordinate with Broward County to pursue the establishment of mandatory reuse zones for reclaimed water.

POLICY 4.1.8

Implement a Tree Inventory and Planting Program, as described in the Conservation Element to replace tree canopy lost to storms, to enhance the appearance and property values of residential neighborhoods, to reduce energy demand, to facilitate pedestrian and bicycle travel, and to contribute to an enticing business environment.

POLICY 4.1.9

Coordinate with Broward County for review all proposed development with respect to the potential for related impacts to the regional air quality, negative impacts eliminated or effectively mitigated.

POLICY 4.1.10

Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned uses.

OBJECTIVE 4.2 NATURAL RESOURCE PROTECTION

To ensure the protection of natural resources and a climate-resilient future.

Monitoring and Evaluation:

- > The adoption and enforcement of standards and regulations that protect natural resources and consider resiliency against the impacts of climate change.

POLICY 4.2.1

Protect wellfields in accordance with Broward County's Wellfield Protection Ordinance.

POLICY 4.2.2

Prohibit industrial uses within Wellfield Protection Zones of Influence consistent with Broward County regulations.

POLICY 4.2.3

When it is determined to be practical and financially feasible, require land uses currently on septic systems to be connected to central wastewater treatment facilities, with priority given to those land uses in proximity to surface waters. New septic tanks shall only be permitted by the Florida Department of Health as consistent with Broward County's Water, Sanitary Sewer, and Septic Tank Ordinance.

POLICY 4.2.4

Ensure adequate pervious surface areas throughout the City of Lauderdale Lakes to promote natural groundwater recharge and filtration through the City's Land Development Regulations.

POLICY 4.2.5

Encourage the preservation of open space areas. Amendments to the Lauderdale Lakes Land Use Plan, which would result in the loss of open space, shall be evaluated to determine how the applicant will provide equivalent or better open space and recreation facilities to meet the level of service requirements, and how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

POLICY 4.2.6

Incorporate designs which are environmentally sensitive (i.e. reduction of impervious surfaces, alternative pavement materials for overflow parking lots).

POLICY 4.2.7

To minimize soil erosion on new construction sites, the City of Lauderdale Lakes shall continue to require treatment and other measures consistent with Chapter 27 of the Broward County Code.

POLICY 4.2.8

No new solid-fill transportation facilities or similar structures shall be permitted within Broward County's identified water conservation areas without provisions for maintaining the freshwater sheet flow.

POLICY 4.2.9 MINING

The City of Lauderdale Lakes' land development regulations shall require protective measures such as restrictions regarding blasting, noise, and air quality as well as fencing during excavation and shall provide that slopes be maintained after excavation of mining pits to provide for shallow water aquatic habitat, in order to protect the health, safety and welfare of Broward County's residents.

OBJECTIVE 4.3 HAZARD MITIGATION & DISASTER RECOVERY

Lauderdale Lakes shall assess its risk of hazards and reduce its exposure to natural and man-made disasters through proactive mitigation.

Monitoring and Evaluation:

- > Complete a hazard and risk exposure evaluation and mitigation action plan.
- > Re-evaluate impact from sea-level rise every 7 years; no impact is projected through 2040.

POLICY 4.3.1

Continue to enforce the City of Lauderdale Lakes' flood damage prevention land development regulations and the flood resistant construction provisions of the Florida Building Code, including minimum base flood elevation requirements.

POLICY 4.3.2

Evaluate participation in the National Flood Insurance Program Community Rating System to reduce insurance premiums for residents.

POLICY 4.3.3

Seek funding and partnerships to include blue green infrastructure components in parks or facilities in flood prone areas and adjacent to canals.

POLICY 4.3.4

In conjunction with Broward County, develop and implement post-disaster redevelopment and hazard mitigation land use controls and development regulations including strong preventive measures, to protect the health, safety and welfare of City of Lauderdale Lakes' current and future residents.

POLICY 4.3.5

Coordinate with Broward County on the adoption of a countywide long-term recovery and redevelopment strategy, which focuses on immediate recovery needs and establishes an orderly process for reviewing private and public redevelopment proposals to restore the economic and social viability of the community in a timely fashion.

OBJECTIVE 4.4 PROTECTION OF HISTORICAL AND ARCHAEOLOGICAL RESOURCES

The City of Lauderdale Lakes shall continue to identify and protect structures and sites that are historically or archaeologically significant.

Monitoring and Evaluation:

- > At least once every seven years, the City of Lauderdale Lakes shall review the Florida Master Site File and National Register of Historic Places to determine if there are any historically and archaeologically significant resources within the City.

POLICY 4.4.1

Maintain an inventory of historically and archeologically significant properties and protect those structures and sites from degradation and loss.

POLICY 4.4.2

Continue to implement procedures in the Lauderdale Lakes Land Development Regulations to ensure the continued protection of historically and archaeologically significant resources.

POLICY 4.4.3

The City shall draw upon information contained of the Broward County Historical Commission, the Florida Master Site File, and the National Register of Historic Places to help identify potential historical and archaeological significant resources in the City.

POLICY 4.4.4

Continue to coordinate resource protection activities with applicable state and federal laws.

OBJECTIVE 4.5 PROTECTION OF CITY WATERWAYS

The City shall protect and enhance the natural qualities of Lauderdale Lakes' canal system and groundwater.

POLICY 4.5.1

The City of Lauderdale Lakes shall require all development in the flood hazard areas to comply with the provisions of the City's Flood Prevention and Protection Ordinance.

POLICY 4.5.2

All new development and redevelopment projects shall be designed to minimize the introduction of pollutants into stormwater runoff, to the maximum extent practicable, as well as, minimize the amount of runoff through the incorporation of appropriate best management practices.

EXHIBIT D

CORE PRINCIPLES



VIBRANT

Create attractive, compact development along major corridors and in Priority Redevelopment Areas to maximize land use efficiency and public investment in infrastructure and services.

CONNECTED

Prioritize strategic partnerships in working to achieve the goals, objectives, and policies of the plan in support of economic development.

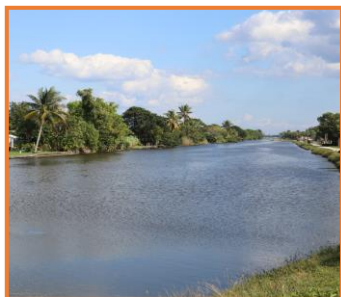


DIVERSE

Meet the demands of growth and equitable development by ensuring a diversity of housing types and recreational opportunities while protecting the core single-family neighborhoods.

SAFE

Prioritize urban design that strengthens the safety of the Lauderdale Lakes community through the appropriate application of architectural and site design practices that enhance resident safety.



RESILIENT

Create a resilient City that supports business vitality, addresses hazard mitigation, and promotes a healthy community.

GOAL 1: LAND USE REGULATION DESIGNATION

Establish and maintain a compatible and sustainable distribution of land use categories, densities, and intensities that are appropriate for the neighborhoods, districts, and corridors throughout Lauderdale Lakes.



OBJECTIVE 1.1: FUTURE LAND USE DESIGNATIONS

Establish Future Land Use designations and adopt a Future Land Use Map to ensure that development and redevelopment is coordinated with the appropriate topography and soil conditions, the availability of facilities and services, and can accommodate projected population growth through the 2040 planning period.

Monitoring and Evaluation:

- > Maintenance of an accurate and up-to-date Future Land Use Map that allows for a full range of land uses.
- > Update the Land Development Regulations (LDRs) for consistency with the following Future Land Use Designations.

POLICY 1.1.1 RESIDENTIAL

Purpose: To improve the livability and desirability of the City through the encouragement of compatible uses in the areas designated residential, while enhancing the existing residential development.

Uses: Each parcel of land within an area which is designated “Residential” by the Lauderdale Lakes Land Use Plan must be included in a zoning district that permits one or more of the following uses:

Dwelling units and accessory structures subject to the limitations upon density as expressed on the Lauderdale Lakes Future Land Use Map and the Land Development Regulations, and the following customary uses as expressly permitted below:

1. Parks, golf courses and other recreational facilities, and recreational, civic, or cultural buildings ancillary to the primary outdoor recreational use of the site.
2. Community facilities designed to serve the residential area as permitted in the Land Development Regulations such as schools and houses of worship.
3. Communication Facilities.
4. Offices and/or Neighborhood retail sales of merchandise or service, subject to the following limitations and provisions:
 - a. No more than a total of five percent of the area designated for residential use on the Broward County Future Land Use Map (Series) within a flexibility zone may be used for offices and/or retail sales of merchandise or services.
 - b. No added contiguous area used for offices and/or retail sales of merchandise or services may exceed ten acres. For the purpose of this provision, contiguous is defined as: attached; located within 500 feet; or separated only by streets and highways, canals and rivers, or easements.
 - c. Regardless of the constraints of (a) and (b) above, space within residential buildings in areas designated for Medium-High (25) Residential or High (50) Residential density may be used for offices and/or retail sales of merchandise or services, as long as no more than 50 percent of the floor area is used for said purposes.

- d. Regardless of the constraints of (a) and (b) above, space within residential buildings in areas designated for Medium (16) Residential density may be used for offices, as long as no more than 50 percent of the floor area is used for offices.
5. Home occupations and other activities accessory to a dwelling unit.
6. Special Residential Facilities subject to: meeting one of the Category definitions as contained in the Plan Implementation Requirements section of the 2017 Broward County Land Use Plan; meeting the density provisions by Category type stated below; and the limitations as expressed by the City of Lauderdale Lakes regarding the use and allocation of Redevelopment Units, Flexibility Units or bonus sleeping rooms as contained in the Administrative Rules Document: Broward County Land Use Plan.
 - a. Special Residential Facility Category (1) development shall count as one dwelling unit each.
 - b. Special Residential Facility Category (2) development shall count as two dwelling units each.
 - c. Special Residential Facility Category (3) development shall count as one dwelling unit per every two sleeping rooms regardless of the number of kitchens or baths.

Residential Density Standards: Residential areas are shown on the Lauderdale Lakes Future Land Use Map according to five ranges of density:

1. The Low (5) Residential category permits up to five dwelling units per gross acre.
2. The Low-Medium (10) Residential category permits up to ten dwelling units per gross acre.
3. The Medium (16) Residential category permits up to 16 dwelling units per gross acre.
4. The Medium-High (25) Residential category permits up to 25 dwelling units per gross acre.
5. The High (50) Residential category permits up to 50 dwelling units per gross acre.

POLICY 1.1.2 COMMERCIAL

Purpose: To provide land for business, office, retail, personal services, and other commercial enterprises that are intended to serve and provide for the current and future residents of the City.

Uses: Each parcel of land within an area which is designated “Commercial” by the Lauderdale Lakes Land Use Plan must be included in a zoning district that permits one or more of the following uses:

1. Neighborhood, community, regional and highway retail and wholesale uses.
2. Office and business uses.
3. Hotels and motels.
4. Parks and recreation.
5. Community facilities, consistent with 1.1.4.
6. Utilities, transportation and communication facilities (excluding landfills and power plants).
7. Residential Uses
 - a. Residential uses, up to 10 acres, are permitted via City allocation of “flexibility units” and/or “redevelopment units,” provided that total residential uses do not exceed 20% of the land area designated “Commercial” on the future land use map.
 - b. Residential units within the same structure as Commercial uses for the owner, manager or caretaker of the Commercial uses are permitted.
8. Retail uses, restaurants, financial institutions, and personal services.
9. Employment uses, such as offices for administrative, professional, research, and business purposes.
10. Entertainment centers.
11. Commercial recreation uses, such as outdoor and indoor recreation facilities, active recreation complexes, and stadiums.

Intensity: The maximum nonresidential intensity in the Commercial designation shall be a FAR of 3.0

POLICY 1.1.3 INDUSTRIAL

Purpose: To manage the growth and retention of light industrial land uses such as manufacturing, warehouse distribution, research and development, and other heavy commercial or industrial related uses.

Uses: Each parcel of land within an area which is designated “Industrial” by the Lauderdale Lakes Land Use Plan must be included in a zoning district that permits one or more of the following uses:

1. Industrial uses.
2. “Heavy Commercial” uses such as warehouses, wholesale distributors, etc.
3. Office uses.
4. Utilities, transportation, and communication facilities and easements.
5. Parks and recreation uses as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
6. Community facilities as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
7. The following uses are permitted in industrial areas provided the total area of these uses does not exceed 20 percent of the area designated for industrial use in the City of Lauderdale Lakes on the Broward County Land Use Plan and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry and is certified by the Broward County Planning Council subject to the review and approval requirements of the Administrative Rules Document: Broward County Land Use Plan.
 - a. Commercial and retail business uses.
 - b. Hotels and motels.

Intensity: The maximum nonresidential intensity in the Industrial designation shall be a FAR of 2.0.

POLICY 1.1.4 COMMUNITY FACILITIES

Purpose: To provide land for the engagement and interaction of members of the community, to enhance the overall health and wellbeing of the City. These include uses such as educational, medical, governmental, religious, civic, cultural, judicial, and correctional facilities.

Uses: Each parcel of land within an area which is designated “Community Facility” by the Lauderdale Lakes Land Use Plan must be included in a zoning district that permits one or more of the following uses:

1. Schools, houses of worship, hospitals, governmental administration, police, and fire stations, libraries, civic centers, courts, nursing homes, and governmentally sponsored residential-care facilities for the elderly and/or persons with disabilities. Also permitted in areas designated for community facilities are parks and recreation facilities.
 - a. Special Residential Facility Category (2) development as defined by the Broward County Land Use Plan subject to the allocation of redevelopment or flexibility units in accordance with the Special Residential Facilities provisions and policies for application of these units as contained in the “Administrative Rules Document” of the Broward County Planning Council.
 - b. Special Residential Facility Category (3) development as defined by the Broward County Land Use Plan; subject to the allocation of redevelopment units or flexibility units in accordance with the Special Residential Facilities provisions and policies for application of these units as explained in the “Administrative Rules Document” of the Broward County Planning Council; each flexibility or redevelopment unit shall permit two sleeping rooms regardless of the number of kitchens or baths.

Intensity: The maximum allowable intensity within the Community Facilities designation shall be an FAR of 0.75.

POLICY 1.1.5 RECREATION

Purpose: To provide areas that are generally free from development. This land use designation shall provide opportunities for new and existing recreational facilities in the City and support physical and mental well-being for residents of all ages.

Uses: Each parcel of land within an area which is designated “Private Recreation” or “Public Recreation” by the Lauderdale Lakes Land Use Plan must be included in a zoning district that permits one or more of the following uses:

1. Passive recreational uses, including, but not limited to: nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
2. Golf courses which are intended to remain as permanent open space.
3. Camping grounds and related facilities.
4. Cemeteries.
5. Active recreational uses, including, but not limited to: tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches, and bikeways.
6. Boat ramps and docks.
7. Outdoor cultural, educational and civic facilities, including but not limited to: animal exhibits, habitats, band shells, and outdoor classrooms.

Intensity: The maximum allowable intensity within the Private Recreation and Public Recreation designations shall be an FAR of 0.10 for accessory structures and 3.0 for principal recreation structures.

Level of Service: The City shall provide for a minimum of three (3) acres of Community level parks for every 1,000 existing and projected permanent residents.

POLICY 1.1.6 UTILITIES

Purpose: To ensure that land is available to produce utilities and guarantee that an adequate level of utility service is provided for the current and future residents of the City.

Uses: Each parcel of land within an area which is designated “Utilities” by the Lauderdale Lakes Land Use Plan must be included in a zoning district which permits one or more of the following uses:

1. Utilities such as water and wastewater treatment plants, pumping stations, electrical power plants and substations, solid waste disposal and transfer stations; excluding Landfills.
2. Other uses determined to be ancillary to the primary uses described in (1).
3. The following uses may also be permitted in the areas designated utilities as long as the location of these uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities.
 - a. Recreation and open space uses.
 - b. Non-residential agricultural uses.
 - c. Communication facilities.

POLICY 1.1.7 LOCAL ACTIVITY CENTER

Purpose: To promote mixed land uses in a single area, to discourage the use of the automobile, and promote multi-modal transportation. Land with this designation shall balance land uses with multi-modal transportation and innovative design principles to create spaces that are more desirable for current and future residents of the City.

Uses: Each parcel of land within an area which is designated “Local Activity Center” (LAC) by the Lauderdale Lakes Land Use Plan shall be in conformance with the following criteria:

1. Shall support a balanced mix of land use characterized by compactness, pedestrian friendly design, neighborhood-scale, and framed by architecture and landscape design appropriate to local history and ecology.

2. Shall have a development pattern that generally reflects planning and design principles such as walkable neighborhoods oriented around the “five-minute walk”, primary orientation toward public transit systems, a centrally located community serving land use or land uses, and greater integration of housing, employment, shopping and recreation at the neighborhood level.
3. Shall encourage rehabilitation or reuse of historic buildings on site, whenever feasible.
4. Shall promote an urban form with well-integrated land use combinations, balanced intensities and densities or uses compatible with surrounding uses, and promote mobility through safe and convenient interconnectivity of vehicular (including transit access), pedestrian and other non-motorized modes of travel. The design guidelines shall integrate public areas through open space, urban public plazas, and/or recreational or community facility areas. These guidelines may include:
 - a. Buildings should front the street (zero or minimum setbacks are preferable).
 - b. Vehicle parking strategies which lessen conflicts with bicycles and pedestrians and promote transit usage (i.e. parking structures, off-site parking, reduced parking ratios, shared parking facilities, and parking which does not front the street).
 - c. Transit/bus stop.
 - d. A circulation system designed to strengthen bicycle and pedestrian connectivity to all areas of the site/area, including recreation areas, parks, adjacent uses, transit/bus stop and activity nodes.
 - e. The physical separation, such as walling off neighborhoods from adjacent development or roadways, is discouraged where it disrupts the connectivity of compatible uses, pedestrian and/or bicycle access. If a buffer is necessary, adequate landscaping could be used in place of a continuous wall.
 - f. Complement and support adjacent existing land uses and/or adopted future land use designations through the effective use of density, massing, and other design elements.

Lauderdale Lakes Downtown Activity Center Maximums

Acreage: Approximately 140 acres

General Location: East of Northwest 43rd Avenue, south of Northwest 36th Street, west of Northwest 35th Avenue and north of Northwest 29th Street.

Density and Intensity of Land Uses:

- > Residential Land Uses 3,000 dwelling units*
- > Commercial Land Uses 600,000 square feet
- > Hotel 300 rooms
- > Community Facilities Land Uses 50,000 square feet
- > Recreation and Open Space 5.0 acres minimum

*Consisting of 1,500 high rise† dwelling units, 500 garden apartments and 1,000 townhouses. The City shall not issue residential building permits until the execution and implementation of a legally enforceable mechanism, such as a tri-party interlocal agreement, regarding a student station fee. Additional high rise units may be substituted for garden and/or townhouse units provided that (i) not more than 3,000 total residential units are developed in the LAC and (ii) any such substitution is approved by the City Commission.

† Note: High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment.

OBJECTIVE 1.2: INTENSITIES AND DENSITIES

The intensities and densities of all land uses shall be interpreted in accordance with the following policies of this objective, and further restricted by enforcing the City of Lauderdale Lakes’ zoning map, the specific requirements of each zoning district, the City’s Code of Ordinances and the City and County platting and subdivision regulations.

Monitoring and Evaluation:

- > Maintain the City's Flexibility and Redevelopment Units inventory and provide an update of the total number of remaining units annually to the public.

POLICY 1.2.1

The intensities of all land uses shall be further restricted by enforcing the Lauderdale Lakes' zoning map and the specific requirements of each zoning district, the City's Code of Ordinances and the City and Broward County platting and subdivision regulations. The vertical mixing of land uses along main thoroughfares shall be encouraged.

POLICY 1.2.2

To allow both the public and private sectors to respond to changing conditions and permit the appropriate location of neighborhood commercial uses within or adjacent to established residential neighborhoods, the Lauderdale Lakes Land Use Plan shall permit up to 5% of the area designated residential within Lauderdale Lakes to be used for neighborhood commercial uses as identified and in accordance with this Plan and the rules established within the "Administrative Rules Document: Broward County Land Use Plan."

POLICY 1.2.3

The City may decrease by 20 percent the lands designated "Commercial" on the Broward County Land Use Map for residential use in accordance with the rules established within the "Administrative Rules Document: Broward County Land Use Plan" and the Chapter 163, Florida Statutes plan adoption and amendment process.

POLICY 1.2.4 DENSITY CALCULATION

All references to density within the Lauderdale Lakes Land Use Plan refer to gross density. Gross density is calculated as the number of dwelling units existing or proposed within an area, divided by the gross acreage of the lot. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas of the Land Use Plan.

Calculations of acreage covered by different land use categories on the Lauderdale Lakes Future Land Use Map will be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow those lines. A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent unsubmerged land.

POLICY 1.2.5 ARRANGEMENT OF DWELLING UNITS

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Lauderdale Lakes Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the Lauderdale Lakes Land Use Plan does not regulate whether a developer uses 100 acres of land designated for Low (5) Residential density to build 500 single family homes or whether the same 100 acres are used to build a 500 unit high-rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by the Lauderdale Lakes Land Development Regulations.

POLICY 1.2.6 DASHED-LINE AREAS

Planned Unit Developments and partially completed large scale development, have been identified on the Lauderdale Lakes Future Land Use Map by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred.

POLICY 1.2.7 FLEXIBILITY UNITS

The City shall continue to implement the Flexibility Unit provisions as provided for in this Element and as consistent with the Broward County Land Use Plan and the Administrative Rules Document: Broward NEXT.

- a. Flexibility Units are equal the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within the City of Lauderdale Lakes' Future Land Use Map, plus additional remaining permitted dwelling units, fixed at the adoption date of the 2017 Broward County Land Use Plan and formerly defined as "Reserve Units" which were equal to two percent (2%) of the total number of dwelling units permitted by the City of Lauderdale Lakes' Future Land Use Map. The certified Lauderdale Lakes Future Land Use Map may be more restrictive than the Broward County Land Use Plan Map (Series), therefore, available Flexibility Units may be utilized by the City to rearrange residential densities.
- b. The City of Lauderdale Lakes has been established as a "Unified Flexibility Zone."

The City's utilization of the Broward County Land Use Plan "Flexibility Rules" shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered, in the following instances:

- a. Allocations to sites which are contiguous to a municipality upon request of the contiguous municipality.
- b. Allocations to sites which are adjacent to an Environmentally Sensitive Land, as defined within the Broward County Comprehensive Plan, or a Broward County or regional park, including sites which are attached, located within 500 feet, or separated only by streets and highways, canals and rivers or easements, upon request of the Broward County Commission.

Additional rules and procedures for the processing of County Commission compatibility reviews shall be included in the Planning Council's administrative rules.

POLICY 1.2.8 REDEVELOPMENT UNITS

Redevelopment Units are defined as additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the 2017 Broward County Land Use Plan. Municipalities that have fewer than 250 combined "flexibility units" or "redevelopment units" may apply to the Broward County Planning Council for the allocation of "redevelopment units" in allocations of 500 dwelling units, or 10% of the number of dwelling units permitted by the certified municipal land use plan, whichever is less, subject to the requirements set forth in Broward County Land Use Plan.

POLICY 1.2.9 AFFORDABLE HOUSING

The City shall establish programs to provide, encourage, or enable, low and moderate income housing to meet the needs of its existing and future residential population and economic activities.

POLICY 1.2.10

The City shall establish programs to provide, encourage, or enable, low and moderate income housing to meet the needs of Broward County's existing and future residential population and economic activities.

POLICY 1.2.11

For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing amendments which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or

- other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;
- b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;
 - c. programs and policies in which the municipality, and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
 - d. property tax abatement programs aimed at preserving or creating affordable housing;
 - e. streamlined and reduced-cost permitting procedures for affordable housing;
 - f. specific minimum set-aside requirements for new affordable housing construction;
 - g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
 - h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;
 - i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;
 - j. the existing supply of affordable housing.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate. The City shall estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. For the purposes of this Policy, the term "affordable housing" shall include the meaning as defined by the BCLUP. The median annual income estimate should be updated at least yearly.

POLICY 1.2.12 AFFORDABLE HOUSING BONUS DENSITY

1. Bonus Residential Density

Bonus residential density may be allocated to facilitate the development of affordable housing for persons within the following income categories as defined in the Broward County Land Use Plan:

- Moderate-income persons having a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county.*
- Low income persons having a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for households within the county.*

- Very-Low income persons having a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county.*
 - *While occupying a rental unit, annual anticipated gross income may increase to an amount not to exceed 140 percent of the applicable median income adjusted for family size.
2. Bonus Formulas
 - Moderate-income: Six (6) bonus units per every one (1) “moderate-income” unit (including areas east of the Intracoastal Waterway).
 - Low-income: Nine (9) bonus units per every one (1) “low-income” unit (including areas east of the Intracoastal Waterway).
 - Very-Low-income: Nineteen (19) bonus units per every one (1) “very-low-income” unit (including areas east of the Intracoastal Waterway).
 3. Affordable housing density bonuses are conditioned on the developer or purchaser providing, in a manner acceptable to the City, guarantees, as a minimum, through the use of restrictive covenants, that the affordability of the bonus units for the affordable income groups described above will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner-occupied housing.
 4. The total number of bonus affordable and bonus units may not exceed 50% of the maximum number of dwelling units indicated for the parcel by the City land use plan map. However, for “very-low or low-income” units, the total number of bonus affordable and bonus market rate units may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the City land use plan map. For parcels designated “Commerce” or similar designation on the City land use plan map, these percentages shall not be applicable.
 5. At the time of allocation of bonus density, the City must make a finding that adequate public facilities and services are in place, or will be in place with completion of project construction, to accommodate all bonus and affordable units.
 6. Allocations of bonus residential density does not require an amendment to the Broward County Land Use Plan or the City land use plan.
 7. The City of Lauderdale Lakes may utilize the Bonus Density provisions regardless of whether such provisions are incorporated within the land use elements.
 8. By January 31 of each year, a City official shall transmit to the Planning Council an annual report providing tables reflecting bonus density units allocated.
 9. Bonus “affordable” unit and bonus unit construction is subject to the following, as enforced by the City of Lauderdale Lakes:
 - a. One hundred percent (100%) of bonus “affordable” units must receive certificates of occupancy before the final fifty percent (50%) of bonus units receive their certificate of occupancy; or
 - b. The City must require that bonus “affordable” units are available before or concurrently with bonus units.
 10. The City may be more restrictive and is not required to adopt, utilize or implement the above referenced bonus formulas.

OBJECTIVE 1.3 LAND USE IMPLEMENTATION

Future growth and development, redevelopment and rehabilitation will be managed through the preparation, adoption, implementation, and enforcement of land development regulations consistent with the Comprehensive Plan, the City adopted level of services in the Capital Improvement Element, and with s.163.3202, F.S.

POLICY 1.3.1

Adopt and maintain land development regulations and zoning districts that are based on the principles, goals, objectives, policies, future land use categories, and maximum densities and intensities established by this plan to enhance the quality of life of Lauderdale Lakes residents.

POLICY 1.3.2

Continue to administer land development regulations consistent with s.163.3202, F.S. that shall also contain specific and detailed provisions required to implement the adopted Comprehensive Plan and which as a minimum:

1. Regulate the subdivision of land;
2. Regulate the use of land and surface water;
3. Ensure the compatibility of adjacent land uses and provide for open space;
4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Regulate signage;
6. Provide that public facilities and services meet or exceed the standards established in the capital improvements element;
7. Ensure safe and convenient traffic flow, adequate rights-of-way, and vehicle parking needs; and
8. Encourages energy efficient and innovative development (planned developments, mixed-use development & Redevelopment Units).

POLICY 1.3.3

The Lauderdale Lakes Land Development Regulations shall continue to provide for the discontinuation of non-conforming land and building uses which are incompatible or inconsistent with the Land Use Plan. Regulations for buffering of incompatible land uses shall continue to be enforced as set forth in the Lauderdale Lakes Land Development Regulations, consistent with s.163.3202, F.S.

POLICY 1.3.4

The Lauderdale Lakes Land Development Regulations shall continue to provide for the protection and creation of surface waters in conformance with State of Florida and South Florida Water Management District policies.

POLICY 1.3.5 WATER RESOURCES MANAGEMENT

New development adjacent to or in the vicinity of surface waters shall be designed so as to minimize the direct discharge of stormwater runoff into such bodies of water.

POLICY 1.3.6 HISTORIC AND ARCHAEOLOGICAL RESOURCES

The City shall consider the impacts of land use plan amendments on historic, archaeological and paleontological resources.

OBJECTIVE 1.4: INTERGOVERNMENTAL COORDINATION

Continue to coordinate with affected and appropriate governments and agencies to maximize their input into the development process and mitigate potential adverse impacts of future development and redevelopment activities.

POLICY 1.4.1 CONCURRENCY

Requests for development orders or permits shall be coordinated with applicable and appropriate City service providers, Broward County, Broward County Public Schools, special districts, the South Florida Regional Planning Council, the South Florida Water Management District and state and federal agencies to ensure consistency with adopted concurrency requirements of Section 163.3180, Florida Statutes and to provide adequate land for public utilities.

POLICY 1.4.2 LEVELS OF SERVICE

Provide that development orders and permits shall not be issued which result in a reduction of the levels of services for the affected public facilities below the adopted level of service standards for all public services, including open space, water, wastewater, transportation, drainage, and schools. The following policies establish level of service requirements and are adopted in the City's Capital Improvement Element and Recreation & Open Space Element.

- > Policy 1.3.4 Solid Waste – Capital Improvements Element
- > Policy 1.3.5 Stormwater Management – Capital Improvements Element
- > Policy 1.3.6 Transportation– Capital Improvements Element
- > Policy 1.3.7 Public Schools – Capital Improvements Element
- > Policy 1.1.1 Recreation – Recreation & Open Space Element

POLICY 1.4.3 PLATTING

The City shall administer platting requirements in conformance with, or more stringent than the Broward County Land Use Plan's platting requirements; and, shall not grant an application for building permit for the principal building on a parcel of land unless a plat has been approved by Broward County on the subject parcel. (Broward County Land Use Plan 2.13.1, 2.13.3, 2.13.4)

POLICY 1.4.4 PLAT RECORDATION

At the time of plat recordation, rights-of-way shall be conveyed to the public by deed or easement sufficient to address the impact of development on transportation needs and to meet the requirements of the Broward County Trafficways Plan.

POLICY 1.4.5 IMPACT FEES

The City shall not accept a building permit application, nor issue a building permit for new development unless the applicant has presented evidence from Broward County that the impact of the proposed development to public facilities (e.g. Schools & Transportation) has been mitigated through the payment of impact fees, or other measures in compliance with the Broward County Land Use Plan and Broward County Land Development Code.

POLICY 1.4.6 DEVELOPMENT ORDERS

Development orders shall be consistent with the Broward County Land Use Plan, the Lauderdale Lakes Land Use Plan and Land Development Regulations.

POLICY 1.4.7 PUBLIC SCHOOL SITTING

The City, Broward County and the School Board of Broward County shall coordinate through the processes and procedures identified in the ILA as amended from time to time to ensure collaborative planning and decision making on population projections and public school siting and to accomplish coordination between the City's adopted comprehensive plan and the School Board's District Educational Facilities Plan.

OBJECTIVE 1.5 LAND USE AMENDMENTS

The Lauderdale Lakes Land Use Element and any proposed Future Land Use Map amendments shall be reviewed in a manner consistent with the applicable and appropriate processes identified in Chapter 163, F.S., the Broward County Land Use Plan, and the Lauderdale Lakes Comprehensive Plan.

POLICY 1.5.1

The Broward County Planning Council shall continue to administer the certification and recertification process established within the Broward County Charter to ensure the land use plans of Broward County's local governments are in substantial conformity with the Broward County Land Use Plan and implement the procedures identified within the "Administrative Rules Document: Broward County Land Use Plan."

POLICY 1.5.2

The Broward County Land Use Plan regulates the consistency and compatibility among the land use plans of Broward County's local governments through the Broward County Planning Council's certification and recertification process.

POLICY 1.5.3

Proposed land use plan text and map amendments within the City shall successfully complete the Chapter 163, Florida Statutes local comprehensive plan review process prior to their certification or recertification by the Broward County Planning Council.

POLICY 1.5.4

Broward County and the City of Lauderdale Lakes shall review proposed amendments to the County and City land use plans to ensure the provision of adequate public facilities when needed to serve the proposed development, including the review of available water and wastewater services and/or plans to provide such services within a financially feasible capital plan adopted by the City.

POLICY 1.5.5

Broward County and the City of Lauderdale Lakes shall review amendments to the Broward County and City land use plans for compatibility with existing land uses, the character of the predominate development area, and future land uses as a primary consideration in that review, but shall also recognize that approved redevelopment plans aimed at reducing blighted or deteriorating areas may appropriately promote the introductions of land use patterns in variance from existing land use patterns.

POLICY 1.5.6

The individual and cumulative impacts on the existing and planned transportation facilities shall be considered in the review of land use amendments that are proposing to increase density and intensity; the required traffic review methodology shall be endorsed by the Broward Metropolitan Planning Organization.

POLICY 1.5.7

The City shall review proposed amendments that increase density for consistency with the Public School Facilities Element and countywide and municipal level of service standards for schools in compliance with the Public School Facilities Inter-local Agreement to ensure that there is sufficient capacity to accommodate the projected student impact of the proposed amendment.

POLICY 1.5.8

The City shall ensure that applications for increases in density or intensity are reviewed by the utility provider (Broward County Water & Wastewater Services) for concurrency requirements and for consistency with the Broward County Water Supply Facilities Work Plan and for areas of the City where Fort Lauderdale is the potable water provider.

POLICY 1.5.9

Broward County shall discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities.

POLICY 1.5.10

Broward County and the City of Lauderdale Lakes shall consider the impacts of land use plan amendments on wetland resources and minimize those impacts to the maximum extent practicable.

POLICY 1.5.11

Broward County and the City of Lauderdale Lakes shall address land use plan amendments containing golf courses, including closed golf courses, consistent with the Broward County Land Use Plan Policy 2.5.5.

POLICY 1.5.12

Amendments that propose to add 100 or more dwelling units shall be reviewed for consistency with Policy 2.16.2 of the Broward County Land Use Plan.

POLICY 1.5.13

Consider the potential impacts of land use plan amendments on historical and archaeological resources.

POLICY 1.5.14

Proposed future land use map amendments shall be supported with data and analysis from the adopted 10-Year Water Supply Facilities Work Plan Update demonstrating that adequate water supplies and associated public facilities will be available to meet the projected growth demands.

GOAL 2: INFILL, REDEVELOPMENT, AND ECONOMIC INVESTMENT

Support innovative infill and redevelopment that is economically and environmentally resilient and enhances community character with aesthetic pleasing energy efficient design.



OBJECTIVE 2.1: ECONOMIC INVESTMENT

Encourage new economic investment and redevelopment through strategic public investments and maintaining a development review process that is responsive, efficient and equitable.

Monitoring and Evaluation:

- > Maintenance of customer satisfaction records
- > Creation of a Priority Development Incentive Program
- > Strategic Economic Development Plan

POLICY 2.1.1

Lauderdale Lakes shall complete a strategic economic development plan by December 2024 to identify opportunities and establish measurable goals that support new vibrant and sustainable development in the City.

POLICY 2.1.2

Implement and build upon community branding concepts that support new investment, including the branding of the City's gateways, as recommended in the Community Redevelopment Area Master Plan (2013).

POLICY 2.1.3

Analyze opportunities for grant funding, public-private partnerships, including leveraging the tools available through the State of Florida Opportunity Zones program.

POLICY 2.1.4

Lauderdale Lakes shall continuously improve its development review process by making gains in efficiency, applying standards and regulations uniformly, and providing mechanisms to improve the project proposal early in the development review process.

The City may grant an application for a development permit consistent with the Broward County Land Use Plan or a certified City land use plan when it has determined that the following requirements are met:

- a. Traffic circulation, transit, parks and recreation, drainage and flood protection, potable water, solid waste, sanitary sewer public facilities and services and public schools will be available to meet established level of service standards, consistent with Chapter 163.3180, Florida Statutes, and the concurrency management policies of the Broward County Land Use Plan.
- b. Local streets and roads will provide safe, adequate access between buildings within the proposed development and the trafficways identified on the Broward County Trafficways Plan prior to occupancy.
- c. Fire protection service will be adequate to protect people and property in the proposed development.

- d. Police protection service will be adequate to protect people and property in the proposed development.
- e. School sites and school buildings will be adequate to serve the proposed development.
- f. Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgment that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument flight altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or any other operational modifications at any existing airport or heliport or any planned or proposed airport as described in FAR Part 77.21(c)(2).

POLICY 2.1.5

Create a priority development incentive program which allows development proposals that meet criteria that supports sustainable investments to qualify for streamline permitting, density bonuses, and/or reduced fees.

POLICY 2.1.6

Lauderdale Lakes will continue to implement the Flexibility and Redevelopment Unit provisions as provided for in the Land Use Implementation Section of this Element and consistent with the BCLUP and the Administrative Rules Document: Broward County Land Use Plan.

POLICY 2.1.7

Lauderdale Lakes shall use its Flexibility and Redevelopment Units to encourage development that support sustainable investments in the community and maintain an up to date inventory.

POLICY 2.1.8

Eliminate regulatory activities that are no longer tied to current or future needs.

POLICY 2.1.9

In order to provide for a broad range of current and future residents, low, moderate, and work force housing is encouraged.

OBJECTIVE 2.2: RESILIENT & INNOVATIVE INFILL AND REDEVELOPMENT

Strategically prioritize the redevelopment and revitalization of commercial corridors, priority redevelopment areas, and blighted areas by codifying resilient and innovative development principles and eliminating uses and conditions that are not in alignment with the vision of Lauderdale Lakes.

Monitoring and Evaluation:

- > The number of acres remaining in the City of Lauderdale Lakes that are in need of redevelopment or renewal, or which are developed and/or used inconsistent with the vision of Lauderdale Lakes and do not contribute to the quality of life desired by residents.
- > The change in the property values within the City and CRA limits.

POLICY 2.2.1

Lauderdale Lakes and the CRA shall continue to develop and implement programs to encourage redevelopment and private investment within identified blighted and economically distressed areas.

POLICY 2.2.2

Ensure that land uses and development standards promote the infill and redevelopment of underutilized and vacant properties, which maximize the use of existing public facilities, provide for

a mix of uses and housing types, and prioritize the provision of additional open space within the City of Lauderdale Lakes' built urban/suburban environment.

POLICY 2.2.3

Lauderdale Lakes shall use all feasible methods to eliminate existing land uses and conditions that are inconsistent with the City's adopted goals and overall vision as expressed in the Citizens' Master Plan and which are contrary to the quality of life desired by its citizens. Such methods may include effective nonconforming use and structure regulations, redevelopment incentives, the City's economic development program, incentives for business and industry relocation to the City, capital improvements, and property improvement grants, loans and programs.

POLICY 2.2.4

Prioritize infill and redevelopment efforts along commercial corridor and in Priority Redevelopment Areas (PRAs) to facilitate infill and redevelopment in strategically important locations throughout the City of Lauderdale Lakes. Proposed site development applications in these PRAs shall be reviewed for general consistency from the design concept recommendations identified in Objective 2.4.

POLICY 2.2.5

Ensure compatibility between redeveloping properties and existing adjacent uses including established single-family residential neighborhoods by regulation of building scale, design, building placement, open space, buffering, and use.

POLICY 2.2.6

To the greatest extent feasible, Lauderdale Lakes shall require multi-family housing of 16 units per acre or greater to be located near established transit corridors, or in identified Priority Redevelopment Areas.

POLICY 2.2.7

Foster improved coordination among City agencies such as the Community Redevelopment Agency, to utilize their expertise in marketing and outreach to promote redevelopment; and shall identify opportunities for new public partnerships whenever feasible.

OBJECTIVE 2.3: URBAN DESIGN AND AESTHETICS

To improve the aesthetics and safety of the natural and built environments, and create a stronger sense of place in Lauderdale Lakes, through the implementation of urban design strategies for the City, with particular focus on the Community Redevelopment Area (CRA) and the Priority Redevelopment Areas.

Monitoring and Evaluation:

- > Conduct an internal review of approved projects to ensure the implementation the objective and its supporting policies.

POLICY 2.3.1

Lauderdale Lakes shall identify and implement opportunities to enhance the public realm, including:

- a. Requiring that urban design elements within the public realm include urban open spaces, street trees, street furniture, attractive sidewalk surfacing, pedestrian-scale lighting, awnings/overhangs, and attractive transit shelters.
- b. Investing in complete street project whenever feasible,
- c. Improving way finding in the City,
- d. Providing gateway and entrance features to announce arrival into, and departure from, the City,
- e. Widen public sidewalks along major thoroughfares whenever feasible to provide for pedestrian circulation, outdoor dining, ADA compliance, and landscaping to buffer pedestrians from high speed traffic on adjacent collector and arterial roads, and

- f. Maintaining and enforcing sign regulations that balance community aesthetics, sense of place and motorist safety with way finding and effective identification of uses.

POLICY 2.3.2

Lauderdale Lakes shall continue to participate with the South Florida Regional Planning Council, the Broward MPO, and the other participating municipalities in the State Road 7 Collaborative process and the NW 31st Avenue Planning Collaborative process.

POLICY 2.3.3

Lauderdale Lakes shall continue to implement regulations that employ Crime Prevention Through Environmental Design (CPTED) principles to reduce the incidence of crime and protect the safety and welfare of its residents.

POLICY 2.3.4

Adopt standards for unified urban design, architecture, signage and landscaping for major corridors within the CRA boundaries to further assist in creating a sense of place. During the creation of the urban design standards, the City of Lauderdale Lakes shall consider the use of Universal Design in new construction, residential rehabilitation, and remodeling.

POLICY 2.3.5

Maintain and periodically update the Lauderdale Lakes Land Development Regulations to require the following design principles to be utilized for all new development and redevelopment:

- a. Encourage increased residential density adjacent to transit corridors where feasible,
- b. Engagement of the street and enhancement of the public realm by bringing buildings closer to sidewalks and adding lighting, sidewalk and landscaping improvements on portion of property adjacent to the public right-of-way where appropriate,
- c. Creation of internal street networks on larger properties,
- d. New public and open space in commercial and mixed use development,
- e. Vertical mixing of land uses and high residential densities along major thoroughfares and in Priority Redevelopment Areas,
- f. Building designs with unique architectural elements that add character and create visual interest, and
- g. Sustainable materials for landscaping and hardscaping, including Florida Friendly landscaping and porous pavement,
- h. Encourage the use of best practices development and redevelopment strategies and engineering solutions to reduce flood risk to real property in flood prone areas.

POLICY 2.3.6

Maintain and periodically update the City's design guidelines in the Land Development Regulations to address the following:

- a. Physical compatibility of the scale and massing of building, especially when adjacent to single-family residential,
- b. Setbacks that allow for new public spaces along the public roadways, including pedestrian pathways with shade trees.
- c. Building design that reflects a single architectural style and incorporates a combination of high-quality materials and colors that support and strengthen the design integrity and authenticity of the selected architectural style,
- d. Fenestration on all building facades that front a right of way,
- e. Terraces, balconies and architectural breaks to help break up the massing of larger structures,
- f. Energy efficient lighting that improves public safety and has adequate shielding to protect residential areas from glare and light pollution,
- g. Green building construction methods that are energy efficient and incorporate innovative components into building design that may include rooftop parking, recreational amenities, civic spaces and gardens on buildings with relatively large roof areas,
- h. Florida Friendly or Florida native landscaping that is drought resistant and requires minimal fertilization.

POLICY 2.3.7

Assist in building a positive community image through such activities as:

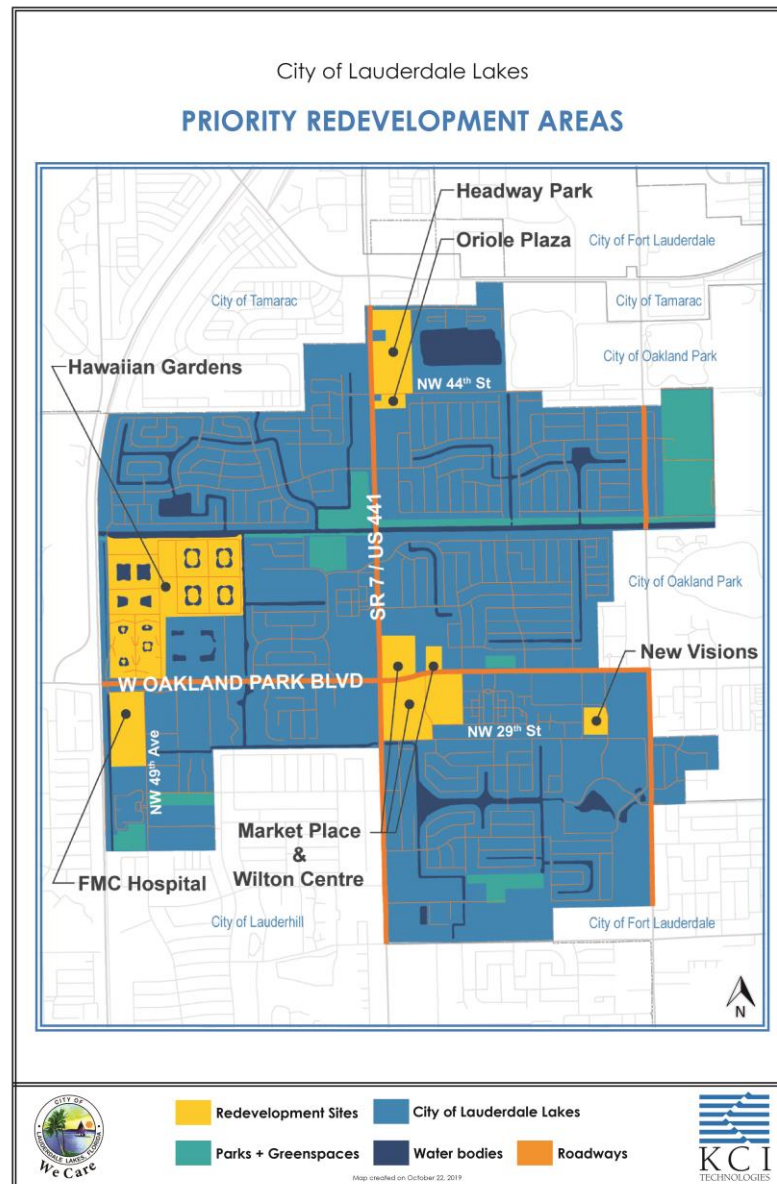
- a. Improving aesthetics through code enforcement, gateway improvements, and façade improvements,
- b. Creating opportunities for cultural activities and public art, and
- c. Investing in creation of a network of parks and pathways that enhances access to recreation and improve the quality of life of residents.

OBJECTIVE 2.4: PRIORITY REDEVELOPMENT AREAS

Prioritize the infill and redevelopment of commercial corridors and strategic priority redevelopment areas for general consistency principles and concepts in this element.

Monitoring and Evaluation:

- > Review approved projects for consistency with the following general principles and design concepts.



Policy 2.4.1 HEADWAY OFFICE PARK

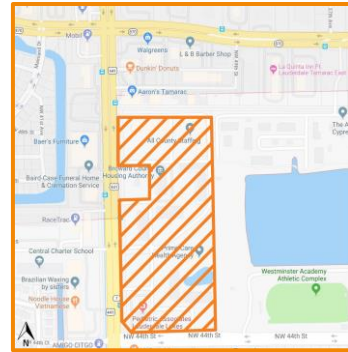
Location: Northeast corner of SR 7/US 441 and NW 44th Street.

Recommendation: Redevelop and enhance the vibrancy of the existing office park with site improvements, open space, and additional uses, including residential (in mixed-use structures), and retail.

Vision: Adaptive and flexible, accessible and interconnected, and sustainable: a reimagined Headway Office Park will be a unique business park that is designed and planned for the needs of the 21st century work force. With its expansive open and green spaces, interconnected pedestrian and bicycle pathways, compact and efficient design, and variety of uses, this innovative business hub will be an extension of the neighborhood, and could serve as the anchor and gateway for the northern boundary of the City.

Design Guidelines:

- > Protect the pedestrian and enhance the pedestrian environment and scale.
 - > Commercial and retail spaces should be placed along US 441 and designed in such a way as to enhance the pedestrian experience.
 - > On-site circulation should prioritize the pedestrian and bicyclist over the automobile.
 - > Building setbacks and placement should enhance the pedestrian experience, whenever possible.
- > Incorporate open spaces that are accessible to the public.
- > Buildings should be designed to maximize natural light and ventilation, and be cohesive and similar in aesthetic, including creating an open and translucent ground level and minimize “blind corners.”
- > Incorporate design concepts and principles which foster connected, safe, active, and successful urban environments, such as New Urbanism and Crime Prevention Through Environmental Design (CPTED).
- > Place ride share pick-up/drop-off locations, electric vehicle charging stations, and bicycle amenities close to building entrances.
- > The atmosphere within the parking lot is to be as pleasant and park-like as possible and should limit paved surfaces whenever feasible.
- > The use of sustainable, permeable materials, such as porous pavement is encouraged.
- > Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.
- > Ensure consistent streetscaping details throughout all of the gateways into the City of Lauderdale Lakes.



Location Map



Existing Conditions



The central green and the pedestrian amenities along the thoroughfare roadway enhance the public realm

Policy 2.4.2 FLORIDA MEDICAL CENTER HOSPITAL PROPERTY AND PROPERTY TO THE SOUTH

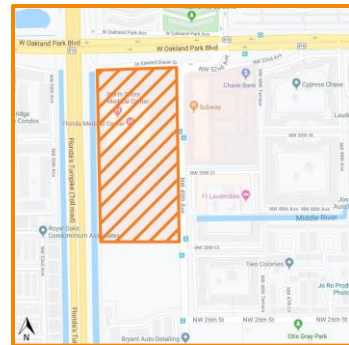
Location: NW 49th Avenue, north of Woodsdale Oaks Apartments, just east of Florida's Turnpike.

Recommendation: Through a future concurrent Future Land Use amendment and the creation of an overlay/zoning district, create a mixed-use hospital district to allow for complimentary uses such as a commercial liner in parking garages and workforce housing at a base density of 25-30 dwelling units per acre.

Vision: Allow for a mixture of housing types and densities, commercial, retail, and recreational activities, and a network of interconnected, tree lined, and accessible pedestrian pathways. The *Florida Medical Center Hospital* could serve as the anchor and gateway for the western boundary of the City and provide workforce housing to hospital employees.

Design Guidelines:

- > Low scale retail and commercial spaces should be placed along NW 49th Avenue, with minimal setback.
- > Parking should be placed at the rear of the building, not along NW 49th Avenue nor along NW 52nd Avenue/Access Road.
- > Parking structures lined with ground floor retail and commercial spaces are strongly encouraged over surface parking.
- > Protect the pedestrian and enhance the pedestrian environment and scale.
- > Develop a safe and sustainable mixed-use hospital development.
 - > Incorporate design concepts and principles which foster connected, safe, active, and successful urban environments, such as New Urbanism and Crime Prevention Through Environmental Design (CPTED).
 - > The use of sustainable, permeable, heat reflective materials should be used wherever feasible.
 - > Shade trees and Florida-friendly landscaping should be utilized.
 - > Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.



Location Map



Existing Conditions



Conceptual example of infill development over surface parking



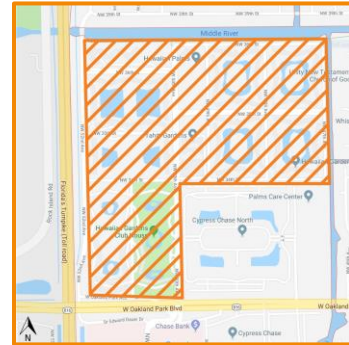
Example: this pedestrian promenade helps to promote connectivity and enhances the pedestrian environment

Policy 2.4.3 HAWAIIAN GARDENS

Location: North side of W Oakland Park Boulevard, just east of Florida's Turnpike.

Recommendation: Through a site-specific Future Land Use Amendment, allow for a higher density residential development (High density residential, at up to 50 dwelling units per acre) with concurrent site-plan approval to ensure general consistency with the City's vision.

Vision: With a focus on promoting health and wellness living, a reimagined higher density residential development on the property aims to create a dense, sustainable, affordable, and attractive residential community for all ages and abilities that creatively mitigates potential flood hazard. As the property is adjacent to the elevated Florida Turnpike and the hospital property to the south, additional height at this location would not be out scale with the surrounding conditions.



Location Map



Existing Conditions

Design Guidelines:

- > Provide a mixture of housing types to support a variety of income levels, and which include flexible spaces to support changes in market demand.
- > Encourage opportunities for social interaction and community building by incorporating flexible spaces and open / recreational spaces to support a variety of users, abilities, and activities. Additionally, including interconnected, wide, and safe walking paths, centralized mailboxes, and active and passive open and green spaces would allow for increased opportunities for social interaction.
- > Buildings should be designed to maximize natural light and ventilation, and be cohesive and similar in aesthetic.
- > Buildings should be placed in such a way that would encourage walking or bicycling over driving.
- > Prioritize flood mitigation through the application of sustainable, permeable materials, and open space areas that serve a dual role of flood mitigation and recreation whenever feasible.
- > To encourage "eyes on the street," front facades, (the bottom floor of a residential structure) should be open and translucent and continue active uses like community spaces or amenities.
- > Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.
- > Prioritize the protection of the City of Lauderdale Lakes' certified open space.
- > Provide for a portion of the open space to be accessible to the public.



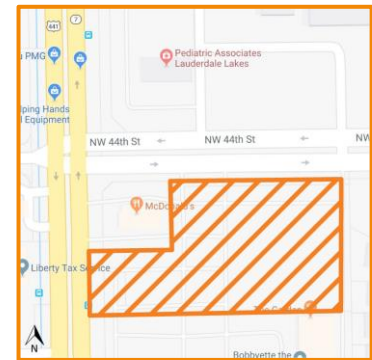
Example of how taller scale buildings are appropriate in areas adjacent to an elevated roadway, which also provide enhanced open space opportunities

Policy 2.4.4 ORIOLE PLAZA

Location: Southeast corner of SR 7/US 441 and NW 44th Street.

Recommendation: Encourage the redevelopment of the site with a mixed-use development with community serving commercial uses like grocery store, restaurants, retail, Commercial, family entertainment.

Vision: To create a safe and sustainable low to medium scale mixed-use development that is respectful of the adjacent single-family residential to the east. This vacant PRA area should be expanded to include the commercial development to the south whenever feasible and the fast food restaurant to the northwest.



Location Map

Design Guidelines:

- > Protect the pedestrian and enhance the pedestrian environment and scale.
 - > Retail spaces should be placed along US 441 and NW 44th Street to capture foot traffic.
 - > Building setbacks and placement should be minimized to enhance the pedestrian experience, whenever possible.
 - > Buildings should be designed to maximize natural light and ventilation and be cohesive and similar in aesthetic, including creating an open and translucent ground level and minimize “blind corners.”
- > All buildings on the site should be cohesive and similar in aesthetic to create a unique character and sense of place.
- > Buildings should be scaled down to two stories and/or be setback appropriately along the property lines adjacent to single-family residential.
- > A decorative lighting plan and cohesive signage / branding plan should be established for the development, which includes a public art component.
- > Develop a safe and sustainable low to medium scale mixed use development.
 - > Incorporate design concepts and principles which foster connected, safe, active, and successful urban environments, such as New Urbanism and Crime Prevention Through Environmental Design (CPTED).
 - > The use of sustainable, permeable, heat reflective materials should be used wherever feasible; porous pavement is encouraged.
 - > Shade trees and Florida-friendly landscaping should be utilized.
 - > Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.



Example: awnings, pedestrian-scaled buildings and lighting, seating, and shade trees help to enhance the pedestrian realm



Example: development steps down adjacent to less dense/intense uses like single-family residential

Policy 2.4.5 NEW VISIONS

Location: Northeast corner of NW 29th Street and NW 33rd Avenue.

Recommendation: Medium density residential in the form of apartments or townhomes, at 15-20 dwelling units per acre.

Vision: To create a vibrant, sustainable, and safe neighborhood.

Design Guidelines:

- > Building design and placement should maximize natural light, ventilation, and site-wide pedestrian circulation.
- > To encourage “eyes on the street,” front facades should be translucent, not solid, include porches and balconies, and should be minimally setback from the roadway.
- > Create a safe and sustainable neighborhood.
 - > Incorporate design concepts and principles which foster connected, safe, active, and successful urban environments, such as New Urbanism and Crime Prevention Through Environmental Design (CPTED).
 - > The use of sustainable, permeable, heat reflective materials should be used wherever feasible.
 - > Shade trees and Florida-friendly landscaping should be utilized.
 - > Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.



Location Map



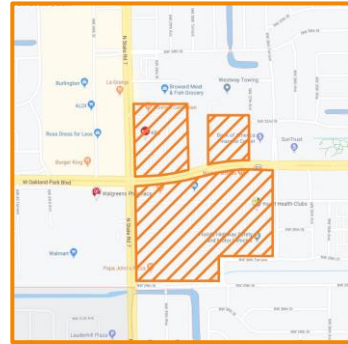
Existing Conditions



Policy 2.4.6 MARKET PLACE & WILTON CENTRE

Locations: *Market Place* - Southeast corner of W Oakland Park Boulevard and SR 7/US 441. *Wilton Centre* – Northeast corner of W Oakland Park Boulevard and SR 7/US 441.

Recommendation: Encourage mixed use and an approximate density of high density residential in the form of apartments or townhomes, at 25-50 dwelling units per acre with redevelopment or flexibility units. Allow for both the horizontal and vertical mixing of uses within a newly created street grid network. Residential uses shall be required as the principal component with at least two non-residential uses as an additional principal uses such as retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional.



Location Map - Top: Wilton Centre; Bottom: Market Place

Vision: To transform Market Place Plaza into a City Center district that is an active, diverse, well connected, and prosperous mixed-use destination. This concept could be implement through phased infill development and incremental new urbanism, or through a complete redevelopment of the property. The City Center concept could be applied to the larger commercial properties located on each of the four corners of the W Oakland Park Boulevard and U.S. 441 intersection.

Design Guidelines:

- > Establish an internal grid street network with a street hierarchy within the property, which should connect to the adjacent commercial and residential properties whenever feasible.
- > Protect the pedestrian and enhance the pedestrian environment and scale.
 - > Building setbacks should be minimized, in order to enhance the pedestrian experience.
 - > Retail spaces should be placed along W. Oakland Park Boulevard / U.S. 441.
 - > Courtyards, plazas, and squares with well-defined edges and are open to the public, such as buildings and foliage, are required.
 - > Ground floor commercial and retail spaces should include translucent facades.
 - > Parking structures with decorative wrapping on the parking levels and ground floor retail are encouraged over surface parking lots.
- > Create a “gateway experience” to the City on the property that establishes a unique character and sense of place on the property and adjacent public roadways.
 - > Entrances and the intersection of W. Oakland Park Boulevard and U.S. 441 should be marked with gateway signage and vibrant Florida friendly landscaping welcoming visitors to Lauderdale Lakes and City Center District.
 - > A decorative lighting plan should be developed with branded banners at gateways and along the internal main street.
 - > Include a public art component.
 - > Ensure consistent streetscaping details throughout all the gateways into the City of Lauderdale Lakes.
- > Create a safe and sustainable City Center development.



Existing Conditions (Wilton Centre)



Existing Conditions (Market Place)

- > The use of sustainable, permeable, heat reflective materials should be used wherever feasible.
- > Shade trees and Florida-friendly landscaping should be utilized.
- > Incorporate design concepts and principles which foster connected, safe, active, and successful urban environments, such as New Urbanism and Crime Prevention Through Environmental Design (CPTED).
- > Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.



Example: Complimentary architecture and building types create a walkable mixed-use development



Example concept of an infill mixed-use structure with retail wrapped parking garage.

GOAL 3: PUBLIC FACILITIES AND TRANSIT

Support multi-modal transportation facilities to optimize use of the regional transportation network to move people, goods, and services safely and efficiently while incorporating and promoting Complete Streets principles where appropriate in a context sensitive manner.



OBJECTIVE 3.1: PUBLIC FACILITIES

To ensure the availability of public utility and multi-modal transportation facilities and services necessary to support proposed development.

Monitoring and Evaluation:

- > Continuing to require through the Lauderdale Lakes Land Development Regulations, Code of Ordinances and the City and County platting and subdivision regulations the dedication of public utility and transportation easements and rights-of-way to agencies responsible for providing public utility services.

POLICY 3.1.1

Accommodate and support Complete Streets features and technology into County and City roadways where practical, context sensitive, and financially feasible.

POLICY 3.1.2

Capitalize on intergovernmental coordination and technical assistance opportunities City, including coordination with the Florida Department of Transportation (FDOT) regarding access management, transit, parking, and streetscaping proposals.

POLICY 3.1.3

Lauderdale Lakes shall continue to require the dedication of easements and rights-of-way to acquire suitable land for utilities and transportation facility development.

POLICY 3.1.4

In order to protect the existing and future right of way from building encroachment and ensure proper accessibility to the roadway and transit network the City shall:

- a. Require that at the time of plat recordation, rights-of-way shall be conveyed to the public by deed or easement sufficient to address the impact of development on transportation needs and to meet the requirements of the Broward County Trafficways Plan.
- b. The City shall adopt and implement land development regulations to provide for the reservation and acquisition of rights-of-way sufficient to meet the requirements of the Broward County Trafficways Plan.
- c. Protect the transportation corridors identified on the Broward County Trafficways Plan, and shall require that development is set back from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such set back does not deny all beneficial use of the property proposed for development.

POLICY 3.1.5

Lauderdale Lakes shall continue to regulate the subdivision of land to ensure compliance with adequate access, right-of-way dedication and off-site improvement requirements, to ensure the interconnectivity of streets, access control to protect the regional roadway network, and adequate utilities and drainage.

POLICY 3.1.6

Educate the community about complete street principles and concepts as part of planning processes to build support and understanding for future policy and regulatory changes.

OBJECTIVE 3.2 MULTI-MODAL AND TRANSIT INTEGRATION

To support and encourage multi-modal transportation options in private development projects and in public infrastructure revitalization projects throughout the City of Lauderdale Lakes.

POLICY 3.2.1

The City of Lauderdale Lakes shall support transit-oriented development, including encouraging structured parking and parking requirements that are not prohibitive to such development.

POLICY 3.2.2

The City of Lauderdale Lakes shall, within one year of adoption of its Comprehensive Plan amendments, review its Land Development Regulations to ensure consistency with Future Land Use designations along the State Road 7 / U.S. 441 and Oakland Park Boulevard corridors, and to ensure that they enable transit-supportive intensities and vertical mixing of land uses.

POLICY 3.2.3

Transit shelters shall be integrated into site plans or buildings to the extent possible, and in all cases, shall be designed to be attractive, comfortable and convenient.

POLICY 3.2.4

The Lauderdale Lakes Land Development Regulations shall encourage pedestrian and bicycle travel by providing for exceptional pedestrian and bicycling infrastructure including, but not limited to wide, continuous and well-maintained sidewalks and bike ways adequately separated from traffic; shade provided through street trees, awnings, arcades or the like; a high degree of natural surveillance opportunities from roadways and adjacent businesses and residences (via buildings built close to the street with front porches and balconies, and large, frequent window openings) to enhance safety; adequate lighting for way finding and safety; way finding signage; engaging streetscapes; safe and convenient bicycle lock-ups; frequent shelter opportunity from wind and wind-driven rain; workplaces with shower and changing facilities; and, an array of businesses and services distributed along pedestrian and bicycle routes that cater to pedestrians and bicyclists, such as bicycle repair stores, bicycle and scooter rental stores, and food and beverage stores.

POLICY 3.2.5

The City of Lauderdale Lakes shall, through its Land Development Regulations, encourage the use of sidewalks, bikeways, lighting, surface treatments, narrower vehicle lane widths, signs and signals to help slow traffic on neighborhood streets, to encourage pedestrian-friendly uses.

POLICY 3.2.6

The City of Lauderdale Lakes shall, through its Land Development Regulations, promote pedestrian orientation by providing for pedestrian linkages between developments and neighborhoods.

GOAL 4: SUSTAINABLE AND ENERGY EFFICIENT INVESTMENT

Balance land use and revitalization efforts with proactive approaches to energy efficiency, sustainability, hazard mitigation, and resource protection.



OBJECTIVE 4.1 ENERGY EFFICIENCY AND REDUCTION OF GREENHOUSE GAS EMISSIONS

The City of Lauderdale Lakes shall support the State's efforts to reduce greenhouse gas emissions and to promote energy efficiency and conservation through the development and implementation of local policies and programs.

Monitoring and Evaluation:

- > The effectiveness of the following policies at reducing greenhouse gas emissions and promoting energy efficiency shall be monitored and evaluated every seven years in conjunction with the City of Lauderdale Lakes' Evaluation and Appraisal Report (EAR).
- > Evaluate the effectiveness of information and resources provided to residents to make sure they are utilized.

POLICY 4.1.1

Support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

POLICY 4.1.2

Review the Lauderdale Lakes Land Development Regulations to identify any regulatory barriers to promoting green building (e.g., prohibition of photovoltaic panels). Upon identification of regulatory barriers to said program, the City shall amend the Land Development Regulations as necessary to support energy efficiency and the use of renewable energy resources while continuing to ensure compatibility and a high standard of development.

POLICY 4.1.3

Update the Lauderdale Lakes Land Development Regulations to support residential and commercial construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or another nationally or state recognized, high-performance green building rating system as recognized by the City Manager or designee.

POLICY 4.1.4

The Community Development Services Department shall encourage residents, businesses, and developers to embrace low impact development practices including green buildings by providing readily-available information and resources to these parties. Information and resources may include how-to-guides or information on available funding sources for green development or energy efficient improvements (e.g., tax credits, low interest loans, grants).

POLICY 4.1.5

Amend the Lauderdale Lakes Land Development Regulations to include incentives (e.g., expedited review process, density/intensity bonus) for constructing green-certified buildings or implementing low impact development practices as identified by the City of Lauderdale Lakes.

POLICY 4.1.6

Continue to support the efforts of local utility providers to reduce energy and water consumption of residences and businesses in the City of Lauderdale Lakes.

POLICY 4.1.7

Encourage development with energy conserving design that is consistent with the sustainable development policies of the Conservation Element including, but not limited to energy and environmental conservation and water reuse best practices. The City of Lauderdale Lakes will coordinate with Broward County to pursue the establishment of mandatory reuse zones for reclaimed water.

POLICY 4.1.8

Implement a Tree Inventory and Planting Program, as described in the Conservation Element to replace tree canopy lost to storms, to enhance the appearance and property values of residential neighborhoods, to reduce energy demand, to facilitate pedestrian and bicycle travel, and to contribute to an enticing business environment.

POLICY 4.1.9

Coordinate with Broward County for review all proposed development with respect to the potential for related impacts to the regional air quality, negative impacts eliminated or effectively mitigated.

POLICY 4.1.10

Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned uses.

OBJECTIVE 4.2 NATURAL RESOURCE PROTECTION

To ensure the protection of natural resources and a climate-resilient future.

Monitoring and Evaluation:

- > The adoption and enforcement of standards and regulations that protect natural resources and consider resiliency against the impacts of climate change.

POLICY 4.2.1

Protect wellfields in accordance with Broward County's Wellfield Protection Ordinance.

POLICY 4.2.2

Prohibit industrial uses within Wellfield Protection Zones of Influence consistent with Broward County regulations.

POLICY 4.2.3

When it is determined to be practical and financially feasible, require land uses currently on septic systems to be connected to central wastewater treatment facilities, with priority given to those land uses in proximity to surface waters. New septic tanks shall only be permitted by the Florida Department of Health as consistent with Broward County's Water, Sanitary Sewer, and Septic Tank Ordinance.

POLICY 4.2.4

Ensure adequate pervious surface areas throughout the City of Lauderdale Lakes to promote natural groundwater recharge and filtration through the City's Land Development Regulations.

POLICY 4.2.5

Encourage the preservation of open space areas. Amendments to the Lauderdale Lakes Land Use Plan, which would result in the loss of open space, shall be evaluated to determine how the applicant will provide equivalent or better open space and recreation facilities to meet the level of service requirements, and how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

POLICY 4.2.6

Incorporate designs which are environmentally sensitive (i.e. reduction of impervious surfaces, alternative pavement materials for overflow parking lots).

POLICY 4.2.7

To minimize soil erosion on new construction sites, the City of Lauderdale Lakes shall continue to require treatment and other measures consistent with Chapter 27 of the Broward County Code.

POLICY 4.2.8

No new solid-fill transportation facilities or similar structures shall be permitted within Broward County's identified water conservation areas without provisions for maintaining the freshwater sheet flow.

POLICY 4.2.9 MINING

The City of Lauderdale Lakes' land development regulations shall require protective measures such as restrictions regarding blasting, noise, and air quality as well as fencing during excavation and shall provide that slopes be maintained after excavation of mining pits to provide for shallow water aquatic habitat, in order to protect the health, safety and welfare of Broward County's residents.

OBJECTIVE 4.3 HAZARD MITIGATION & DISASTER RECOVERY

Lauderdale Lakes shall assess its risk of hazards and reduce its exposure to natural and man-made disasters through proactive mitigation.

Monitoring and Evaluation:

- > Complete a hazard and risk exposure evaluation and mitigation action plan.
- > Re-evaluate impact from sea-level rise every 7 years; no impact is projected through 2040.

POLICY 4.3.1

Continue to enforce the City of Lauderdale Lakes' flood damage prevention land development regulations and the flood resistant construction provisions of the Florida Building Code, including minimum base flood elevation requirements.

POLICY 4.3.2

Evaluate participation in the National Flood Insurance Program Community Rating System to reduce insurance premiums for residents.

POLICY 4.3.3

Seek funding and partnerships to include blue green infrastructure components in parks or facilities in flood prone areas and adjacent to canals.

POLICY 4.3.4

In conjunction with Broward County, develop and implement post-disaster redevelopment and hazard mitigation land use controls and development regulations including strong preventive measures, to protect the health, safety and welfare of City of Lauderdale Lakes' current and future residents.

POLICY 4.3.5

Coordinate with Broward County on the adoption of a countywide long-term recovery and redevelopment strategy, which focuses on immediate recovery needs and establishes an orderly process for reviewing private and public redevelopment proposals to restore the economic and social viability of the community in a timely fashion.

OBJECTIVE 4.4 PROTECTION OF HISTORICAL AND ARCHAEOLOGICAL RESOURCES

The City of Lauderdale Lakes shall continue to identify and protect structures and sites that are historically or archaeologically significant.

Monitoring and Evaluation:

- > At least once every seven years, the City of Lauderdale Lakes shall review the Florida Master Site File and National Register of Historic Places to determine if there are any historically and archaeologically significant resources within the City.

POLICY 4.4.1

Maintain an inventory of historically and archeologically significant properties and protect those structures and sites from degradation and loss.

POLICY 4.4.2

Continue to implement procedures in the Lauderdale Lakes Land Development Regulations to ensure the continued protection of historically and archaeologically significant resources.

POLICY 4.4.3

The City shall draw upon information contained of the Broward County Historical Commission, the Florida Master Site File, and the National Register of Historic Places to help identify potential historical and archaeological significant resources in the City.

POLICY 4.4.4

Continue to coordinate resource protection activities with applicable state and federal laws.

OBJECTIVE 4.5 PROTECTION OF CITY WATERWAYS

The City shall protect and enhance the natural qualities of Lauderdale Lakes' canal system and groundwater.

POLICY 4.5.1

The City of Lauderdale Lakes shall require all development in the flood hazard areas to comply with the provisions of the City's Flood Prevention and Protection Ordinance.

POLICY 4.5.2

All new development and redevelopment projects shall be designed to minimize the introduction of pollutants into stormwater runoff, to the maximum extent practicable, as well as, minimize the amount of runoff through the incorporation of appropriate best management practices.

