



City of Lauderdale Lakes
Office of the City Clerk
4300 Northwest 36 Street - Lauderdale Lakes, Florida 33319-5599
(954) 535-2705 - Fax (954) 535-0573

CITY COMMISSION WORKSHOP AGENDA
City Commission Chambers
May 27, 2025
5:00 PM

Please join the meeting via Zoom
<https://us06web.zoom.us/j/86412064618>

Please join the meeting via telephone:
1 305 224 1968 or 1 312 626 6799
Meeting ID: 864 1206 4618

-
1. **CALL TO ORDER**
 2. **ROLL CALL**
 3. **DISCUSSION**

REVIEW OF THE MAY 27, 2025 CITY COMMISSION MEETING AGENDA

4. **DISCUSSION OF PROPOSED ORDINANCE(S)**
5. **ADDITIONAL WORKSHOP ITEMS**

- A. DISCUSSION REGARDING PARTNERSHIP REQUEST SPRAY DA WORLD COMMUNITY PLAY DAY EVENT (SPONSORED BY COMMISSIONER HARRISON) (5:30 P.M. TIME CERTAIN)
This is a discussion regarding a partnership request with SouthPromo.com and the City of Lauderdale Lakes for Spray Da World Community Play Day event.
- B. UPDATE FROM THE YOUTH COUNCIL REGARDING THE 2025 CHILDREN'S WEEK (6 P.M. TIME CERTAIN)
This is an update from the City's Youth Council regarding the 2025 Children's Week.
- C. DISCUSSION REGARDING THE PROCESS AND PROCEDURE FOR HIRING A NEW CITY MANAGER (SPONSORED BY MAYOR EDWARDS PHILLIPS)
This is a discussion regarding the process for hiring a new City Manager.
City staff has prepared two (2) options for recommendation.
- D. DISCUSSION REGARDING AN ORDINANCE APPROVING ADOPTION OF THE LAUDERDALE LAKES COMPREHENSIVE PLAN 2050; PROVIDING FOR THE ADOPTION OF THE 2024 EVALUATION AND APPRAISAL (EAR) REPORT FOR THE COMPREHENSIVE PLAN; PROVIDING FOR THE EAR-BASED PROPOSED AMENDMENTS TO ALL APPLICABLE ELEMENTS; AND PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE AND OTHER APPLICABLE REVIEWING AGENCIES AS REQUIRED UNDER PART II OF CHAPTER 163, FLORIDA STATUTES.
This is a discussion regarding the transmittal of the City's 2024 Evaluation and Appraisal (E.A.R.)

report to the Department of Commerce and applicable state review agencies to comply with statutory requirements.

E. DISCUSSION REGARDING LIENS AGAINST HOMESTEADED PROPERTIES

This is a discussion regarding the mitigation of liens and liens against homesteaded properties.

F. DISCUSSION ON LIEN MITIGATION PROCEDURES FOR NON-HOMESTEAD PROPERTIES

This is a discussion regarding the City's existing mitigation procedures for non-homestead properties.

6. REPORTS

A. PETITIONS FROM THE PUBLIC

Caroline Guillard - issues in her neighborhood

FUTURE MEETINGS:

The next scheduled City Commission Workshop will take place on June 9, 2025 at 5 p.m.

The next scheduled City Commission Meeting will take place on June 10, 2025 at 7 p.m.

PLEASE TURN OFF ALL CELL PHONES DURING THE MEETING

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.

Mayor Veronica Edwards Phillips - Vice Mayor Tycie Causwell

Commissioner Easton K. Harrison - Commissioner Karlene Maxwell-Williams - Commissioner Sharon Thomas

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title

DISCUSSION REGARDING PARTNERSHIP REQUEST SPRAY DA WORLD COMMUNITY PLAY DAY EVENT (SPONSORED BY COMMISSIONER HARRISON) (5:30 P.M. TIME CERTAIN)
--

Summary

This is a discussion regarding a partnership request with SouthPromo.com and the City of Lauderdale Lakes for Spray Da World Community Play Day event.
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Staff Recommendation

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department: Commissioner Easton Harrison, Mayor and Commission

Meeting Date: 5/27/2025

ATTACHMENTS:

Description	Type
SDW Community Play Day Proposal	Cover Memo
Program Proposal Form	Cover Memo



MARKETING | EVENT PLANNING | PUBLIC RELATIONS

Info@SouthPromo.com

Phone: (954) 560-4812

Fax: (954) 584-4224

Event Partnership Proposal

ATTN: Commissioner Easton & the City of Lauderdale Lakes
Event Title: Spray Da World (SDW) Community Play Day
Proposed Date: Saturday, July 19, 2025
Proposed Time: 12:00 PM – 4:00 PM
Proposed Location: Lauderdale Lakes Recreation Park

Event Overview

SouthPromo.com is seeking to partner with Commissioner Easton and the City of Lauderdale Lakes to bring the Spray Da World (SDW) Community Play Day to life. This high-energy, family-focused event is designed to promote creativity, athleticism, and unity while spotlighting local youth talent and fostering strong community engagement.

As an interactive celebration, the Play Day aims to provide a safe, fun, and empowering environment for children, teens, and families from Lauderdale Lakes and surrounding communities.

Event Structure

Part 1: Field Day & Tournament Competitions

Team-based and individual games that encourage teamwork, physical activity, and fun:

- Flag Football
- Basketball Tournament
- Kickball Tournament
- Sack Races
- Three-Legged Races
- Tug-o-War
- Obstacle Courses

Participants will be divided by age groups. Winning teams will receive trophies or SDW-branded items such as t-shirts, hats, or water bottles.

Part 2: Open Mic Talent Showcase

A non-competitive, all-inclusive platform for children to express themselves creatively through:

- Music
- Poetry
- Dance
- Visual Art
- Spoken Word

All youth participants will receive a certificate of participation and a gift of appreciation, reinforcing inclusivity and encouragement.

Target Audience

- Local youth (K–12)
- Parents & families
- Community organizations
- Educators & mentors
- Civic leaders

SouthPromo.com Responsibilities

We will lead all phases of event production, including:

Event Planning & Logistics

- Securing permits and event insurance
- Tournament registration & schedule coordination
- Volunteer recruitment and management
- Sourcing trophies, certificates, and branded merchandise
- Full event-day coordination
- Coordination with city officials and vendors

Marketing & Promotion

- Digital and print flyer design
- Press release distribution
- Social media promotion
- Community outreach
- Partnership with city marketing channels

Sponsorship Support

- Sponsorship deck creation
- Outreach to local and corporate sponsors
- Deliverables management for all partners

Food & Beverage

- Coordination of food vendors
- Ensuring permits and safety compliance

Partnership Request

SouthPromo.com is respectfully requesting partnership support from Commissioner Easton and the City of Lauderdale Lakes in the following areas:

- Serve as the official host and sponsor of the event
- Assist with confirming the event location (Lauderdale Lakes Recreation Park)
- Coordinate the use of the show mobile
- Help secure local law enforcement & city personnel (e.g., Parks & Rec support)
- Support through the city's marketing & public relations channels
- Promote city representation and presence at the event

Event Timeline

April 2025

- Finalize concept & partnership with City
- Submit permit/insurance applications
- Begin volunteer & sponsor outreach

May 2025

- Confirm vendors & permits
- Launch public promotion
- Begin tournament & talent registration

June 2025

- Finalize equipment, teams, talent slots
- Site walk-through with city partners

July 2025

- Final promotional push
- Print certificates and finalize logistics

July 19, 2025 – Event Day

- Full setup and on-site execution by SouthPromo.com
- Post-event thank-yous and reporting

Why SouthPromo.com?

With 15+ years of experience producing large-scale, community-first events throughout South Florida, SouthPromo.com is known for delivering dynamic, well-organized, and culturally relevant experiences. We specialize in youth empowerment, brand activations, and civic engagement programs that not only entertain—but uplift.

We pride ourselves on building lasting relationships with cities and leaders who share our commitment to service, creativity, and positive impact. We hope this will be the first of many collaborations with Commissioner Easton and the City of Lauderdale Lakes.

Conclusion

Spray Da World Community Play Day is more than just a summer event—it's a celebration of local talent, teamwork, and unity. We are confident that, with your partnership, we can make this event a powerful and memorable experience for the youth and families of Lauderdale Lakes.

We appreciate your time and consideration, and we look forward to working closely with your office to make this vision a reality.

Prepared by Jessica Williams of SouthPromo.com



PROGRAM PROPOSAL REQUEST

Contact Information

Organization Name: _____ Application Date: _____

Contact Person: _____ Phone Number: _____

Address: _____

E-Mail: _____

Program Details

Facility Type: ☐ Auditorium ☐ Meeting Room ☐ Pavilion ☐ Field ☐ Computer Lab

Facility Name: _____ Date of Use: _____

Event Start Time: _____ Event End Time: _____ Event Type: ☐ Profit ☐ Non-Profit

Is this event open to the public? ☐ Yes ☐ No

Are The City of Lauderdale Lakes Residents and/or Employees invited to attend? ☐ Yes ☐ No

Event Description: _____

Supplemental Documentation: *Select and attach all that apply.*

☐ Letter of Proposal ☐ 501(c) 3 ☐ Event Flyer ☐ Insurance ☐ Other _____

Parks and Human Services Office Use Only

Program Status: ☐ Approved ☐ Denied Approved Fee Amount: \$ _____ ☐ City Partnership

Approved Schedule: ☐ One Time Program ☐ Weekly ☐ Bi-Weekly ☐ Monthly ☐ Quarterly

Department Approval: _____ Date _____

Notes: _____

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title

DISCUSSION REGARDING THE PROCESS AND PROCEDURE FOR HIRING A NEW CITY MANAGER (SPONSORED BY MAYOR EDWARDS PHILLIPS)
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Summary

This is a discussion regarding the process for hiring a new City Manager.
City staff has prepared two (2) options for recommendation.

Staff Recommendation

Background:

Recruiting and selecting a City Manager is one of the most important decisions that elected officials will make during its time in office. Per the *Recruitment Guidelines for Selecting a Local Government Administrator*, issued by the International City/County Management Association (ICMA), there are a few recruiting options that are recommended.

Option No.1 – Recruitment Utilizing an Executive Search Firm (Contracts Already Established)

This option provides for an outside firm to develop along with the governing board an administrator profile, approves the initial selection of applicants, interviews on behalf of the governing board, then makes the final selection of candidates that will be interviewed by the governing board. The initial selection of the candidates will be based upon the profile agreed upon by both the firm and governing board. This process can take 4-6 months to complete, unless a shorter recruitment period is required.

Option No.2 – In-House Recruitment with the Assistance of a Senior Advisor

This option provides for the City to conduct the recruitment and selection in-house with guidance from a Senior Advisor selected by the City Commission. Once selected by Commission, the Senior Advisor and Interim Director, Human Resources & Risk Management (HRRM) will gather the administrator profile and define the process. The final authority for the administrator profile and the process is the Commission. The Interim Director, HRRM will manage the process and provide updates as required.

Funding Source:

N/A

Fiscal Impact:

N/A

Sponsor Name/Department: MAYOR EDWARDS PHILLIPS

Meeting Date: 5/27/2025

ATTACHMENTS:

Description	Type
❑ Memo - Options for Hiring a City Manager	Backup Material
❑ Memo - ICMA Senior Advisor Info	Backup Material



MEMORANDUM

TO: Honorable Commissioners

THRU: Venice Howard, MPA, MMC, FRMC, Acting City Manager

FROM: Bobbi Williams, MPA, CGFO, NIGP-CPP, Financial Services Director

DATE: May 27, 2025

RE: City Commission Workshop Item – Discussion Regarding the Process and Procedure for Hiring a City Manager

Recruiting and selecting a City Manager is one of the most important decisions that elected officials will make during its time in office. Per the *Recruitment Guidelines for Selecting a Local Government Administrator*, issued by the International City/County Management Association (ICMA), there are a few recruiting options that are recommended. This memo will provide the recommended options, as well as, the impact of each option.

Option No.1 – Recruitment Utilizing an Executive Search Firm (Contracts Already Established)

This option provides for an outside firm to develop along with the governing board an administrator profile, approves the initial selection of applicants, interviews on behalf of the governing board, then makes the final selection of candidates that will be interviewed by the governing board. The initial selection of the candidates will be based upon the profile agreed upon by both the firm and governing board. This process can take 4-6 months to complete, unless a shorter recruitment period is required.

This option allows the governing board to provide specific instructions to a search firm on its administrator profile. These discussions are usually held during a public meeting to ensure both public and governing board are able to comment on its requests. However, the administrator profile will be responsibility of the board, not the public. These sessions can be held one-on-one with each board member; however, this approach can be time consuming as a follow-up meeting will be needed to iron out all the comments received from each Commissioner.

This approach has a financial impact of approximately \$35,000-\$50,000. If this option is selected, City staff can provide a shortlist of interested firms for further presentations by the governing board. During this phase, a search firm will present its approach to recruitment, selection process, costs of services to the City Commission. Utilizing an executive search firm may yield great success as there may be candidates that have been vetted and met the City's criteria; therefore, reducing the recruitment timeline.

If an existing contract is not a desired approach, City staff will prepare a new solicitation for an executive search firm. City staff will work closely with governing board on the desired scope and evaluation criteria.

Option No.2 – In-House Recruitment with the Assistance of a Senior Advisor

This option provides for the City to conduct the recruitment and selection in-house with guidance from a Senior Advisor selected by the City Commission. A list of senior advisors that may be willing to assist the Commission with preparing the administrator profile is provided below:

Senior Advisor	Contact Info	Info
Mr. Russell (Russ) Blackburn	rblackburnd@aol.com ; (772) 284-0910	ICMA Member since 1977; former City Manager; MPA (Georgia Southern University)
Mr. Terrance (Terry) E. Stewart, MPA	terry_stewart49@hotmail.com; 239-233-7453	ICMA Member since 2005; former City Manager; MPA (Nova SE University); former City of Lauderdale Lakes Fire Chief
Mr. Jim Hanson	jamhanson53@gmail.com; (904) 249-8180	ICMA Member since 1976; ICMA Credentialed Manager; former City Manager; MPA (University of Georgia)
Mr. Mark K. Ryan	mkr24@icloud.com; (321)298-4334	ICMA Member since 1981; former City Manager; MPA (Webster University)
Ms. Pamela (Pam) Brangaccio, ICMA-CM	pamelabrangaccio@gmail.com; (727)204-8095	ICMA Member since 1984; ICMA Credentialed Manager; former City Manager; MPA (University of South Florida)
Mr. Thomas (Tom) A. Harmer, ICMA-CM	titusville01@gmail.com; (941) 302-5834	ICMA Member since 2000; ICMA Credentialed Manager; former City Manager; MPA (University of Central Florida)
Mr. George D. Forbes	gdforbes29@gmail.com; (904)704-3365	ICMA Member since 1975; former City Manager; MPA (University of Colorado)
Mr. Kenneth (Ken) W. Parker, ICMA-CM	kparker3@cfl.rr.com; (386)299-0014	ICMA Member since 1971; ICMA Credentialed Manager; former City Manager; MPA (Southern Methodist University)

Once selected by Commission, the Senior Advisor and Interim Director, Human Resources & Risk Management (HRRM) will gather the administrator profile and define the process. The final authority for the administrator profile and the process is the Commission. The Interim Director, HRRM will manage the process and provide updates as required.

This approach has a minor financial impact, as there may be fees associated with posting the recruitment with various professional organizations. However, this option poses a positive success rate as the Commission will be able to create the administrator profile, select where the recruitments will be advertised, adjust the timeline as necessary, and interview all candidates or select a few. This process can take 4-6 months to complete, unless a shorter recruitment period is required.

Both options allow the Commission the ability to provide a specific profile for the administrator, determine evaluation criteria, establish timeline, and interview a shortlist of candidates.

Recommendation: City staff is requesting direction on which option the City Commission would like to pursue.

Encl:

ICMA Executive Search Firm Directory (Memo dated April 23, 2025)



MEMORANDUM

TO: Honorable Commissioners

THRU: Venice Howard, MPA, MMC, Acting City Manager

FROM: Bobbi Williams, MPA, CGFO, NIGP-CPP, Financial Services Director

DATE: April 23, 2025

RE: ICMA Senior Advisor Program

Recruiting and selecting a City Manager is one of the most important decisions that elected officials will make during its time in office. Therefore, the City staff reached out to the International City/County Management Association (ICMA) to get additional information that can be shared with the City Commission.

This memo provides a list of the designated Senior Advisors that serve to guide Florida City and County Officials in hiring a City Manager. The program does not provide actual consultant services, but serve as colleagues and advisors.

The ICMA's Senior Advisor Program provides free of charge services to guide elected officials in this task of hiring either an Executive Firm or to hire a City Manager. The Florida representatives are listed below:

Senior Advisor	Contact Info	Info
Mr. Russell (Russ) Blackburn	rblackburnd@aol.com ; (772) 284-0910	ICMA Member since 1977; former City Manager; MPA (Georgia Southern University)
Mr. Terrance (Terry) E. Stewart, MPA	terry_stewart49@hotmail.com; 239-233-7453	ICMA Member since 2005; former City Manager; MPA (Nova SE University); former City of Lauderdale Lakes Fire Chief

Senior Advisor	Contact Info	Info
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Mr. Mark K. Ryan	mkr24@icloud.com; (321)298-4334	ICMA Member since 1981; former City Manager; MPA (Webster University)
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Mr. Kenneth (Ken) W. Parker, ICMA-CM	kparker3@cfl.rr.com; (386)299-0014	ICMA Member since 1971; ICMA Credentialed Manager; former City Manager; MPA (Southern Methodist University)

If requested, City staff can contact any of the above Senior Advisors on the City Commission's behalf to assist in this endeavor.

Encl:
Senior Advisor Details

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ICMA Life

ICMA MEMBER SINCE 1977

Mr. Russell (Russ) Blackburn

Senior Advisor

rblackburn@aol.com (<mailto:rblackburn@aol.com>)

(772) 284-0910

CONTACTS**Email**rblackburn@aol.com (<mailto:rblackburn@aol.com>)**Phone**

(772) 284-0910

Fax

(352)378-6376

Follow Me**BIOGRAPHY****Past****CITY MANAGER**

City of Port St. Lucie, FL

November 2016 - February 2023

CITY MANAGER

City of Gainesville, FL

September 2005 - November 2015

COUNTY ADMINISTRATOR

Martin County, FL

July 1997 - May 2005

ASSISTANT COUNTY ADMINISTRATOR

Loudoun County, VA

December 1989 - June 1997

ASSISTANT COUNTY ADMINISTRATOR

Lee County, FL

October 1987 - October 1989

ASSISTANT COUNTY ADMINISTRATOR

Greenville County, SC

October 1984 - October 1987

COMMUNITY DEVELOPMENT ADMINISTRATOR

Charleston, SC
January 1982 - October 1984

DIRECTOR OF PLANNING & GRANTS ADMINISTRATION

Beaufort, SC
August 1977 - January 1982

PROGRAM ANALYST

Lower Savannah Council of Governments, SC
August 1976 - August 1977

Private Sector
September 1974 - July 1976

EDUCATION

GEORGIA SOUTHERN UNIVERSITY
MASTERS PUBLIC ADMINISTRATION
1977

VALDOSTA STATE UNIVERSITY
BACHELORS
1975

RECOGNITION

45 YEAR SERVICE AWARD
2021

40 YEAR SERVICE AWARD
2018

35 YEAR SERVICE AWARD
2011

30 YEAR SERVICE AWARD
2007

PROGRAM EXCELLENCE AWARD FOR PARTNERSHIPS IN
INTERGOVERNMENTAL COOPERATION
2003

25 YEAR SERVICE AWARD
2001

20 YEAR SERVICE AWARD
1997

10 YEAR SERVICE AWARD
1988

COMMITTEES

ICMA SENIOR ADVISORS (FORMERLY RR)

Member 2023 - Present

ACTIVE LIVING & HEALTHY EATING AMBASSADORS

Member 2009 - Present

CONFERENCE EDUCATION COMMITTEE (FORMERLY CONFERENCE PLANNING)

Member 2014 - 2015

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION

Past President 2014 - 2015

SOUTHEAST REGIONAL NOMINATING COMMITTEE

Member 2014 - 2014

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION

President 2013 - 2014

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION

Board Member 2011 - 2012

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION

Board Member 2008 - 2009

CENTER FOR PERFORMANCE MEASUREMENT

Member 2007 - 2007

PERFORMANCE MEASUREMENT - CHIEF ADMINISTRATIVE OFFICER

Member 2007 - 2007

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION

Board Member 2005 - 2006

EVENTS AND PROGRAMS

2024 ICMA ANNUAL CONFERENCE

2024

2020 ICMA ANNUAL CONFERENCE: UNITE

2020

2019 ICMA ANNUAL CONFERENCE

2019

2018 ICMA 104TH ANNUAL CONFERENCE

2018

2017 ICMA 103RD ANNUAL CONFERENCE

2017

2015 ICMA 101ST ANNUAL CONFERENCE

2015

TOPIC INTERESTS

Community Engagement

Community Planning

Economic Development

Finance & Budgeting

Innovation

Leadership

Public Safety

Resilient and Sustainable Communities

Town & Gown

Transportation

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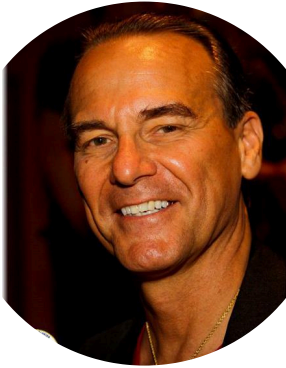


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ICMA Member

ICMA MEMBER SINCE 2005

Mr. Terrance (Terry) E. Stewart, MPA

Senior Advisor

terry_stewart49@hotmail.com (mailto:terry_stewart49@hotmail.com)
239-233-7453

CONTACTS**Email**

terry_stewart49@hotmail.com
(mailto:terry_stewart49@hotmail.com)

Phone

239-233-7453

Fax**Follow Me****BIOGRAPHY****Past****INTERIM CITY MANAGER**

Delray Beach, FL
June 2014 - June 2015

TOWN MANAGER

Fort Myers Beach, FL
January 2011 - January 2014

INTERIM TOWN MANAGER

Fort Myers Beach, FL
February 2010 - January 2011

CITY MANAGER

Cape Coral, FL
February 2002 - November 2009

ASSISTANT CITY MANAGER

Pembroke Pines, FL
October 1994 - February 2002

ASSISTANT FIRE CHIEF

Pembroke Pines, FL
March 1989 - October 1994

FIRE CHIEF

Lauderdale Lakes, FL
January 1986 - February 1989

VARIOUS

Lauderdale Lakes Fire Department, FL
June 1970 - January 1986

PUBLIC WORKS DEPARTMENT

Lauderdale Lakes, FL
November 1969 - June 1970

EDUCATION

NOVA SE UNIVERSITY
MASTERS PUBLIC ADMINISTRATION
1998

NOVA SE UNIVERSITY
BACHELORS
1990

BROWARD COMMUNITY COLLEGE
ASSOCIATES
1975

BROWARD COMMUNITY COLLEGE
ASSOCIATES
1974

RECOGNITION

50 YEAR SERVICE AWARD
2022

45 YEAR SERVICE AWARD
2014

40 YEAR SERVICE AWARD
2010

STRATEGIC LEADERSHIP & GOVERNANCE AWARD
2009

COMMITTEES

ICMA SENIOR ADVISORS (FORMERLY RR)
Member 2025 - Present

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION
Board Member 2008 - 2009

TOPIC INTERESTS

Community Planning

Economic Development

Ethics

Fire & EMS

Management

Performance Management

Police

Public Safety

Smart Communities

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(<http://www.linkedin.com/company/icma>)



(<https://www.instagram.com/icmaorg/>)

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ICMA Life

ICMA MEMBER SINCE 1976

ICMA CREDENTIALLED MANAGER, RETIRED

Mr. Jim Hanson

Senior Advisor

Florida

jamhanson53@gmail.com (<mailto:jamhanson53@gmail.com>)

(904) 249-8180

CONTACTS**Email**jamhanson53@gmail.com
(<mailto:jamhanson53@gmail.com>)**Phone**

(904) 249-8180

Fax**Follow Me****BIOGRAPHY****Past****TOWN MANAGER**Town of Orange Park, FL
April 2014 - September 2017**CITY MANAGER**Atlantic Beach, FL
October 1999 - December 2013**BOARD MANAGER**Marietta Light Water, GA
September 1994 - January 1999**CITY MANAGER**La Grange, GA
September 1982 - August 1994**ASSISTANT CITY MANAGER**La Grange, GA
January 1980 - September 1982**BUDGET SYSTEMS ANALYST**La Grange, GA
July 1976 - January 1980

EDUCATION

UNIVERSITY OF GEORGIA
MASTERS PUBLIC ADMINISTRATION
1977

VALDOSTA STATE COLLEGE
BACHELORS
1974

RECOGNITION

40 YEAR SERVICE AWARD
2016

35 YEAR SERVICE AWARD
2011

30 YEAR SERVICE AWARD
2006

25 YEAR SERVICE AWARD
2002

20 YEAR SERVICE AWARD
1997

10 YEAR SERVICE AWARD
1988

COMMITTEES

ICMA SENIOR ADVISORS (FORMERLY RR)
Member 2019 - Present

CONFERENCE EDUCATION COMMITTEE (FORMERLY CONFERENCE PLANNING)
Member 2018 - 2019

SOUTHEAST REGIONAL NOMINATING COMMITTEE
Chair 2018 - 2018

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION
President 2017 - 2018

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION
President Elect 2016 - 2017

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION
Board Member 2011 - 2012

EVENTS AND PROGRAMS

2024 ICMA ANNUAL CONFERENCE

2024

2021 ICMA ANNUAL CONFERENCE: RESTART

2021

2020 ICMA ANNUAL CONFERENCE: UNITE

2020

2019 ICMA ANNUAL CONFERENCE

2019

2018 ICMA 104TH ANNUAL CONFERENCE

2018

2018 SOUTHEAST REGIONAL CONFERENCE

2018

2017 ICMA 103RD ANNUAL CONFERENCE

2017

2016 ICMA 102ND ANNUAL CONFERENCE

2016

TOPIC INTERESTS

Leadership

Management

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ICMA Life

ICMA MEMBER SINCE 1981

Mr. Mark K. Ryan

Senior Advisor

mkr24@icloud.com (<mailto:mkr24@icloud.com>)
(321)298-4334

CONTACTS**Email**

mkr24@icloud.com (<mailto:mkr24@icloud.com>)

Phone

(321)298-4334

Fax

321 773-5080

Follow Me**BIOGRAPHY****Past****CITY MANAGER**

Indian Harbor Beach, FL

April 2014 - June 2022

CITY MANAGER

Titusville, FL

May 2007 - April 2014

ECONOMIC DEVELOPMENT DIRECTOR

Titusville, FL

February 2006 - May 2007

CITY MANAGER

West Melbourne, FL

June 1980 - February 2006

PARKS & RECREATION SUPERVISOR

West Melbourne, FL

October 1979 - June 1980

SPECIAL PROJECT COORDINATOR

Lowndes County, GA

July 1978 - September 1979

PARKS & RECREATION COORDINATOR

Lowndes County, GA
July 1977 - July 1978

UTILITIES PLANT TRAINEE

Lowndes County, GA
February 1977 - July 1977

EDUCATION

WEBSTER UNIVERSITY-PAFB
MASTERS PUBLIC ADMINISTRATION
2009

BARRY UNIVERSITY
BACHELORS
2000

LAKE CTY COMMUNITY COLLEGE
ASSOCIATES
1976

RECOGNITION

45 YEAR SERVICE AWARD
2022

40 YEAR SERVICE AWARD
2017

35 YEAR SERVICE AWARD
2012

30 YEAR SERVICE AWARD
2007

25 YEAR SERVICE AWARD
2002

20 YEAR SERVICE AWARD
1997

10 YEAR SERVICE AWARD
1988

COMMITTEES

ICMA SENIOR ADVISORS (FORMERLY RR)
Member 2022 - Present

ARPA COORDINATORS NETWORK

Member 2021 - Present

CONFERENCE EDUCATION COMMITTEE (FORMERLY CONFERENCE PLANNING)

Member 2000 - 2001

CONFERENCE EVALUATION COMMITTEE

Member 1997 - 1998

CONFERENCE EDUCATION COMMITTEE (FORMERLY CONFERENCE PLANNING)

Member 1997 - 1998

CONFERENCE HOST COMMITTEE

Member 1997 - 1998

EVENTS AND PROGRAMS

2024 ICMA ANNUAL CONFERENCE

2024

2023 ICMA ANNUAL CONFERENCE

2023

2022 ICMA ANNUAL CONFERENCE: ACHIEVING EXCELLENCE TOGETHER

2022

2020 ICMA ANNUAL CONFERENCE: UNITE

2020

2019 ICMA ANNUAL CONFERENCE

2019

2018 ICMA 104TH ANNUAL CONFERENCE

2018

2017 ICMA 103RD ANNUAL CONFERENCE

2017

TOPIC INTERESTS

Brownfields

Citizen & Resident Surveys

Community Planning

Economic Crisis

Economic Development

Emergencies & Disasters

Ethics

Finance & Budgeting

Fire & EMS

Human Resources

Leadership

Management

Parks & Recreation

Performance Management

Police

Public Safety

Public Works

Smart Communities

Transportation

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ICMA Life

ICMA MEMBER SINCE 1984

Ms. Pamela (Pam) Brangaccio, ICMA-CM

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(727)204-8095

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Email

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(<mailto:pamelabrangaccio@gmail.com>)

Phone

(727)204-8095

Fax

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BIOGRAPHY

Pam is one of eight Senior Advisors in the State of Florida assisting local governments and managers. **COUNTY MANAGER**
Before becoming in 2019 an ICMA Life member and Bay County, FL
Senior Advisor, she was City Manager of New Smyrna December 2002 - June 2005
Beach. Before NSB, Pam served as County Manager
of Broward and Bay counties; Deputy County Manager **ASSISTANT COUNTY ADMINISTRATOR**
of Charlotte County; City Manager of Safety Harbor; Charlotte County, FL
Assistant City Manager of West Palm Beach; Deputy April 1996 - December 2002
Assistant County Manager of Collier County; and
began her career as a Mgt/Budget Analyst in Lee **CITY MANAGER**

Past

CITY MANAGER

New Smyrna Beach, FL
January 2010 - June 2019

INTERIM CITY MANAGER

New Smyrna Beach, FL
July 2009 - December 2009

MIT/INDIVIDUAL CONSULTING CONTRACTS

Various Local Governments, FL
November 2007 - July 2009

COUNTY ADMINISTRATOR

Broward County, FL
July 2006 - October 2007

County. She has received numerous awards from Safety Harbor, FL
FCCMA, including the 2016 Award for Career July 1991 - April 1996
Excellence, and is proud of her service as Past
President of FCCMA, and as a long tenured member of
ICMA Credentialing Advisory Board., as well as serving
on other ICMA committees.

ASSISTANT CITY MANAGER

West Palm Beach, FL
February 1989 - June 1991

ASSISTANT TO THE CITY MANAGER

West Palm Beach, FL
October 1986 - February 1989

DEPUTY ASSISTANT COUNTY MANAGER

Collier County, FL
February 1985 - September 1986

ADMINISTRATIVE ASSISTANT II

Collier County, FL
April 1984 - February 1985

BUDGET/MANAGEMENT ANALYST

Lee County, FL
November 1979 - March 1984

EDUCATION

ICMA GETTYSBURG LEADERSHIP INSTITUTE CERTIFICATE MANAGEMENT

2010

UNIVERSITY OF VIRGINIA

CERTIFICATE SENIOR EXECUTIVE INSTITUTE (SEI)
2005

UNIVERSITY OF SOUTH FLORIDA

MASTERS PUBLIC ADMINISTRATION
1984

UNIVERSITY OF SOUTH FLORIDA

BACHELORS ANTHROPOLOGY
1977

RECOGNITION

DISTINGUISHED SERVICE AWARD
2023

35 YEAR SERVICE AWARD
2014

30 YEAR SERVICE AWARD
2010

25 YEAR SERVICE AWARD

2005

20 YEAR SERVICE AWARD

2000

10 YEAR SERVICE AWARD

1996

COMMITTEES**ICMA SENIOR ADVISORS (FORMERLY RR)**

Member 2019 - Present

LEADERSHIP DEVELOPMENT MENTORS

Mentor 2011 - Present

LEGACY LEADERS

Candidate 2007 - Present

CREDENTIALING ADVISORY BOARD

Member 2005 - 2019

CONFERENCE EDUCATION COMMITTEE (FORMERLY CONFERENCE PLANNING)

Member 2013 - 2014

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION

Past President 2004 - 2005

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION

President 2003 - 2004

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION

President Elect 2002 - 2003

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION

Board Member 2001 - 2002

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION

Board Member 1999 - 2001

STRATEGIC PLANNING COMMITTEE

Member 1999 - 2000

COUNCIL MANAGER TASK FORCE

Member 1999 - 2000

NOMINATING COMMITTEE

Member 1998 - 1999

COMMITTEE ON INTERNATIONAL ACTIVITIES

Member 1993 - 1996

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION

Board Member 1990 - 1992

EXCHANGE PROGRAM TO UNITED KINGDOM

Member 1991 - 1991

EVENTS AND PROGRAMS

2024 ICMA ANNUAL CONFERENCE

2024

2023 ICMA ANNUAL CONFERENCE

2023

2022 ICMA ANNUAL CONFERENCE: ACHIEVING EXCELLENCE TOGETHER

2022

2020 ICMA ANNUAL CONFERENCE: UNITE

2020

2018 ICMA 104TH ANNUAL CONFERENCE

2018

2017 ICMA 103RD ANNUAL CONFERENCE

2017

2016 ICMA 102ND ANNUAL CONFERENCE

2016

2015 ICMA 101ST ANNUAL CONFERENCE

2015

TOPIC INTERESTS

Community Engagement

Community Planning

Council-Manager Relations

Economic Development

Finance & Budgeting

Form of Government

High Performance Organizations

Innovation

Performance Management

Process Improvement

Resilient and Sustainable Communities

Strategic Planning

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Mr. Thomas (Tom) A. Harmer, ICMA-CM

titusville01@gmail.com (<mailto:titusville01@gmail.com>)
(941) 302-5834

ICMA Life

ICMA MEMBER SINCE 2000

ICMA CREDENTIALLED MANAGER, RETIRED

CONTACTS

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Phone

(941) 302-5834

Fax

(941)302-5834

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BIOGRAPHY

37+ Years in Local Government. Former Fire Chief, CRA Director, Retired City Manager, Deputy County Administrator, County Administrator Executive Fire Officer- National Fire Academy, Masters in Public Administration, former Adjunct in Public Administration at University of Central Florida and former Chair of the University's Public Admin Advisory Board.

Past

TOWN MANAGER

Town of Longboat Key, FL
December 2017 - February 2023

COUNTY ADMINISTRATOR

Sarasota County, FL
February 2014 - December 2017

INTERIM COUNTY ADMINISTRATOR

Sarasota County, FL
October 2013 - February 2014

DEPUTY COUNTY ADMINISTRATOR/CHIEF OF STAFF

County of Sarasota, FL
July 2013 - October 2013

ASSISTANT COUNTY ADMINISTRATOR

Sarasota County, FL
August 2012 - June 2013

CITY MANAGER

Titusville, FL
September 1999 - December 2006

INTERIM CITY MANAGER

Titusville, FL

April 1999 - August 1999

FIRE CHIEF/ACTING CITY MANAGER

Titusville, FL

July 1994 - April 1999

DEPUTY FIRE CHIEF

Tallahassee, FL

August 1983 - July 1994

FIREFIGHTER

Davie, FL

December 1978 - December 1981

POLICE DISPATCHER

Davie, FL

April 1978 - December 1978

EDUCATION**UNIVERSITY OF CENTRAL FLORIDA**

MASTERS PUBLIC ADMINISTRATION

2001

UNIVERSITY OF CINCINNATI

BACHELORS

1993

FLORIDA STATE UNIVERSITY

ASSOCIATES

1983

RECOGNITION

35 YEAR SERVICE AWARD

2023

30 YEAR SERVICE AWARD

2015

25 YEAR SERVICE AWARD

2005

COMMITTEES**ICMA SENIOR ADVISORS (FORMERLY RR)**

Member 2023 - Present

CENTER FOR PERFORMANCE MEASUREMENT

Member 2013 - Present

PERFORMANCE MEASUREMENT - CHIEF ADMINISTRATIVE OFFICER

Member 2013 - Present

EVENTS AND PROGRAMS**2024 ICMA ANNUAL CONFERENCE**

2024

2023 ICMA ANNUAL CONFERENCE

2023

2022 ICMA ANNUAL CONFERENCE: ACHIEVING EXCELLENCE TOGETHER

2022

2020 ICMA ANNUAL CONFERENCE: UNITE

2020

2019 ICMA ANNUAL CONFERENCE

2019

2017 ICMA 103RD ANNUAL CONFERENCE

2017

2015 ICMA 101ST ANNUAL CONFERENCE

2015

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ICMA Life

ICMA MEMBER SINCE 1975

Mr. George D. Forbes

Senior Advisor

ICMA

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CONTACTS**Email**gdforbes29@gmail.com<mailto:gdforbes29@gmail.com>**Phone**

(904)704-3365

Fax

(904) 247-6276

Follow Me**BIOGRAPHY****WORK HISTORY****Current****SENIOR ADVISOR**

ICMA

03/20/2019 - Present

Past**CITY MANAGER**

City of Jacksonville Beach, FL

March 1995 - December 2018

CITY MANAGER

Boulder City, NV

May 1985 - March 1995

CITY MANAGER

Clermont, FL

April 1979 - May 1985

ADMINISTRATIVE ASSISTANT TO CITY MANAGER

Yankton, SD

July 1976 - March 1979

INTERN

Mun Serv, CO

June 1975 - January 1976

INTERN

Des Moines, IA

December 1971 - June 1972

EDUCATION**UNIVERSITY OF COLORADO**

MASTERS PUBLIC ADMINISTRATION

1976

DRAKE UNIVERSITY

BACHELORS

1972

RECOGNITION

40 YEAR SERVICE AWARD

2016

35 YEAR SERVICE AWARD

2011

30 YEAR SERVICE AWARD

2006

25 YEAR SERVICE AWARD

2001

20 YEAR SERVICE AWARD

1996

10 YEAR SERVICE AWARD

1988

COMMITTEES**ICMA SENIOR ADVISORS (FORMERLY RR)**

Member 2019 - Present

CONFERENCE EDUCATION COMMITTEE (FORMERLY CONFERENCE PLANNING)

Member 1992 - 1993

EVENTS AND PROGRAMS

2024 ICMA ANNUAL CONFERENCE

2024

2023 ICMA ANNUAL CONFERENCE

2023

2019 ICMA ANNUAL CONFERENCE

2019

TOPIC INTERESTS

Leadership

Management

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ICMA Life

ICMA MEMBER SINCE 1971

ICMA CREDENTIALLED MANAGER, RETIRED

Mr. Kenneth (Ken) W. Parker, ICMA-CM

Senior Advisor

ICMA

kparker3@cfl.rr.com (<mailto:kparker3@cfl.rr.com>)

(386)299-0014

CONTACTS**Email**kparker3@cfl.rr.com (<mailto:kparker3@cfl.rr.com>)**Phone**

(386)299-0014

Fax**Follow Me****BIOGRAPHY**

Ken Parker worked in the Public Sector for over 43 years until my retirement in 2013. He served three cities as their City Manager, Malvern, Arkansas, Texarkana, Arkansas and for 28.5 years as City Manager in Port Orange, FL. Mr. Parker has been active in both ICMA and the Florida City-County Management Association. He served as a Southeast Regional Vice President on the ICMA Executive Board and on the Florida City-County Management

WORK HISTORY**Current****SENIOR ADVISOR**

ICMA

03/05/2018 - Present

Past**CITY MANAGER**

Port Orange, FL

August 1984 - February 2013

CITY MANAGER

Texarkana, AR

January 1981 - August 1984

ASSISTANT CITY MANAGER

Texarkana, AR

October 1978 - January 1981

CHIEF DEPUTY

Association Board of Directors. He has been involved in several Presidential Declared Emergencies during his public service career. From 2013-2017, he served

as the ICMA Liaison to the Florida City-County Management Association. Currently, Ken Parker is serving as a Senior Advisor with ICMA as well as with the Florida City-County Management Association. Most recently, he was invited to be part of the team that performed Municipality assessment in Puerto Rico in the aftermath of Hurricane Maria.

CITY MANAGER

Malvern, AR

July 1973 - January 1977

ASSISTANT TO DIRECTOR OF REVENUE & TAX

Dallas, TX

January 1972 - July 1973

ADMINISTRATIVE ASSISTANT

Dallas, TX

November 1970 - January 1972

ADMINISTRATIVE INTERN

Dallas, TX

September 1969 - July 1970

EDUCATION

SOUTHERN METHODIST UNIVERSITY

MASTERS PUBLIC ADMINISTRATION

1973

OUACHITA BAPTIST UNIVERSITY

BACHELORS

1969

RECOGNITION

40 YEAR SERVICE AWARD

2010

35 YEAR SERVICE AWARD

2005

30 YEAR SERVICE AWARD

2000

25 YEAR SERVICE AWARD

1997

20 YEAR SERVICE AWARD

1992

10 YEAR SERVICE AWARD

1986

COMMITTEES

ICMA SENIOR ADVISORS (FORMERLY RR)

Member 2018 - Present

ICMA LIAISONS (FORMERLY SA)

Member 2013 - Present

LEGACY LEADERS

Candidate 2007 - Present

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION

ICMA Staff Liaison 2012 - 2018

STRATEGIC PLANNING COMMITTEE

Member 2006 - 2008

TASK FORCE ON CIVICS EDUCATION PROGRAMS

Member 2005 - 2006

CREDENTIALING ADVISORY BOARD

Member 2004 - 2005

ICMA EXECUTIVE BOARD

ICMA Regional Vice President 2002 - 2005

TASK FORCE ON FINANCING ICMA

Member 2003 - 2004

AWARDS EVALUATION COMMITTEE

Member 2002 - 2003

CONFERENCE EVALUATION COMMITTEE

Member 2001 - 2002

TASK FORCE ON COMMUNITY TOOLS FOR ENDING RACISM

Member 2001 - 2002

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION

Board Member 1997 - 1998

CONFERENCE EDUCATION COMMITTEE (FORMERLY CONFERENCE PLANNING)

Member 1997 - 1998

CONFERENCE HOST COMMITTEE

Member 1997 - 1998

UTILITIES CONSORTIUM

Member 1996 - 1997

COMMITTEE ON INTERNATIONAL ACTIVITIES

Member 1993 - 1997

EXCHANGE PROGRAM TO SOUTH AFRICA

Member 1996 - 1996

FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION

Board Member 1991 - 1993

EXCHANGE PROGRAM TO AUSTRALIA

Member 1990 - 1990

EVENTS AND PROGRAMS**2024 ICMA ANNUAL CONFERENCE**

2024

2023 ICMA ANNUAL CONFERENCE

2023

2022 ICMA ANNUAL CONFERENCE: ACHIEVING EXCELLENCE TOGETHER

2022

2020 ICMA ANNUAL CONFERENCE: UNITE

2020

2019 ICMA ANNUAL CONFERENCE

2019

2018 ICMA 104TH ANNUAL CONFERENCE

2018

2017 SOUTHEAST REGIONAL SUMMIT

2017

2017 ICMA 103RD ANNUAL CONFERENCE

2017

2016 ICMA 102ND ANNUAL CONFERENCE

2016

2015 ICMA 101ST ANNUAL CONFERENCE

2015

TOPIC INTERESTS

Community Planning

Economic Development

Ethics

Finance & Budgeting

Fire & EMS

Healthy Living

Leadership

Management

Parks & Recreation

Performance Management

Police

Public Safety

Public Works

Smart Communities

Transportation

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(<http://www.linkedin.com/company/icma>)



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CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title

DISCUSSION REGARDING AN ORDINANCE APPROVING ADOPTION OF THE LAUDERDALE LAKES COMPREHENSIVE PLAN 2050; PROVIDING FOR THE ADOPTION OF THE 2024 EVALUATION AND APPRAISAL (EAR) REPORT FOR THE COMPREHENSIVE PLAN; PROVIDING FOR THE EAR-BASED PROPOSED AMENDMENTS TO ALL APPLICABLE ELEMENTS; AND PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE AND OTHER APPLICABLE REVIEWING AGENCIES AS REQUIRED UNDER PART II OF CHAPTER 163, FLORIDA STATUTES.

Summary

This is a discussion regarding the transmittal of the City's 2024 Evaluation and Appraisal (E.A.R.) report to the Department of Commerce and applicable state review agencies to comply with statutory requirements.

Staff Recommendation

Background:

Every seven years, the City is required by State statute to review its Comprehensive Plan and submit an Evaluation and Appraisal Review (EAR) based amendments for approval to the Florida Department of Commerce (Commerce). In accordance with Section 163.3191(1)-(5), Florida Statutes (F.S.) the City must determine if amendments to its Comprehensive Plan are necessary to reflect changes in state requirements and notify the state planning agency of its determination.

Most recently, the City transmitted EAR-based amendments of the Future Land Use and Recreation and Open Space elements of the Comprehensive Plan via Commerce reference number 24-01ER and 02-TA-24. On August 07, 2024, the Department of Commerce provided the City correspondence of its review of the proposed comp plan amendment and attached a Objections, Recommendations, and Comments (ORC) report outlining deficiencies concerning the amendment.

On January 28, 2025 the Mayor and City Commission approved authorization of a task order to Kimley-Horn and Associates, Inc, to provide the necessary modifications to the City's Comprehensive Plan to address statutory requirements and deficiencies outlined by the State and County (Resolution # 2025-014). This collaboration seeks to complete all necessary Comprehensive Plan amendments by Q4 2025.

Funding Source:

N/A

Fiscal Impact:

N/A

Sponsor Name/Department: Tanja McCoy, AICP, CGC, CFM

Meeting Date: 5/27/2025

ATTACHMENTS:

Description	Type
04-TA-25 - Comp Plan Staff Report	Cover Memo
Comp Plan - Presentation	Backup Material
FLUM Map Series	Backup Material



Staff Report to the Planning and Zoning Board

App No.
04-TA-25

May 22, 2025

RE: 2050 Comprehensive Plan Amendment

I. PROJECT DESCRIPTION

<u>Project Name:</u> 2050 Comprehensive Plan Amendment	<u>Project Request: 04-TA-25</u> An Ordinance of the City of Lauderdale Lakes, Broward County; approving adoption of the Lauderdale Lakes Comprehensive Plan 2050; providing for the adoption of the 2024 Evaluation and Appraisal (EAR) Report for the Comprehensive Plan; providing for the EAR-based proposed amendments to all applicable elements; and providing for transmittal to the Department of Commerce and other applicable reviewing agencies as required under Part II of Chapter 163, Florida Statutes.	<u>Staff Recommendation:</u> Staff recommends that the P&Z Board approve the application and recommend transmittal to the City Commission with a favorable recommendation.
<u>Project Location:</u> Citywide		
<u>Project Petitioner:</u> Tanja McCoy, AICP, CGC, CFM	<u>Project Planner:</u> Stephen Smith, Planner II	<u>Related Applications:</u> 02-TA-24

II. SUMMARY

REQUEST:

This is a City initiated request for approval and transmittal of the proposed ordinance to the City's Comprehensive Plan and Future Land Use Map Series for review under the state coordinated review (ER) process. The amendments are subject to the requirements of Chapter 163.3184(3)(B)(1), Florida Statutes and is associated with proposed amendments previously approved by Ordinance 2021-009, Ordinance 2021-010 and Ordinance 2024-002 unanimously.

If approved by the Planning and Zoning Board and City Commission, the amendments will be transmitted for review and comment to the Department of Commerce, the Broward County Planning Council, and all other required reviewing agencies in accordance with Section 163.3177(6)(I), Florida Statutes. The State of Florida is anticipated to issue comments within 30 days of receipt of the proposed amendments. Upon issuance of no objections, the City will receive correspondence from the State to proceed with adopting the proposed amendments as written within 180 days.

BACKGROUND:

Every seven years, the City is required by State statute to review its Comprehensive Plan and submit an Evaluation and Appraisal Review (EAR) based amendments for approval to the Florida Department of Commerce (Commerce). In accordance with Section 163.3191(1)-(5), Florida Statutes (F.S.) the City must determine if amendments to its Comprehensive Plan are necessary to reflect changes in state requirements and notify the state planning agency of its determination.

Most recently, the City transmitted EAR-based amendments of the Future Land Use and Recreation and Open Space elements of the Comprehensive Plan via Commerce reference number 24-01ER and 02-TA-24. On August 07, 2024, the Department of Commerce provided the City correspondence of its review of the proposed comp plan amendment and attached a Objections, Recommendations, and Comments (ORC) report outlining deficiencies concerning the amendment.

On January 28, 2025 the Mayor and City Commission approved authorization of a task order to Kimley-Horn and Associates, Inc, to provide the necessary modifications to the City's Comprehensive Plan to address statutory requirements and deficiencies outlined by the State and County. This collaboration seeks to complete all necessary Comprehensive Plan amendments by Q4 2025.

PUBLIC OUTREACH:

Extensive public outreach and communication efforts were conducted throughout the EAR process and plan amendment project between December 2018 and July 2021. These outreach efforts included a public outreach meeting on January 23, 2019, distribution of an online and paper-based survey, and distribution of the survey at the 2019 Spring Festival as well as duly notified public hearings.

III. ANALYSIS

COMPREHENSIVE PLAN AMENDMENT PROCESS:

The amendment process for comprehensive plans is initiated when a local government transmits a proposed or adopted comprehensive amendment to the appropriate state and regional agencies, including DEP, Department of Commerce (Commerce), Department of State, Department of Transportation, regional planning councils and water management districts. Other agencies that may be included in the review process are the Department of Education (if the amendment affects schools), Florida Department of Agriculture and Consumer Services and Florida Fish and Wildlife Conservation Commission (for county amendments); county governments (for municipal amendments); and the commanding officer of any affected military installation.

Amendments can be in the form of: 1) map amendments that propose changes to a local government's future land use map; 2) text amendments that propose changes to the goals, objectives and policies of the adopted comprehensive plan; and 3) amendments that are based on the evaluation and update of a local government's comprehensive plan. The latter may be a combination of both map and text amendments.

CONFORMANCE WITH THE LAND DEVELOPMENT REGULATIONS (LDRs):

Pursuant to Chapter 4 section 403 of the LDRs, the Comprehensive Plan may be amended in accordance with the section and applicable state statutes. The Future Land Use Element of the City's Comprehensive Plan is the effective land use for the City of Lauderdale Lakes.

PROPOSED UPDATES:

The 2050 Comprehensive Plan update provides EAR based amendments to the nine (9) existing elements of the comprehensive plan, adds a new property rights element and updates the City's Future Land Use map series as outlined below (Table 1):

TABLE 1: SUMMARY OF AMENDMENTS

#	Elements
1	Future Land Use
2	Transportation
3	Housing
4	Infrastructure & Capital Improvements
5	Conservation
6	Recreation and Open Space
7	Intergovernmental Coordination
8	Public Schools
9	Economic Development
10	Property Rights (new)
#	Map Series
1	Future Land Use Map
2	Existing Land Use Map
3	Floodplains
4	Wetlands and Conservation Lands
5	Broward County Public Schools
6	Community Bus Routes and Stops
7	Transportation Facilities 2025 LOS
8	Transportation Facilities 2035 LOS
9	Transportation Facilities 2045 LOS
10	Public and Private Parks and Recreational Facilities
11	Public Park Facilities
12	Functional Classification
13	Community Redevelopment Area
14	Soils Survey
15	Wellhead Protection Zones

IV. STAFF RECOMMENDATION

Based upon the assessment and findings contained within this report, Staff is recommending for the Planning and Zoning Board to approve the application as it complies with the provisions set forth in the City's Comprehensive Plan and Land Development Regulations.

V. EXHIBITS

- A. Objections, Recommendations and Comments (ORC) Report
- B. Goals, Objectives and Policies (GOPs) Draft

EXHIBIT A

July 26, 2024

The Honorable Veronica Edwards Phillips
Mayor, City of Lauderdale Lakes
4300 Northwest 36th Street
Lauderdale Lakes, Florida 33319

Dear Mayor Phillips:

The Florida Department of Commerce (FloridaCommerce) has completed its review of the proposed comprehensive plan amendment for the City of Lauderdale Lakes 24-01ER (Amendment No. 24-01ER), which was received on May 29, 2024. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. We have identified an objection and have included recommendations regarding measures that can be taken to address the objection.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to Section 163.3184(4)(e)2., F.S.**

FloridaCommerce staff is available to assist the City to address the objection. If you have any questions related to this review, please contact Christina Nazaire, Planning Analyst, by telephone at (850)-717-8532 or by email at christina.nazaire@commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/cn

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Treasa Brown Stubbs, City Manager, City of Lauderdale Lakes
Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council

**Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Lauderdale Lakes 24-01ER**

The Florida Department of Commerce has identified an objection regarding Lauderdale Lake's proposed comprehensive plan amendment. The objection is provided below, along with recommended actions the City could take to resolve issues of concern. If the City adopts the plan amendment without adequately addressing the objection, FloridaCommerce may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S.

FloridaCommerce staff has discussed the basis of the report with local government staff and is available to assist the City to address the objection.

I. Objection: Comprehensive Plan Update

The proposed amendment does not update the City's Comprehensive Plan to comply with statutory requirements relating to the City's planning period, does not establish coordination of and consistency between the elements, and is not based on relevant and appropriate data and analysis.

Chapter 2023-31, Laws of Florida, modified section 163.3177(5)(a), F.S., to require local governments to increase the two required planning periods in their comprehensive plans from 5-year and 10-year planning periods to 10-year and 20-year planning periods. While the City's Plan should contain a long-term planning period covering a period from now until 2044, the current adopted Plan includes a long-term planning period that only extends through 2017, which is seven (7) years past due. Furthermore, the proposed 2040 planning horizon does not meet the requirements of Chapter 2023-21, Laws of Florida.

The proposed Amendment 24-01ER does not update the City's Comprehensive Plan elements to address the required planning periods based upon relevant and appropriate data and analysis, consistent with the requirements of section 163.3177(1)(f), F.S., that all mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government. Coordination of the elements of the local comprehensive plan shall be a major objective of the planning process, and the elements shall be consistent. Where data is relevant to several elements, consistent data shall be used, including population estimates and projections unless alternative data can be justified for a plan amendment through new supporting data and analysis. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

Additionally, the proposed Amendment 24-01ER also does not update the Comprehensive Plan planning periods based upon relevant and appropriate data and analysis of permanent and seasonal population estimates and projections consistent with the requirements of sections

163.3177(1)(f)3., and 163.3177(2), F.S. The proposed Amendment 24-01ER does not update the Comprehensive Plan elements to be coordinated and consistent based upon updated population estimates and projections consistent with the requirements of sections 163.3177(1)(f)3., and 163.3177(2), F.S., and also does not update the Comprehensive Plan elements to be coordinated and consistent based upon updated population estimates and projections consistent with the requirements of sections 163.3177(1)(f)3., and 163.3177(2), F.S.

The proposed Amendment 24-01ER update to the Comprehensive Plan (Future Land Use, Housing, Infrastructure, and Transportation Elements) is not based upon relevant and appropriate data and analysis of public facilities (potable water, sanitary sewer, solid waste, stormwater and transportation facilities) addressing the following for the required updated planning periods: (1) current and projected demand upon public facilities based upon relevant and appropriate population estimates and projections; (2) current and projected designed capacity of public facilities; (3) current and projected operating levels of service of public facilities; (4) identification of any improvements that are needed to public facilities, including the timing and scope of such improvements, in order to achieve and maintain the adopted level of service standards of public facilities; and (5) coordination of any need improvements with the Capital improvements Element. The City should revise proposed Amendment 24-01ER to be based upon relevant and appropriate data analysis of public facilities for the planning period.

Lastly, the proposed Amendment 24-01ER update to the Future Land Use Element is not based upon relevant and appropriate data and analysis consistent with the requirements of Section 163.3177(6)(a)2., F.S., for the required planning periods. The proposed Amendment 24-01ER update to the Housing Element is not based upon relevant and appropriate data and analysis consistent with the requirements of section 163.3177(6)(f)2., F.S., for the required planning periods.

Statutory Authority: Sections 163.3177(1)(f), 163.3177(1)(f)3., 163.3177(2), 163.3177(5)(a), 163.3177(6)(a)2., 163.3177(6)(b), 163.3177(6)(c), 163.3177(6)(d), 163.3177(6)(e), 163.3177(6)(f)2., 163.3177(6)(g), 163.3178, 163.3184(4) and 163.3191, F.S.

Recommendation: The City must revise the amendment to include an update to the Comprehensive Plan to ensure the Plan contains at least two planning periods in accordance with the requirements set forth by section 163.3177(5)(a), F.S. The necessary update must also be based upon relevant and appropriate data and analysis. The Plan must include one planning period to cover at least the first 10-year period occurring after the plan amendment adoption and another planning period must cover at least a 20-year period. The update to the planning periods must also consider the following:

- Data and analysis of the permanent and seasonal population estimates and projections;
- Coordination of and consistency between all of the elements of the Comprehensive Plan; and

- Data and analysis of public facilities (potable water, sanitary sewer, solid waste, stormwater and transportation facilities).

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fldeo.my.salesforce-sites.com/cp/>) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Florida Department of Commerce identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format;

_____ In the case of future land use map amendment, an adopted future land use map, **in color format**, clearly depicting the parcel, its existing future land use designation, and its adopted designation;

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the Florida Department of Commerce did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Florida Department of Commerce to the ORC report from the Florida Department of Commerce.

EXHIBIT B

FUTURE LAND USE ELEMENT

FUTURE LAND USE ELEMENT

Purpose

The purpose of the Future Land Use Element is to designate the proposed future general distribution, location, and extent of land uses within the City of Lauderdale Lakes. As an element of the City Comprehensive Plan required by section 163.3177(6)(a), Florida Statutes, the Future Land Use Element endeavors to provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population.

The City Comprehensive Plan is established upon two planning periods, a 10-year planning period out to planning horizon year 2035, and a 25-year planning period out to planning horizon year 2050.

Due to the city's built-out character, this growth trend is expected to continue, averaging a 2 percent annual increase, consistent with Broward County's average aggregate growth rate. The city's population projections, sourced from the University of Florida's Bureau of Economic and Business Research (BEBR) provides low, medium, and high end bi-decennial population projections from year 2025 to year 2050. For planning purposes, the BEBR high projection scenario will be used, as the city's historical growth has consistently measured between the medium and high projections.

TABLE X.X- Population Projections for the City of Lauderdale Lakes and Broward County: 2025 – 2050, Low, Medium, High

<u>Year</u>	<u>Lauderdale Lakes</u>	<u>Percentage Growth Change</u>	<u>Broward County</u>	<u>Percentage Growth Change</u>
<u>2025</u>	<u>35,252</u>	<u>-1.95%</u>	<u>1,906,400</u>	<u>-1.95%</u>
	<u>37,106</u>	<u>3.21%</u>	<u>2,006,700</u>	<u>3.21%</u>
	<u>38,961</u>	<u>8.36%</u>	<u>2,107,000</u>	<u>8.36%</u>
<u>2030</u>	<u>35,128</u>	<u>-0.35%</u>	<u>1,899,700</u>	<u>-0.35%</u>
	<u>38,392</u>	<u>3.46%</u>	<u>2,076,200</u>	<u>3.46%</u>
	<u>41,655</u>	<u>6.92%</u>	<u>2,252,700</u>	<u>6.92%</u>
<u>2035</u>	<u>34,690</u>	<u>-1.25%</u>	<u>1,876,000</u>	<u>-1.25%</u>
	<u>39,309</u>	<u>2.39%</u>	<u>2,125,800</u>	<u>2.39%</u>
	<u>45,857</u>	<u>5.46%</u>	<u>2,375,600</u>	<u>5.46%</u>
<u>2040</u>	<u>33,399</u>	<u>-1.79%</u>	<u>1,842,400</u>	<u>-1.79%</u>
	<u>40,483</u>	<u>1.66%</u>	<u>2,161,100</u>	<u>1.66%</u>
	<u>47,567</u>	<u>4.39%</u>	<u>2,479,900</u>	<u>4.39%</u>
<u>2045</u>	<u>33,399</u>	<u>-1.96%</u>	<u>1,806,200</u>	<u>-1.96%</u>
	<u>40,483</u>	<u>1.30%</u>	<u>2,189,300</u>	<u>1.30%</u>
	<u>47,567</u>	<u>3.73%</u>	<u>2,572,400</u>	<u>3.73%</u>
<u>2050</u>	<u>32,750</u>	<u>-1.94%</u>	<u>1,771,100</u>	<u>-1.94%</u>
	<u>40,936</u>	<u>1.12%</u>	<u>2,213,800</u>	<u>1.12%</u>
	<u>49,124</u>	<u>3.27%</u>	<u>2,656,600</u>	<u>3.27%</u>

Source: *University of Florida Bureau for Economic Research (BEBR), Volume 57, Bulletin 198, Projections of Florida Population by County, 2025-2050, with Estimates for 2023, January 2024*

GOAL X.1: 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 X.1.1: Establish Future Land Use designations and adopt a Future Land Use Map ~~to that ensures~~ 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~~ 2035 and 2050 ~~planning period~~ horizons.

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 X.1.1.1: Improve the livability and desirability of the City through the encouragement of compatible uses in the areas designated for residential uses.

~~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.~~

Policy X.1.1.2: Establish residential Future Land Use classifications to provide for a variety of residential densities and compatible non-residential uses in accordance with the following provisions:

- a. The Low Residential (LR) designation permits a maximum residential density of five (5) dwelling units per acre.
- b. The Low-Medium Residential (LM) designation permits a maximum residential density of ten (10) dwelling units per acre.
- c. The Medium Residential (M) designation permits a maximum residential density of sixteen (16) dwelling units per acre.
- d. The Medium-High Residential (MH-25) designation permits a maximum residential density of twenty-five (25) dwelling units per acre.
- e. The High Residential (H-50) designation permits a maximum residential density of fifty (50) dwelling units per acre.

The permitted uses per each residential Future Land Use designation are:

1. Dwelling Units and accessory structures;
2. Parks, golf courses and other recreational facilities, and recreational, civic, or cultural buildings ancillary to the primary outdoor recreational use of the site;
3. Community facilities designed to serve the residential area as permitted in the Land Development Regulations such as schools and houses of worship;
4. Communication Facilities;
5. 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, as defined by the Broward County Land Use Plan, 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 MH-25 H-50 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;
- 6. Home occupations and other activities accessory to a dwelling unit; and
- 7. 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.

The building intensity for non-residential uses reverts to the building intensity regulations permitted by the corresponding Future Land Use designation that such uses typically fall in.

Policy X.1.1.2: Establish a commercial Future Land Use classification to provide for commercial, business, retail, personal services and other commercial enterprises that are intended to serve and provide for the current and future residents of the City. Development within this Future Land Use Classification shall comply with the following provisions:

- a. The Commercial (C) designation permits a maximum building intensity 3.0 Floor Area Ratio.

The permitted uses in the Commercial Future Land Use designation are:

- 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 the Community Facilities designation;
- 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.
 - c. The residential floor area of mixed commercial/residential structures does not exceed 50% of the total floor area of the building; and/or
 - d. The first floor of mixed commercial/residential structures is totally confined to commercial uses; and/or
 - e. For parcels 5 acres in size or less, free-standing or mixed use multi-family structures are permitted within areas designated on the County Plan as Urban Infill, Urban

Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas. Free-standing or mixed use multi-family residential uses are permitted on parcels 10 acres in size or less; and/or

- f. For mixed commercial/residential developments greater than 5 acres in size (or 10 acres within areas designated on the Broward County Land Use Plan as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163, Florida Statutes Redevelopment Areas). Free-standing or mixed-use multifamily residential uses are permitted provided that the gross residential acreage does not exceed 5 acres (10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas) or 40% of the total gross acreage of the commercially designated parcel, whichever is greater, and that the entire mixed commercial/residential development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development.
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; and
12. Resiliency facilities, as defined in Section 163.3210(3), Florida Statutes (2024).

~~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 X.1.1.3: Establish an Industrial Future Land Use classifications to provide for light and heavy industrial development in accordance with the following provisions: The Industrial designation permits a maximum residential density of zero (0) dwelling units per acre and a maximum building intensity of 2.0 Floor Area Ratio.

The permitted uses in the Industrial designation are:

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; and
 - a. Commercial and retail business uses.
 - b. Hotels and motels.
8. Resiliency facilities, as defined in Section 163.3210(3), Florida Statutes (2024).

~~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 X.1.1.4: Establish a Community Facilities Future Land Use classifications to provide land for 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. Development within the Community Facilities Future Land Use classification shall comply with the following provisions:

- a. The Community Facilities (CF) designation permits a maximum residential density of zero (0) dwelling units per acre and a maximum building intensity of 0.75 Floor Area Ratio.

The permitted uses in the CF Future Land Use designation are:

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.

~~Purpose: To provide land or 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 X.1.1.5: Establish a Recreation Future Land Use classifications to provide for recreational facilities, public open space, and parks in accordance with the following provisions:

- a. The Recreation (R) designation permits a maximum residential density of zero (0) dwelling units per acre and a maximum building intensity of 3.0 Floor Area Ratio for principal structures, and 0.10 Floor Area Ratio of accessory structures.

The permitted uses in the R Future Land Use designation are:

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; and

7. Outdoor cultural, educational and civic facilities, including but not limited to: animal exhibits, habitats, band shells, and outdoor classrooms.

~~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.~~

- a. **Policy X.1.1.6:** Establish a Utilities Future Land Use classification to provide for development which ensures adequate level of service is maintained consistent with the standards established in the Infrastructure Element and in accordance with the following provisions. The Utilities (U) designation permits a maximum residential density of zero (0) dwelling units per acre and a maximum building intensity of 80 feet in height.

The permitted uses in the U Future Land Use designation are:

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); and
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.

~~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 X.1.1.7: Establish a Mixed-Use Future Land Use classification to allow for mixed use development in a single area, to discourage the use of the automobile, and to promote multi-modal transportation. Land within this designation shall balance land uses with multi-modal transportation and innovative design principles to create space that are more desirable for current and future residents of the City. Development within this Future Land use Classification shall be subject to compliance with the following provisions:

- a. The Local Activity Center (LAC) designation permits a maximum residential density and building intensity governed by site-specific comprehensive plan amendments to be made concurrently with a proposed LAC development.
- b. The Lauderdale Lakes Downtown Activity Center is permitted:
 - i. Acreage: Approximately 140 acres
 - ii. General Location: East of Northwest 43rd Avenue, south of Northwest 36th Street, west of Northwest 35th Avenue and north of Northwest 29th Street.
 - a. Density and Intensity of Land Uses:
 - b. Residential Land Uses 3,000 dwelling units*
 - c. Commercial Land Uses 600,000 square feet**
 - d. Hotel 300 rooms
 - e. Community Facilities Land Uses 50,000 square feet
 - f. 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.

**A 20 percent increase (200,000 square feet) is being added as part of the 2025 City Comprehensive Plan amendments to ensure consistency with public interest in limiting major increases in the square footage of Commercial Land Uses.

† 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.

The requirements of the LAC designation are:

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. Physical separation, such as walling off neighborhoods from adjacent development or roadways, is discouraged where it disrupts the connectivity of
 - f. compatible uses, pedestrian and/or bicycle access. If a buffer is necessary, adequate landscaping could be used in place of a continuous wall.
 - g. 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.

~~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:~~

~~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: Maintain consistency with the Broward County Comprehensive Plan and ensure Broward County certification of the City Comprehensive Plan.

~~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 X.1.2.1: Implement zoning categories through the City Land Development Regulations that maintain consistency with City and Broward County Future Land Use designations.

~~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 X.1.2.2: Manage development through land use, zoning, platting, site planning, permitting, and professional licensing and registration.

Policy X.1.2.3: Maintain partnerships between residents and businesses, law enforcement, and fire rescue to address code enforcement, community safety, emergency management, disaster preparedness, public safety, infrastructure improvements, crime prevention, and drug education activities.

Policy X.1.2.4: Continue to invest in public parks, community facilities, and libraries to serve neighborhood residents.

Policy X.1.2.5: 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 X.1.2.6: 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 X.1.2.7: ~~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:
 - i. Allocations to sites which are contiguous to a municipality upon request of the contiguous municipality.
 - ii. 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 X.1.2.8: 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 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 X.1.2.9: ~~The City shall establish~~ Implement programs to provide, encourage, or enable, low and moderate income housing to meet the needs of ~~it's~~ the City's existing and future residential population and economic activities.

Policy X.1.2.10: For amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the ~~BCLUP~~ Broward County Land Use Plan (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 that 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. "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 X.1.2.11:

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:

- i. 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.*
- ii. 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. *

- iii. 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

- i. Moderate-income: Six (6) bonus units per every one (1) "moderate-income" unit (including areas east of the Intracoastal Waterway).
- ii. Low-income: Nine (9) bonus units per every one (1) "low-income" unit (including areas east of the Intracoastal Waterway).
- iii. 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 X.1.3: 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.

Monitoring and Evaluation:

~~-Maintenance of customer satisfaction records~~

~~-Creation of a Priority Development Incentive Program~~

~~-Strategic Economic Development Plan~~

Policy X.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 X.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 X.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 X.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 X.1.3.5: 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 X.1.3.6: The City shall consider the impacts of land use plan amendments on ~~historic,~~
~~archaeological and paleontological resources~~ historically significant archaeological
resources.

OBJECTIVE X.1.4: 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 X.1.4.1: 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 X.1.4.2: 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 X.1.4.3: 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 X.1.4.4: 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 X.1.4.5: Development orders shall be consistent with the Broward County Land Use Plan, the Lauderdale Lakes Land Use Plan and Land Development Regulations.

Policy X.1.4.6: 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 X.1.5: Maintain consistency with Broward County land use practices and Chapter 163, Florida Statutes, and coordinate with adjacent local governments and regional jurisdictional external agencies in the comprehensive planning and amendment process.

~~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 X.1.5.1: ~~The Broward County Planning Council shall continue to~~ Maintain Broward County Certification of the City Comprehensive plan, as administered in 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 X.1.5.2: ~~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 X.1.5.3: ~~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 X.1.5.4: 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 X.1.5.5: Prior to plat approval, ensure that the public facilities and services necessary to meet the level of service standards established within the Broward County Comprehensive Plan and affected municipal comprehensive plan will be available to serve new development.

Policy X.1.5.6: For those portions of the regional roadway network within the City's jurisdiction, ensure the adopted levels of service and concurrency management systems are consistent with the Broward County Transportation Element.

Policy X.1.5.7: Utilize the highway capacity methodology endorsed by the Broward Metropolitan Planning Organization and approved by the Broward County Board of County Commissioners to determine the capacities and levels of service on the regional roadway network.

Policy X.1.5.8: ~~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 X.1.5.9: ~~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 X.1.5.10: ~~Broward County shall~~ Discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities.

Policy X.1.5.11: ~~Broward County and the City of Lauderdale Lakes shall consider the~~ Consider the impacts of land use plan amendments on wetland resources and minimize those impacts to the maximum extent practicable.

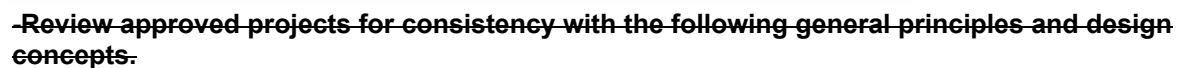
Policy X.1.5.12: Amendments to the City Comprehensive Plan for sites developed for use as a golf course, including closed golf courses, shall address the following:

- a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.
- b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.
- c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.
- d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment.
- e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

~~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 X.1.5.13: 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.

Monitoring and Evaluation:



Policy X.1.6.1: Headway Office Park

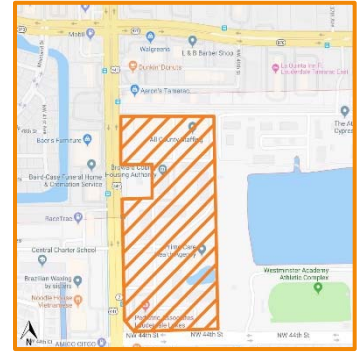
Location: Northeast corner of SR 7/US 441 and NW 44th Street.

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:

- a. Protect the pedestrian and enhance the pedestrian environment and scale.
- b. Commercial and retail spaces should be placed along US 441 and designed in such a way as to enhance the pedestrian experience.
- c. On-site circulation should prioritize the pedestrian and bicyclist over the automobile.
- d. Building setbacks and placement should enhance the pedestrian experience, whenever possible.
- e. Incorporate open spaces that are accessible to the public.
- f. 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.”
- g. 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).
- h. Place ride share pick-up/drop-off locations, electric vehicle charging stations, and bicycle amenities close to building entrances.
- i. The atmosphere within the parking lot is to be as pleasant and park-like as possible and should limit paved surfaces whenever feasible.
- j. The use of sustainable, permeable materials, such as porous pavement is encouraged.
- k. Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.
- l. 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 X.1.6.2: Florida Medical Center Hospital Property and Property to the South

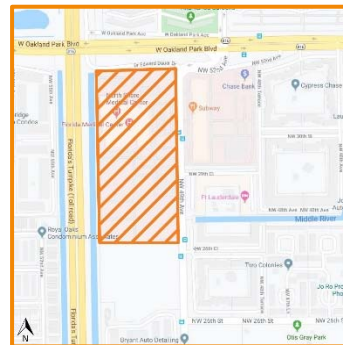
Location: NW 49th Avenue, north of Woodsdale Oaks Apartments, just east of Florida's Turnpike.

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:

- a. Low scale retail and commercial spaces should be placed along NW 49th Avenue, with minimal setback.
- b. Parking should be placed at the rear of the building, not along NW 49th Avenue nor along NW 52nd Avenue/Access Road.
- c. Parking structures lined with ground floor retail and commercial spaces are strongly encouraged over surface parking.
- d. Protect the pedestrian and enhance the pedestrian environment and scale.
- e. Develop a safe and sustainable mixed-use hospital development.
- f. 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).
- g. The use of sustainable, permeable, heat reflective materials should be used wherever feasible.
- h. Shade trees and Florida-friendly landscaping should be utilized.
- i. 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



Conceptual example of infill development over surface parking



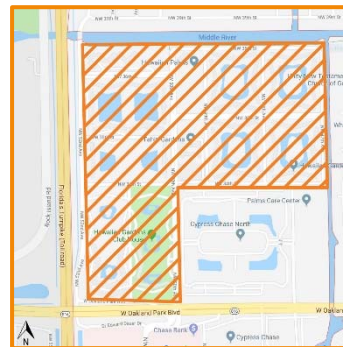
Example: this pedestrian promenade helps to promote connectivity and enhances the pedestrian environment

Policy X.1.6.3: 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:

- a. Provide a mixture of housing types to support a variety of income levels, and which include flexible spaces to support changes in market demand.
- b. 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.
- c. Buildings should be designed to maximize natural light and ventilation and be cohesive and similar in aesthetic.
- d. Buildings should be placed in such a way that would encourage walking or bicycling over driving.
- e. 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.
- f. 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.
- g. Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.
- h. Prioritize the protection of the City of Lauderdale Lakes' certified open space.
- i. Provide for a portion of the open space to be accessible to the public.



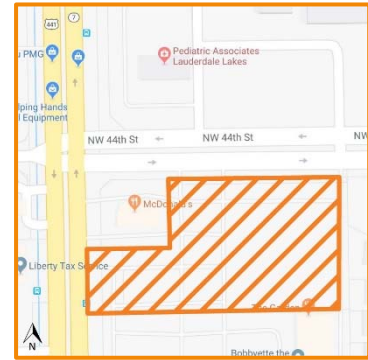
Example of how taller scale buildings are appropriate in areas adjacent to an elevated roadway, which also provide enhanced open space opportunities

Policy X.1.6.4: 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:

- a. Protect the pedestrian and enhance the pedestrian environment and scale.
- b. Retail spaces should be placed along US 441 and NW 44th Street to capture foot traffic.
- c. Building setbacks and placement should be minimized to enhance the pedestrian experience, whenever possible.
- d. 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."
- e. All buildings on the site should be cohesive and similar in aesthetic to create a unique character and sense of place.
- f. Buildings should be scaled down to two stories and/or be setback appropriately along the property lines adjacent to single-family residential.
- g. A decorative lighting plan and cohesive signage / branding plan should be established for the development, which includes a public art component.
- h. Develop a safe and sustainable low to medium scale mixed use development.
- i. 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).
- j. The use of sustainable, permeable, heat reflective materials should be used wherever feasible; porous pavement is encouraged.
- k. Shade trees and Florida-friendly landscaping should be utilized.
- l. 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 X.1.6.4: 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:

- a. Building design and placement should maximize natural light, ventilation, and site-wide pedestrian circulation.
- b. 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.
- c. Create a safe and sustainable neighborhood.
- d. 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).
- e. The use of sustainable, permeable, heat reflective materials should be used wherever feasible.
- f. Shade trees and Florida-friendly landscaping should be utilized.
- g. 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 X.1.6.5: Market Place & Wilton Centre

Location: *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.

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:

- a. 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.
- b. Protect the pedestrian and enhance the pedestrian environment and scale.
- c. Building setbacks should be minimized, in order to enhance the pedestrian experience.
- d. Retail spaces should be placed along W. Oakland Park Boulevard / U.S. 441.
- e. Courtyards, plazas, and squares with well-defined edges and are open to the public, such as buildings and foliage, are required.
- f. Ground floor commercial and retail spaces should include translucent facades.
- g. Parking structures with decorative wrapping on the parking levels and ground floor retail are encouraged over surface parking lots.
- h. 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.
- i. 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.
- j. A decorative lighting plan should be developed with branded banners at gateways and along the internal main street.
- k. Include a public art component.
- l. Ensure consistent streetscaping details throughout all the gateways into the City of Lauderdale Lakes.
- m. Create a safe and sustainable City Center development.
- n. The use of sustainable, permeable, heat reflective materials should be used wherever feasible.
- o. Shade trees and Florida-friendly landscaping should be utilized.



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



Existing Conditions (Wilton Centre)



Existing Conditions (Market Place)

- p. 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).
- q. 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 X.2: Support innovative infill and redevelopment that is economically and environmentally resilient and enhances community character with aesthetic pleasing energy efficient design.

OBJECTIVE X.2.1: 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 X.2.1.1: ~~Lauderdale Lakes shall complete a~~ Maintain a living Strategic Economic Development Master Plan by December 2024 to identify opportunities and establish measurable goals that support new vibrant and sustainable development in the City.

Policy X.2.1.2: ~~Maintain a living Community Redevelopment Area (CRA) Master Plan, and incorporate the findings, recommendations, and policies established in the most up-to-date City CRA Master Plan into the City Comprehensive Plan.~~

Policy X.2.1.3: 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 X.2.1.4: Analyze opportunities for grant funding, public-private partnerships, including leveraging the tools available through the State of Florida Opportunity Zones program.

Policy X.2.1.5: ~~Lauderdale Lakes shall continuously improve its~~ Maintain continuous improvement in the City 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 X.2.1.6: 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 X.2.1.7: 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 X.2.1.8: ~~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 X.2.1.9: ~~Lauderdale Lakes shall use its~~ Utilize City Flexibility and Redevelopment Units to encourage development that support sustainable investments in the community and maintain an up to date inventory.

Policy X.2.1.10: Eliminate regulatory activities that are no longer tied to current or future needs.

Policy X.2.1.11: Encourage the development of affordable housing and workforce housing to create a varied market which serves the needs for all current and projected City residents

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

OBJECTIVE X.2.2: 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 X.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 X.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 X.2.2.3: ~~Lauderdale Lakes shall use all feasible methods to~~ Seek 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 X.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 X.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 X.2.2.6: ~~To the greatest extent feasible, Lauderdale Lakes shall~~ Require, to the greatest extent feasible, multi-family housing of 16 units per acre or greater to be located near established transit corridors, or in identified Priority Redevelopment Areas.

OBJECTIVE 2.3: ~~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 X.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 X.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 X.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 X.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 X.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 X.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 X.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.

GOAL X.3: 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.

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.~~

OBJECTIVE 3.1: ~~To~~ Ensure the availability of public utility and multi-modal transportation facilities and services necessary to support proposed development.

Policy X.3.1.1: Accommodate and support Complete Streets features and technology into County and City roadways where practical, context sensitive, and financially feasible.

Policy X.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 X.3.1.3: Require transit shelters to be integrated into site plans or buildings to the extent possible, and in all cases, shelters shall be designed to be attractive, comfortable and convenient.

Policy X.3.1.4: ~~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 X.3.1.5: ~~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:

- a. wide, continuous and well-maintained sidewalks and bike ways adequately separated from traffic; shade provided through street trees, awnings, arcades or the like;
- b. 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;
- c. adequate lighting for way finding and safety; way finding signage; engaging streetscapes; safe and convenient bicycle lock-ups;
- d. frequent shelter opportunity from wind and wind-driven rain; workplaces with shower and changing facilities; and
- e. 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 X.3.1.6: ~~The City of Lauderdale Lakes shall, through its Land Development Regulations,~~ Encourage, in its Land Development Regulations, 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 X.3.1.7: The City of Lauderdale Lakes shall, through its Land Development Regulations, promote pedestrian orientation by providing for pedestrian linkages between developments and neighborhoods.

GOAL X.4: Balance land use and revitalization efforts with proactive approaches to energy efficiency, sustainability, hazard mitigation, and resource protection.

OBJECTIVE X.4.1: 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 X.4.1.1: 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.

Policy X.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 X.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 X.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 X.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 X.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 X.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 X.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 X.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 X.4.1.10: Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned uses.

OBJECTIVE X.4.2: 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 X.4.2.1: Protect wellfields in accordance with Broward County's Wellfield Protection Ordinance.

Policy X.4.2.2: Prohibit industrial uses within Wellfield Protection Zones of Influence consistent with Broward County regulations.

Policy X.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 X.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 X.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 X.4.2.6: Incorporate designs which are environmentally sensitive (i.e. reduction of impervious surfaces, alternative pavement materials for overflow parking lots).

Policy X.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 X.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 X.4.2.9: 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.

Policy X.4.2.10: Prohibit, in any Future Land Use designation or zoning category the use of hydraulic fracturing, acid fracturing, and any form of extreme well stimulation for the purposes of resource extraction.

OBJECTIVE X.4.3: Lauderdale Lakes shall assess its risk of hazards and reduce its exposure to natural and manmade 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 X.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 X.4.3.2: Evaluate participation in the National Flood Insurance Program Community Rating System to reduce insurance premiums for residents.

Policy X.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 X.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 X.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 X.4.4: The City of Lauderdale Lakes shall continue to identify and protect structures and sites that are historically, culturally, 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 X.4.4.1: Maintain an inventory of historically and archeologically significant properties and protect those structures and sites from degradation and loss.

Policy X.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 X.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 X.4.4.4: Continue to coordinate resource protection activities with applicable state and federal laws.

OBJECTIVE X.4.5: The City shall protect and enhance the natural qualities of Lauderdale Lakes' canal system and groundwater.

Policy X.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 X.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.

CAPITAL IMPROVEMENTS ELEMENT

CAPITAL IMPROVEMENTS ELEMENT

Purpose

The purpose of the Capital Improvements Element is to consider and provide for the principles regarding public facilities as it pertains to the construction, extension, or increase of public facilities while ensuring solvency and equitably meeting the needs of City residents. As required by section 163.3177(3)(a), Florida Statutes, the City's Capital Improvements Element endeavors to outline and respond to the demand for public services, establish a 5-year Capital Improvements Program (CIP) consistent with the City long-range budget projections, and ensure the level of service (LOS) standards established in the City Comprehensive Plan are consistent and met in a solvent and equitable manner. The current adopted CIP is included as an appendix to this element and provides a 5-year schedule of capital improvements.

GOAL X.1: ~~To Ensure the infrastructure necessary to protect the health, safety, and welfare of the public is provided in a timely and efficient manner, and to maintain public facilities at or above the level of service standards adopted in this plan.~~

OBJECTIVE X.1.1: ~~To use the capital improvements element as a means to~~ Meet the needs of the City of Lauderdale Lakes for the construction of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth, and to replace ~~obsolete or worn-out~~ facilities as needed.

Monitoring and Evaluation:

~~• Updating the City's five year Schedule of Capital Improvements on an annual basis.~~

Policy X.1.1.1: As part of the City's annual budget cycle, the Lauderdale Lakes Community Development Department shall Prepare an annual inventory of concurrency related facilities ~~for the purposes of to aid in establishing a prioritizing capital improvements projects in the five-year Schedule of Capital Improvements CIP.~~

Policy X.1.1.2: ~~The Schedule of Capital Improvements shall be a five year schedule of capital improvements needed to ensure that Lauderdale Lakes~~ Maintain a 5-year schedule of capital improvements which budgets for projects necessary to ~~maintains its~~ maintaining the City's adopted level of service LOS standards for all concurrency related facilities.

Policy X.1.1.3: Incorporate the five-year CIP into a ten-year City budget plan that ensures solvency and demands for public facilities are met over the ten-year planning period.

~~The City shall incorporate the Schedule of Capital Improvements (SCI) into the adopted Capital Improvement Program (CIP) and Capital Improvements Element (CIE).~~

Policy X.1.1.4: ~~Capital improvements shall be evaluated and prioritized~~ Evaluate and prioritize proposed capital improvements projects according to the following guidelines:

1. Does the improvement eliminate possible hazards or protect the health, safety, and welfare of the public or provide the necessary infrastructure as part of a legal requirement or prior commitment?
2. Will the improvement eliminate or correct existing deficiencies, increase capacity of existing facilities to meet future demand, or reduce the necessity for or cost of future improvements?

3. Does the project contribute to or further the achievement of goals, objectives, and policies contained in the elements of this Plan?
4. Will or can funds be available for the project? Can operating and maintenance costs associated with the improvement be provided from the annual operating budget?
5. Will the project provide services to developed areas lacking services, or be a logical extension or expansion of facilities or services within designated service areas?

OBJECTIVE X.1.2: To Coordinate land use decisions with available or projected fiscal resources.

Monitoring and Evaluation:

• Whether the concurrency management system is utilized in the development review process.

Policy X.1.2.1: ~~The City shall Maintain an up-to-date a~~ concurrency management system consistent with Broward County and adjacent local governments to evaluate whether sufficient public facilities capacity exists to serve for new development and redevelopment.

Policy X.1.2.2: Require proposed developments and redevelopments which pose adverse impacts on the City's ability to maintain its adopted LOS to contribute to the improvements necessary to maintain LOS on the impacted public facilities.

~~The City shall only issue development orders in accordance with the adopted concurrency management system.~~

Policy X.1.2.3: ~~The City shall Maintain a development review committee which, among other things, is responsible for ensuring that all new development adheres to adopted level of service standards.~~

Policy X.1.2.4: ~~The City shall coordinate~~ Ensure that approval of land use changes and development and redevelopment be subject to the provision of necessary with projected fiscal resources and planned capital improvements projects being provided concurrently with the impacts of development.

Policy X.1.2.5: ~~The City shall aggressively~~ Seek all grant opportunities to supplement funding capital improvements Program projects tied to desired land use patterns.

Policy X.1.2.6: ~~The City shall Coordinate planning for City improvements capital improvements projects and funding opportunities with the plans of state agencies, the South Florida Water Management District (SFWMD), Broward County and adjacent municipalities when applicable Broward County, adjacent local governments, and other relevant external agencies.~~

Policy X.1.2.7: ~~Prior to approving a building permit or its functional equivalent, the City shall Consult with Broward County Water and Wastewater Services to determine whether adequate water supplies sufficient potable water capacity will be available to serve the new proposed development and redevelopment no later than the anticipated date of issuance of a certificate of occupancy or its function equivalent by the City.~~

OBJECTIVE X.1.3: Establish LOS standards which ensure sufficient, sustainable, resilient, and equitable access to public facilities for all City residents and visitors.

~~To ensure that adopted level of service standards are maintained for the following concurrency related facilities.~~

Monitoring and Evaluation:

~~• Maintaining all concurrency related facilities at adopted level of service standards.~~

Policy X.1.3.1: ~~As the City's potable water demand is primarily served by Broward County Water and Wastewater Services (BCWWS), and in small parts served by Fort Lauderdale Utility, LOS standards are established in coordination with the serving utility entities, and in consistency with the Infrastructure Element Permitted Demand Generation Rates:~~

- a. ~~The maximum LOS standard for the area served by BCWWS is 96 gallons per capita per day (gpcd).~~
- b. ~~The maximum LOS standard for the area served by Fort Lauderdale is 170 gpcd.~~

~~The level of service standard for the water supply serving Lauderdale Lakes is the maximum day plus in-plant use.~~

Policy X.1.3.2: ~~As the City's sanitary sewer service is served by BCWWS, all residential and non-residential sanitary sewer demands are established in concurrency with the serving utility entity:~~

- a. ~~Consistent with the standards established in the Infrastructure Element, the maximum LOS standard for sanitary sewer service in the City is 100 million gallons per day (MGD).~~

~~The level of service standard for Lauderdale Lakes Sanitary Sewer System is the permitted capacity of BCWWS North Regional Wastewater Treatment Plant which is currently 100 MGD.~~

Policy X.1.3.3: ~~As the City's solid waste disposal demand is served by Broward County Waste Management, Inc., all residential and non-residential solid waste disposal needs are established in coordination with the serving utility entity, and consistent with the LOS standards established in the Infrastructure Element:~~

~~For its Solid Waste Collection and Disposal System, Lauderdale Lakes adopts the following level of service (LOS) standards/generation rates as consistent with Broward County Solid Waste Division and the Broward County Comprehensive Plan:~~

- a. ~~The maximum LOS standard for the Residential Future Land Use designation is 8.9 lbs. per unit per day~~
- b. ~~The maximum LOS standard for the Industrial & Commercial designation developments are:~~
 - i. ~~For Factory/Warehouse developments: 2 lbs. per 100 square feet per day.~~
 - ii. ~~For Office Building developments: 1 lb. per 100 square feet per day.~~
 - iii. ~~For Department Store developments: 4 lbs. per 100 square feet per day.~~
 - iv. ~~For Supermarket development: 9 lbs. per 100 square feet per day.~~
 - v. ~~For Restaurant development: 2 lbs. per meal per day.~~
 - vi. ~~For Drug Store development: 5 lbs. per 100 square feet per day.~~
- c. ~~The maximum LOS standards for public and private school developments are:~~
 - i. ~~For Grade School developments: 10 lbs. per room & ¼ lbs. per pupil per day.~~

- ii. For High School developments: 8 lbs. per room & ¼ lbs. per pupil per day.
- d. The maximum LOS standards Institutional developments are:
 - i. For Hospital developments: 8 lbs. per bed per day.
 - ii. For Nurse or Intern Home developments: 3 lbs. per person per day.
 - iii. For Home for Aged developments: 3 lbs. per person per day.
 - iv. For Rest Home developments: 3 lbs. per person per day.

Policy X.1.3.4: To meet the projected needs regarding stormwater and flooding drainage, as managed by the Lauderdale Lakes Stormwater Division, and to ensure consistency with the LOS standards established for stormwater and drainage in the Infrastructure Element, the following drainage standards apply to residential and non-residential developments:

- a. Drainage: For all off-site discharges, the permitted return period and frequency for a 25-year, 72-hour storm event, is 75.9 cubic feet per square mile.
- b. Flood Protection: The minimum permitted flood protection elevation for finished floors is equivalent to the minimum elevation necessary to remain above the flood waters of a 100-year, 72-hour storm event, according to the Broward County 100-year flood elevation map
- c. Flood Protection: The minimum permitted flood protection elevation for road crowns is equivalent to the minimum elevation necessary to remain above the flood waters of a 10-year, 72-hour storm event, according to the Broward County 10-year flood elevation map
- d. Water Quality –Detention: For stormwater detention under wet conditions, the larger volume must be retained of the first inch of runoff for a subject site, or 2.5 times the site's percentage of impervious area.
- e. Water Quality – Detention: For stormwater detention under dry conditions, the 75 percent of the wet conditions stormwater detention requirement must be met.
- f. Water Quality – Retention: For stormwater retention under dry conditions, 50 percent of the wet conditions stormwater detention requirement must be met.
- g. Water Quality – Detention: For stormwater detention for Commercial or Industrial developments, ½ inch of the dry conditions retention or detention requirements must be met.

~~Lauderdale Lakes adopts the following level of service (LOS) standards for its stormwater management system:~~

~~Drainage— off site discharge rate/ 25 years, 72 hours/ 75.9 cubic feet per square mile~~

~~Flood Protection— water elevation- 100-year, 72-hour for finished floors/ Broward County 100-year flood elevation map~~

~~Flood Protection— water elevation- 10-year, 72-hour for road crowns/ Broward County 10-year flood elevation map~~

~~Water quality— Retention/detention- Wet detention/ The larger volume of first inch of runoff or 2.5 times the site's percent of impervious area~~

~~Water quality— Retention/detention- Dry detention/ 75 percent of Wet detention requirement~~

~~Water quality— Retention/detention- Dry retention/ 50 percent of Wet detention requirement~~

~~Water quality—Retention/detention—Commercial or Industrial Development/ ½ inch of dry retention or detention pre-treatment is required~~

Policy X.1.3.5: To meet the projected needs regarding automobile Transportation Facilities system in the City of Lauderdale Lakes, the following roadway LOS standards apply to roadways within the City to ensure consistency with the Broward County Comprehensive Plan Transportation Element:

~~For its Transportation System, Lauderdale Lakes adopts the following level of service (LOS) standards as consistent with the Broward County Comprehensive Plan:~~

- a. ~~For Local Roads, the minimum acceptable LOS standard is LOS C under Peak Hour conditions.~~
- b. ~~For Local Collectors, the minimum acceptable LOS standard is LOS D under Peak Hour conditions.~~
- c. ~~For County and State Arterials (non-Trip funded facilities), the minimum acceptable LOS standard is LOS D+ plus 75% of Peak Hour traffic per Broward County Transportation Element under Peak Hour conditions.~~
- d. ~~For FIHS/SIS Florida Interstate Highway System and Strategic Intermodal System Facilities and all other Federal and State managed facilities, the minimum acceptable LOS standard is LOS D per FDOT Rule Chapter 14-94 F.A.C., under Peak Hour conditions.~~
- e. ~~For the Broward County Transportation Concurrency Management Area (TCMA) Central District:~~
 1. ~~Overall, increase number of bus stop shelters by 25 percent from FY 2009 to FY 2013.~~
 2. ~~In the Central District, maintain headways of 30 minutes or less on 80% of routes. Establish and maintain service at one or more neighborhood transit centers. Reduce traffic signal communication failures by 50% by FY 2013. Increase peak-hour weekday fixed-route transit ridership by 19 percent from FY 2009 to FY 2013. Maintain the current number of community bus routes (24) through 2013.~~
 3. ~~Roadway LOS standards as listed above.~~

~~For Local Roads: LOS C Peak Hour~~

~~For Local Collectors: LOS D Peak Hour~~

~~For County and State Arterials (non-Trip funded facilities): LOS D+75% Peak Hour per Broward County Transportation Element~~

~~For FIHS/SIS Facilities and all other facilities: LOS D per FDOT Rule Chapter 14-94 F.A.C.~~

~~For Broward County Transportation Concurrency Management Area (TCMA) Central District:~~

1. ~~Overall, increase number of bus stop shelters by 25 percent from FY 2009 to FY 2013.~~
2. ~~In the Central District, maintain headways of 30 minutes or less on 80% of routes. Establish and maintain service at one or more neighborhood transit centers. Reduce traffic signal communication failures by 50% by FY 2013. Increase peak-hour weekday~~

fixed-route transit ridership by 19 percent from FY 2009 to FY 2013. Maintain the current number of community bus routes (24) through 2013.

3. Roadway LOS standards as listed above.

Policy X.1.3.6: As the City of Lauderdale Lakes does not directly manage any Public Schools, and coordinates Public Schooling needs through an Interlocal Agreement with Broward County, For its Public School System, Lauderdale Lakes adopts the following level of service (LOS) standards ~~as consistent with the~~ must maintain consistency with the LOS standards utilized by the Broward County School Board:

- a. For Elementary Schools, the LOS standard is 100 percent of Florida Inventory of School Houses (FISH);
- b. For Middle Schools, the LOS standard is 100 percent of FISH; and
- c. For High Schools, the LOS standard is 100 percent of FISH.

Policy X.1.3.7: To meet the projected needs for recreational facilities, parks, and open space for residents and visitors ~~For its Park and Recreation System, the City Lauderdale Lakes adopts the following level of service (will maintain LOS) standards: a minimum of 3 acres of parks and recreation acreage per 1,000 City residents. Park Acreage- 3 acres per 1,000 residents~~

OBJECTIVE X.1.4: ~~To~~ **Ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted level of service (LOS).**

Monitoring and Evaluation:

~~• School enrollment projections compared to the School District's Adopted Five-Year District Educational Facilities Plan (DEFP), as adopted by reference into the Capital Improvement Element (CIE).~~

Policy X.1.4.1: ~~Consistent with policies and procedures within the Amended Interlocal Agreement for Public School Facility Planning (ILA), the DEFP shall~~ Update the City's five-year CIP annually to ensure consistency with Broward County Public Schools District Educational Facilities Plan (DEFP), contain a five-year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted LOS in all concurrency service areas (CSAs). This financially feasible schedule shall be updated by the School Board on an annual basis and annually adopted into the City's CIE.

Policy X.1.4.2: Pursuant to the ~~ILA~~ Amended Interlocal Agreement, the adopted LOS ~~shall~~ is be applied consistently by Broward County, the City, the municipalities, and the School Board, district-wide to all schools of the same type."

OBJECTIVE X.1.5: ~~To~~ **Ensure that transportation facilities are scheduled in a manner that maintains the adopted level of service standards.**

Monitoring and Evaluation:

~~• Transportation deficiencies compared to transportation projects scheduled in local, county, regional and state transportation plans.~~

Policy X.1.5.1: Incorporate the findings, transportation improvements projects, projections, and transportation policies and recommendations that correspond to the City of Lauderdale Lakes from the Broward County Metropolitan Planning Organization (MPO) 2045 Metropolitan Transportation Plan (MTP) and 2045 Transportation Improvements Plan (TIP) into the City Comprehensive Plan to confirm consistency with Broward County Transportation planning efforts.

Lauderdale Lakes hereby adopts by reference the FY2009/2010 to FY2013/2014 Broward County MPO Transportation Improvement Plan.

Policy X.1.5.2: Incorporate the findings, transit improvement projects, projections, and transit policies that correspond to the City of Lauderdale Lakes from the Fiscal Year 2023 – 2032 Broward County Transit Development Plan (TDP) into the City Comprehensive Plan.

Lauderdale Lakes hereby adopts by reference the 2009-2018 Broward County Transit Development Plan (TDP).

Policy X.1.5.3: Incorporate the findings, transportation improvements projects, projections, and transportation policies and recommendations that correspond to the City of Lauderdale Lakes from the most current Florida Department of Transportation Adopted Work Program into the City Comprehensive Plan.

Lauderdale Lakes hereby adopts by reference the FY2009 to FY 2014 Florida Department of Transportation Adopted Work Program.

OBJECTIVE X.1.6: To Develop and maintain a system where developers will bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted level of service standards.

Monitoring and Evaluation:

• Whether the City of Lauderdale Lakes has implemented a proportionate fair share system in its Land Development Regulations.

Policy X.1.6.1: The City shall use Utilize capital improvements cost estimates and adopted and/or State approved development impact methodologies to determine and assess proportionate fair share payments or dedications.

Policy X.1.6.2: At its discretion, the City may Provide impact fee or proportionate share payment exemptions to certain proposed development projects from paying impact fees or proportionate share payments when the project that adheres to City adopted incentive programs, and is approved subject to approval by the City Commission and recommendation of the City Development Services Director.

Policy X.1.6.3: The City shall Ensure capital revenues and/or secured developer commitments are in place to maintain all public facilities at adopted LOS standards prior to the issuance of new development orders.

Policy X.1.6.4: Maintain the City of Lauderdale Lakes 10-year Water Supply Facilities Work Plan (WSFWP), and engage in the analysis to update the WSFWP every five years which ensures consistency with Broward County potable water services, Broward County

sanitary sewer services, and any other water supply utilities entities providing services within the City.

OBJECTIVE 1.7: ~~The City shall~~ Exercise sound fiscal management to ensure that needed capital improvements are provided for existing and future development.

Monitoring and Evaluation:

• ~~Whether the City has adopted a financially feasible five-year capital improvements program.~~

Policy X.1.7.1: ~~The City shall~~ Issue municipal bonds or borrow funds for municipal purposes only to the extent authorized by and subject to the limitations provided for in Florida Statutes and Municipal Home Rule Law.

Policy X.1.7.2: ~~The City shall~~ Explore the possibility of adopting an impact fee or user fee independent of Broward County impact and user fees to fund capital improvements.

Policy X.1.7.3: The Finance Director will review all proposed capital improvement projects and make a recommendation to the City Manager that ~~concerning the City's ability to finance such proposals. The recommendation shall~~ includes a review of the following:

1. Ability to use impact fees or proportionate share payments;
2. Ability to use an existing revenue stream;
3. Assessment of likelihood of getting a bond approved by voters of Lauderdale Lakes; and
4. Availability of grant funds.

CONSERVATION ELEMENT

CONSERVATION ELEMENT

Purpose

The purpose of the Conservation Element is to provide for the maintenance, preservation, use, and protection of natural resources in the City of Lauderdale Lakes. These resources include the air, water, groundwater recharge areas, wetlands, water wells, estuarine marshes, soils, beaches, shores, flood plains, rivers, bays, lakes, harbors, forests, fisheries and wildlife, marine habitat, minerals, and other natural and environmental resources, including factors that affect energy conservation. As an element of the City Comprehensive Plan required by section 163.3177(6)(d), Florida Statutes, the Conservation Element endeavors to establish an inventory of the City's living and non-living natural resources and conservation efforts to ensure that the City acts in good stewardship of the land. Conservation efforts in the City deal with less environmentally sensitive conditions due to the City's currently built-out state; however, subjects such as air quality, potable water quality and quantity, and energy conservation are of great import to the City's sustainability and resiliency.

GOAL X.1: ~~To~~ **Protect air and water quality, conserve natural resources, protect wildlife, and initiate and continue programs and technologies which lead to a safer and healthier living environment.**

OBJECTIVE X.1.1: **Minimize the City's contributions to air pollutants and mitigate the impacts of the City's urban environment on the local air quality.**

~~To comply with all minimum air quality standards established by local, state, and federal regulatory agencies and to reduce greenhouse gas emissions and combat air pollution locally.~~

Monitoring and Evaluation:

- ~~• Continued compliance with local, state and federal regulatory standards on the issue of air quality.~~
- ~~• Develop the Tree Inventory and Planting program by January 2011.~~
- ~~• Develop a program for the City's Community Bus Service by January 2011.~~
- ~~• Prepare cost analysis on purchasing ultra-low emissions vehicles and create timeline for replacing City vehicles by January 2011.~~

Policy X.1.1.1: Unify the City's landscaping and tree planting efforts into a Tree and Native Vegetation Ordinance that strives to mitigate greenhouse gas emissions through planting and protecting productive carbon sequestering native vegetation.

~~The City shall reduce greenhouse gas emissions and combat air pollution locally by initiating a Tree Inventory and Planting program.~~

Policy X.1.1.2: ~~The~~ Include a Tree Inventory and Planting program shall include in a Tree and Native Vegetation Ordinance that implements the following targets pertaining to the objective of combating air pollution:

1. Conduct a tree count for the purposes of establishing a baseline condition.
2. Establish a benchmark to increase the total number of trees in the City.

3. Fund and perform activities necessary to reach the benchmark.
4. Pass a tree protection ordinance to preserve and protect existing and future vegetative communities from destruction by development activity.
5. Recommend changes to the land development regulations.

Policy X.1.1.3: ~~The City shall~~ Reduce greenhouse gas emissions and combat air pollution locally by continuing to fund and improve its Community Bus Service program.

Policy X.1.1.4: ~~Endeavor to increase ridership and reduce the City's contribution to private motorized transportation traffic by ensuring that City public transportation is safe, comfortable, convenient and reliable.~~

~~The Community Bus Service program shall have the following aims pertaining to the objective of combating air pollution:~~

- ~~1. Develop a Community Bus Service program by January 2011.~~
- ~~2. Ensure that public transit is safe, comfortable, convenient, and reliable so that it can serve as an alternative to the personal automobile.~~
- ~~3. Purchase and operate low-emissions bus transit vehicles.~~

Policy X.1.1.5: ~~Convert the City's fleet of automobiles, including buses utilized in the Community Bus Service program, to electric and/or other low emission vehicles by the 2035 planning horizon.~~

~~Whenever feasible, the City shall purchase ultra-low emission vehicles for its fleet.~~

Policy X.1.1.6: ~~Promote planning initiatives and activities which strengthen coordination between transportation planning and conservation planning to increase active participation in reducing point and non-point sources of air pollution.~~

Policy X.1.1.7: ~~The City shall~~ Promote federal commuter tax incentives that are available to local employers who provide public transit assistance to employees through services such as Van pools, Ride share, free Bus Passes or free Tri-rail Passes. ~~Federal law allows employers to deduct the cost of providing transit assistance as a business expense. The City should focus its marketing of these incentives in the City's Local Activity Center (LAC) area.~~

Policy X.1.1.8: ~~Work cooperatively with Broward County in reducing the load of volatile organic compounds by requiring State I Vapor Recovery at all gasoline and petroleum fuel dispensing facilities.~~

Policy X.1.1.9: ~~Coordinate with Broward County in promoting awareness of air quality issues through educational programs and training workshops for the community, residents, schools, and local businesses.~~

OBJECTIVE X.1.2: Improve the local water quality and quantity throughout the City by engaging in coordinated planning efforts and reducing potable water consumption.

~~To comply with all water quality standards established by local, state, and federal regulatory agencies and to combat water pollution locally.~~

Monitoring and Evaluation:

~~• Continued compliance with local, state and federal regulatory agencies on the issue of water quality.~~

~~• Review of land development and zoning regulations by December 2010 to assess potential changes to minimize stormwater runoff and improve water quality.~~

Policy X.1.2.1: Coordinate with Broward County's water conservation planning efforts and in protecting County Water Conservation Areas.

The City of Lauderdale Lakes shall comply with all water quality standards established by local, state, and federal regulatory agencies.

Policy X.1.2.2: Engage in evaluation, as necessary, of the City Land Development Regulations to ensure consistency with Broward County stormwater and drainage standards.

~~The City shall evaluate its land development and zoning regulations by December 2010 to determine what changes can be made to minimize stormwater runoff and improve lake and canal water quality.~~

Policy X.1.2.3: ~~New~~ Require developments adjacent to or in the vicinity of Lauderdale Lakes' surface waters ~~shall be designed to minimize direct discharges of stormwater run-off into such bodies of water and promote the construction of facilities to include but not limited to shallow water littoral shelves around the edges of all water bodies, grassy swales, wetlands filtration, and ex-filtration trenches, consistent with the Best Management Practices of the South Florida Water Management District (SFWMD).~~

Policy X.1.2.4: Require developments which include or are adjacent to the City's surface waters to maintain productive vegetated littoral zones around the edges of all water bodies, grassy swales, wetlands filtration, and ex-filtration trenches, consistent with the Best Management Practices of the South Florida Water Management District (SFWMD).

~~New developments adjacent to or in the vicinity of Lauderdale Lakes' surface waters shall be designed to minimize direct discharge of storm water run-off into such bodies of water and promote the construction of facilities to include but not limited to shallow water littoral shelves around the edges of all water bodies, grassy swales, wetlands filtration, and ex-filtration trenches, consistent with the Best Management Practices of the South Florida Water Management District (SFWMD).~~

Policy X.1.2.5: ~~The City shall explore opportunities to~~ Require developments adjacent to the City's surface waters and which contribute direct discharges into such surface waters to construct Stormwater Treatment Areas (STAs) within the City to collect, store, and treat stormwater runoff prior to releasing it ~~discharging~~ into lakes and canals.

Policy X.1.2.6: ~~The City shall adopt standards or incentives that require/encourage~~ Require new development and redevelopment to minimize impervious surfaces and utilize vegetated pervious surfaces and alternative pervious surfaces.

Policy X.1.2.7: ~~The City shall increase water supply (through natural groundwater infiltration) by providing for~~ Maximize natural groundwater aquifer recharge by implementing certain requirements for:

- a. Shared parking arrangements;
- b. Pervious pavement materials ~~in the land development and zoning regulations;~~ and
- c. ~~by encouraging~~ Structured parking in major commercial areas to reduce the number and expanse of surface parking lots.

Policy X.1.2.8: Implement public awareness and education programs to reduce water consumption and promote public awareness of City and County water conservation efforts.

~~The City shall cooperate with County, regional, and state agencies to conduct water conservation programs and promote public awareness.~~

Policy X.1.2.9: ~~The City shall amend its land development regulations to~~ Require the use of xeriscaping and Florida-Friendly Landscaping practices for all new development and redevelopment in Lauderdale Lakes.

Policy X.1.2.10: Unify the City's water conservation efforts into a Low Impact Development Ordinance to promote water reuse and reduce potable water demand and which establishes the following aims pertaining to water conservation, supply, and reuse:

1. Result in the development of new buildings or conversion of existing buildings that are substantially more water efficient than conventional buildings or which employ systems that reuse water.
2. Develop a meaningful system of incentives that developers can use to offset additional costs of constructing green buildings.
3. Encourage the development of buildings certified by green building organizations such as LEED the US Green Building Council (USGBC).
4. Recommend changes to the land development and zoning regulations to remove existing obstacles that work to discourage green building.

OBJECTIVE X.1.3: ~~To~~ **Conserve energy and where feasible, produce energy supply locally with clean, renewable resources.**

Monitoring and Evaluation:

~~• By 2012, implement the Low Impact Development program.~~

~~• By 2012, implement the Tree Inventory and Planting program.~~

Policy X.1.3.1: ~~The City shall adopt standards in its land development regulations that~~ Require the use of, and provide financial incentives for the transition to, widely available energy saving products and high-efficiency appliances, such as compact fluorescent light bulbs, double-pane windows, and Energy Star certified appliances.

Policy X.1.3.2: ~~The City shall Encourage, in certain circumstances, the reuse of existing buildings as opposed to the demolition and construction of new buildings, as building construction alone can be a very energy intensive activity to limit the strain on resources.~~

Policy X.1.3.3: ~~The City shall explore the feasibility of equipping~~ Implement regulations which incentivize the use of roof-top photovoltaic solar panels on City-owned and private developments buildings with solar panels or other devices that to produce a clean, renewable supply of energy to increase energy efficiency within the City.

Policy X.1.3.4: ~~The~~ Create a Low Impact Development program in the form of a Low Impact Development Ordinance that shall include establishes the following targets pertaining to energy conservation and supply:

1. Result in the development of new buildings or conversion of existing buildings that are substantially more energy efficient than conventional buildings or which employ systems that generate their own power through clean, renewable energy sources.
2. Develop a meaningful system of incentives that developers can use to offset additional costs of constructing green buildings.
3. Encourage the development of buildings certified by green building organizations such as the US Green Building Council (USGBC).
4. Recommend changes to the land development and zoning regulations to remove existing obstacles that work to discourage green building.

ECONOMIC DEVELOPMENT ELEMENT

ECONOMIC DEVELOPMENT ELEMENT

Purpose

The purpose of the Economic Development Element is to provide a framework for the analysis, planning, and community redevelopment efforts which facilitate the necessary sustainable and resilient economic foundations of the City of Lauderdale Lakes. Though not an element of the City Comprehensive Plan required by Florida Statutes, the Economic Development Element serves as an integral part of the comprehensive planning process in the City. The relevant and appropriate data and analysis of this element serves to ensure the City meets its market demands over the 10-year and 20-year planning periods.

GOAL X.1: ~~The City of Lauderdale Lakes shall~~ **Strive to create a diversified economic environment that will sustain existing businesses, attract new businesses, increase the economic tax base of the City, and improve the quality of life for its residents.**

OBJECTIVE X.1.1: ~~To Retain and expand existing businesses through the development of technical assistance programs and through the provision of business retention incentives.~~

Policy X.1.1.1: Promote business retention through individual consideration of the use of programs including but not limited to business and/or investment tax breaks.

Policy X.1.1.2: Demonstrate support for existing local businesses by continuing to provide the appropriate professional level staff and municipal leadership, such as the City's designated Economic Development Officer.

Policy X.1.1.3: Continue to provide programmatic incentives and services to businesses through programs such as the Business Development Training Program and others created by the City's Economic Development Division.

Policy X.1.1.4: ~~By December 2011 the City will collaborate with the CRA to develop a "one-stop shop"~~ Maintain an up-to-date online Community Redevelopment Agency (CRA) resource portal via the internet that identifies local, State and Federal funding sources that may provide grant assistance to existing businesses.

Policy X.1.1.5: ~~The City shall~~ Continue to conduct and foster networking opportunities for businesses.

Policy X.1.1.6: Seek funding, in collaboration with the Community Redevelopment Agency (CRA), to ~~create a commercial façade maintain programs to that improve~~ implement a high level of standards for the aesthetics of existing businesses by December 2010 and future developments and redevelopments.

Policy X.1.1.7: ~~The City shall~~ ~~Coordinate its efforts~~ Coordinate with business redevelopment agencies to strengthen local businesses' opportunities to implement the various programs and strategies outlined in this Element.

Policy X.1.1.8: Engage in coordination with public and private programs to ensure City residents' most basic needs are met, such as nourishing food, clean water, and safe and sanitary shelter.

Policy X.1.1.9: Establish and maintain City programs that implement opportunities for providing shelter, counseling, workforce development, and other necessary services to individuals experiencing homelessness and poverty.

Policy X.1.1.10: Implement programming that endeavors to eliminate homelessness and poverty in the City while also establishing the responsibility of preventing homelessness and poverty as a shared responsibility of the community.

OBJECTIVE X.1.2: ~~To~~ Recruit businesses and industries that will stimulate strong economic growth and provide employment for the City's residents, including youth.

Monitoring and Evaluation:

~~• Complete Economic Positioning Strategy by January 2011.~~

~~• Recruit at least one net new business to the City annually.~~

~~• Annually identify the number of partnerships established between the City and other public or private sector agencies throughout the region, and evaluate any joint ventures undertaken.~~

Policy X.1.2.1: The City should complete an Develop an Economic Positioning Strategy master planning document that identifying identifies market trends and specific market niches unique to Lauderdale Lakes, and which is updated concurrently with the City budget plan and 5-Year Capital Improvements Schedule. ~~by January 2011. The City should periodically update this strategy to align with changing market conditions.~~

Policy X.1.2.2: Utilize the information contained in the City's economic development and market studies to identify opportunity gaps for products and services and target business development needs. ~~The Economic Development Officer shall seek to use the data to target and attract specific retail businesses.~~

Policy X.1.2.3: Partner with the CRA, Lauderdale Lakes Chamber of Commerce, Broward County Office of Economic Development, the Broward Alliance, the South Florida Regional Planning Council, and other interested parties in efforts to identify industries that will provide a range of employment opportunities.

Policy X.1.2.4: ~~The City should seek to attract key~~ Focus business development efforts to grow niche market retailers to and create a cluster of businesses producing similar varied goods and services that serve the needs of City residents and visitors.

Policy X.1.2.5: ~~The City should seek to attract~~ Endeavor to increase the level of disposable income available to City residents and frequency of visitors consumers to the area by utilizing urban design standards contained in the City of Lauderdale Lakes Citizens Master Plan and the adopted Community Redevelopment Plan to capture passer-by traffic, encouraging them to purchase goods and utilize services in the City.

Policy X.1.2.6: ~~The City should seek to~~ Reduce regulatory barriers and inefficiency to in the business relocation process and maintain an efficient, timely, and customer-friendly permit process.

Policy X.1.2.7: Encourage joint ventures by promoting and developing public and private sector businesses partnerships.

Policy X.1.2.8: ~~Implement a walkable, bikeable, safe, 18-hour community that caters to City residents' needs and attracts businesses and customers to the City commercial areas.~~

Policy X.1.2.9: ~~Establish a~~ Maintain a Business Assistance program that consists of financial and technical assistance for local and out of city businesses interested in locating in the CRA.

OBJECTIVE X.1.3: ~~The City shall Develop a comprehensive branding and marketing strategy to highlight the City's diversity, economic advantages and attract business and consumers to the City.~~

Monitoring and Evaluation:

~~• Host at least three cultural events annually.~~

Policy X.1.3.1: ~~The City should continue to~~ Market the Town Center and promote a mix of business and residential uses, and encourage residents to frequent the area, making it a livable, workable and enjoyable environment.

Policy X.1.3.2: ~~The City shall~~ Install and maintain appropriate signage and way finding markers as part of the City's marketing initiative.

Policy X.1.3.3: Promote and sustain the City's current cultural environment by sponsoring events highlighting the local culture and partnering with neighboring communities to host such events.

Policy X.1.3.4: ~~The City should seek~~ Endeavor to increase the quality and quantity of events within the City's urban center by developing events such as Cultural Festivals, Jazz in the Park, Youth Art Festivals, Antique Trade Fairs, etc. to increase the frequency of "in-town" consumers and bolster the marketability of the City.

Policy X.1.3.5: ~~The City should~~ Work with existing merchants and retailers to generate strategies to strengthen the diversified Caribbean goods and services niche market.

Policy X.1.3.6: ~~The City should Retain the services of a professional/marketing branding firm a professional consulting firm to aid in engaging in economic analysis to identify a new city motto and develop new strategies to better market the City by December 2010.~~

Policy X.1.3.7: Identify and strategically apply for opportunities for workforce development and workforce infrastructure projects which coincide with the goals of local, state, and federal grants.

OBJECTIVE X.1.4: ~~The City shall Maintain the unique and positive character of the neighborhoods while enhancing the City's tax base, property values and quality of life in the redevelopment process.~~

Monitoring and Evaluation:

~~• Creation of a residential enhancement program by December 2011.~~

Policy X.1.4.1: ~~In conjunction with the Housing Element, the City should create~~ Maintain a residential enhancement program to ~~accomplish~~ incentivize citywide residential improvement and ~~communicate~~ educate homeowners about the benefits of engaging in the redevelopment process.

Policy X.1.4.2: ~~In the redevelopment process the City should seek to~~ Endeavor to create not only an atmosphere for businesses but also that encourages for young professionals by including activities for young professionals, such as after work networking socials and professional development events.

Policy X.1.4.3: ~~The City and the Community Redevelopment Agency will continue to Encourage residents to participate in the City's various redevelopment and economic revitalization processes through public engagement with the Community Redevelopment Agency and public workforce development workshops.~~

Policy X.1.4.4: ~~The City shall Promote federal commuter tax incentives that are available to local employers who provide public transit assistance to employees through services such as van pools, ride share, or free bus passes. Federal law allows employers to deduct the cost of providing transit assistance as a business expense. The City should primarily market these tax incentives to employers within the City's CRA area.~~

Policy X.1.4.5: ~~The City should~~ Provide technical assistance to businesses owners displaced because of redevelopment initiatives in accordance with the CRA's relocation policy and the Federal Uniform Relocation Assistance Act.

OBJECTIVE X.1.5: ~~To establish~~ Implement Future Land Use land use designations and development regulations aimed that at facilitating facilitate the City's future development and redevelopment goals of the City.

Monitoring and Evaluation:

~~• By June 2012 update future land use plan and land development regulations using principles of new urbanism and form based codes.~~

Policy X.1.5.1: ~~The City will Encourage a mix of uses~~ mixed-use developments within the redevelopment area, providing for a variety of retail, office, commercial and residential uses to stimulate vibrant redevelopment projects in the City.

Policy X.1.5.2: ~~The City should create a~~ Maintain a vacant parcel database of vacant parcels and parcels that are targets for redevelopment to identifying parcels of various sizes to opportunities that suit a range of business types and sizes and also to support larger industries, aiding in the development of a niche market.

Policy X.1.5.3: ~~To create land use designations and zoning regulations~~ Ensure that the location, organization, and regulation of Future Land Use designations and zoning districts that encourage, attraction, and expansion support expansion of businesses while supporting quality redevelopment in the City.

Policy X.1.5.4: Endeavor to increase the accessibility and availability of information intended to be publicly available in an intuitive online format, especially with regard to regulating land development, signage, property maintenance, and public resources.

Policy X.1.5.5: ~~Create~~ Implement zoning districts to implement the Local Activity Center (LAC) and facilitate redevelopment within the CRA district pursuant to the objectives and policies within the Future Land Use Element of this plan.

Policy X.1.5.6: ~~Develop~~ Provide incentives for infill redevelopment and converting vacant land and greyfields into redevelopment projects through a process of negotiation with property owners and investors.

Policy X.1.5.7: ~~The City should continue to~~ Coordinate with the CRA to undergo parcel aggregation and land banking to further redevelopment goals of the City.

Policy X.1.5.8: ~~The City should seek to~~ Develop and implement redevelopment incentives such as:

- a. Streamlined and expedited permitting process
- b. Creative land use and density bonuses

OBJECTIVE X.1.6: ~~To make the necessary~~ Prioritize necessary infrastructure improvements ~~to which facilitate planned economic development.~~

Monitoring and Evaluation:

~~• Adopt urban design and performance standards by December 2012.~~

Policy X.1.6.1: ~~Encourage~~ Implement regulations which require structured parking to utilize space efficiently, ~~and ensure that which reduce minimum parking requirements are not prohibitive and to~~ encourage redevelopment that supports transit-oriented development.

Policy X.1.6.2: ~~Prepare and regularly update~~ corridor improvement plans and guidelines for State Road 7/US 441 and Oakland Park Boulevard to address traffic circulation, parking, land use, land development regulations, landscape codes and architectural guidelines.

Policy X.1.6.3: Seek cooperative relationship with FDOT and with the Broward County Transit Authority for access management, parking, transit and streetscaping proposals.

Policy X.1.6.4: Provide for a range of housing options for existing and future residents and encourage the development of mixed income housing developments.

Policy X.1.6.5: Encourage adequate childcare and adult care facilities to support the workforce population.

OBJECTIVE X.1.7: ~~To~~ Encourage and promote workforce training to increase the skilled labor force in the City and to ensure basic and advanced educational opportunities for residents and business owners.

Monitoring and Evaluation:

~~• Establish benchmark of participants and increase number of participants enrolled in the City's workforce development programs.~~

Policy X.1.7.1: Conduct periodic labor surveys to assess the business needs of the community to adequately target worker recruitment.

Policy X.1.7.2: Implement programs that encourage skill development, work-life programs for public employees to encourage flexibility and programs which provide on the job training.

Policy X.1.7.3: ~~The City should create~~ Implement youth workforce development programs by recruiting local youth and encouraging business owners to mentor and work with youth to help them develop necessary work-related skills.

Policy X.1.7.4: ~~The City should~~ Encourage employers to assist in continuing education and workforce development by ~~encouraging~~ incentivizing employer-based assistance and education incentives.

Policy X.1.7.5: ~~The City should continue to~~ Develop publicly available training workshops that encourage citizens to pursue entrepreneurial endeavors by educating them about business development plans and skills.

Policy X.1.7.6: ~~The City shall~~ Partner with local education centers to facilitate job training and workforce development programs.

Policy X.1.7.7: Provide, to the extent possible, classroom space in City facilities for adult education and language courses.

Policy X.1.7.8: Work with Broward County to conduct Business Continuity and Disaster Recovery Planning programs for local businesses to mitigate negative impacts from storms and other disasters.

OBJECTIVE X.1.8: ~~The City shall seek to~~ Foster a sustainable environment through initiatives which will help to reduce overall economic costs for the City, and promote environmental conservation and responsibility.

Monitoring and Evaluation

~~• By January 2012, phase out all incandescent light bulbs in favor of energy efficient light bulbs, which aids in shelf life and overall cost savings for the City.~~

Policy X.1.8.1: ~~The City should engender~~ Promote corporate and environmental responsibility by encouraging businesses to adopt sustainable and efficient business practices.

Policy X.1.8.2: ~~The City should seek to~~ Reduce the energy consumption in all City buildings, therefore increasing and stabilizing the City's economic bottom line and decreasing the City's energy costs and carbon footprint.

Policy X.1.8.3: ~~By December 2010, the City should~~ Conduct a study an analysis on greening strategies to determine the economic benefits and the soft and hard costs of transitioning the City's governmental offices into more sustainable buildings.

Policy X.1.8.4: ~~The CRA should seek to~~ Implement green standards in its CRA redevelopment projects and utilize the standards as a marketing strategy to encourage green friendly businesses in the City.

OBJECTIVE X.1.9: ~~The City shall~~ Pursue the advancement of wireless services and digitizing technology to produce a technologically advanced working atmosphere.

Monitoring and Evaluation:

- ~~By December 2009, incorporate Internet and web training into workforce development courses~~
- ~~Complete feasibility study for providing wireless internet services citywide by December 2012.~~

Policy X.1.9.1: ~~Complete feasibility study for~~ Coordinate with state, local, and private broadband initiatives to providing build out and maintain a City-wide fiber optic network and broadband wireless internet services citywide by December 2012.

Policy X.1.9.2: ~~In coordination with the City's workforce development initiatives, the City should~~ Identify and develop opportunities, to assist residents in acquiring the skills necessary to participate in a computer-based society.

HOUSING ELEMENT

HOUSING ELEMENT

Purpose

The purpose of the Housing Element is to ensure the provision of adequate and affordable housing for all current and projected residents of the City of Lauderdale Lakes. As required by Section 163.3177(6)(f)1., Florida Statutes, the Housing Element endeavors to support the Future Land Use Element in facilitating the development, redevelopment, maintenance, and affordability of the City's housing stock. This is a vital role in ensuring the City's long-term economic viability, sustainability, and resilience.

GOAL X.1: ~~To~~ Provide a choice of safe, sustainable, and decent housing in a variety of unit types to accommodate the needs of the City's present and future residents.

OBJECTIVE X.1.1: ~~The City shall continue to ensure that~~ Provide for the preservation of the existing housing stock is preserved through rehabilitation, and encourage residents to improve upon the structural and aesthetic integrity of the dwelling units.

Monitoring and Evaluation:

- ~~• Create easily accessible information on rehabilitation programs offered by the County.~~**
- ~~• By 2010, assist at least 30 families through local and state rehabilitation funds.~~**
- ~~• Creation of a residential enhancement program by January 2011.~~**
- ~~• Creation of a volunteer housing rehabilitation program to assist the elderly and those with special needs by June 2011.~~**

Policy X.1.1.1: Continue to seek funds, when available, from local, State and Federal agencies to enhance and revitalize the existing housing stock.

Policy X.1.1.2: Continue to participate in programs such as the Community Development Block Grant (CDBG) program offered by the Broward County Office of Housing Finance to assist with housing rehabilitation and to assist property owners in making the necessary repairs to their homes.

Policy X.1.1.3: ~~The City should encourage~~ Maintain and develop programs that encourage and incentivize homeowners to maintain a high aesthetic standard for their properties in the community by through initiatives such as:

1. Implementing a façade improvement program; ~~and~~
2. Developing a volunteer housing rehabilitation program to assist the elderly and those with special needs in making minor repairs to their homes. Projects ~~could~~ may include painting, landscaping, swale maintenance, gutter cleaning, basic plumbing and other minor repair tasks;
3. Foster a strong sense of community involvement by organizing clean-up events to pick up trash; and
4. Partner with non-profit and community shareholders to aid in landscaping, rehabilitation, and remodeling of homes in a poor state of repair.

Policy X.1.1.4: ~~The City shall Utilize preservation and rehabilitation programs as the primary means of to protect the City's stock of affordable housing and workforce housing. protecting its affordable housing stock.~~

Policy X.1.1.5: ~~By January 2011, the City should create~~ Maintain a residential enhancement program to accomplish citywide residential improvement and communicate the benefits of engaging in the redevelopment process.

Policy X.1.1.6: Utilize Community Redevelopment Agency (CRA) TIF funds to create a housing rehabilitation revolving loan program that is targeted to the improvement of housing for the very low, low and moderate income households. ~~The program should be extended to owners of rental property in an effort to preserve current affordable rentals."~~

OBJECTIVE X.1.2: ~~To Ensure that all substandard units are either eliminated or renovated to meet minimum building code standards be consistent with Land Development Regulations in order to ensure safe and decent dwelling units and enhance the aesthetic quality of the community.~~

Policy X.1.2.1: ~~The City shall continue to~~ Provide support to code enforcement through the budgetary allocations process.

Policy X.1.2.2: ~~The City shall update the housing and subdivision regulations in the City's Land Development Code~~ Implement Land Development Regulations to maintain and enhance the quality of housing and promote stabilization of neighborhoods.

Policy X.1.2.3: ~~The City shall continue to~~ Participate in the CDBG Program and explore the availability of utilizing federal, state, and local subsidy programs to upgrade substandard units.

Policy X.1.2.4: ~~The City shall establish~~ Maintain a Citizens Code Education Team to work with existing neighborhood associations for the following purposes:

1. Public awareness campaigns to understand the values of code compliance;
2. Negotiate compliance remedies;
3. Advise code violators of available and valid alternative remedies; and
4. Report chronic cases of code violation.

Policy X.1.2.5: ~~By December 2012, the Code Enforcement Department should implement~~ Maintain a property information system database to track deficiencies in housing, buildings at risk of abandonment, code violations, tax arrearages and crime complaints.

OBJECTIVE X.1.3: ~~To ensure~~ Provide for an adequate balance of housing in the redevelopment area and encourage mixed income and higher rate market housing, thereby providing a range of options to diversify the City's current housing stock.

Policy X.1.3.1: ~~In recognition that the City provides approximately 34 percent of Broward County's housing for very low and low income residents and to the extent allowed by market trends, the City shall~~ Encourage the development of mixed income housing and market rate housing by continuing to pursue higher rate housing through an aggressive marketing and Request For Proposals (RFP) process.

Policy X.1.3.2: ~~The City shall~~ Establish areas for implementing mixed-used zoning regulations that will permit higher densities and intensities for residential mixed-used developments, as well as reduced standards for parking.

Policy X.1.3.3: ~~The City shall establish~~ Implement regulatory and financial incentives for property owners to voluntarily change or convert their properties in the CRA district to the Redevelopment Plan's recommended use.

Policy X.1.3.4: ~~While seeking to increase the property values, tax base and quality of life for the residents, the City should~~ Maintain the unique and positive cultural character of the neighborhoods and ~~discourage widespread~~ mitigate gentrification of neighborhoods.

Policy X.1.3.5: ~~The City shall~~ Utilize flex and reserve unit allocations ~~as needed and as available~~ to accommodate ~~additional housing units to serve its~~ demands for the future projected population.

Policy X.1.3.6: ~~Through mixed-use redevelopment activities, the City shall~~ Encourage workforce housing and affordable housing that is accessible to employment opportunities, shopping, and public transportation, incorporating the mobility principles outlined in the Citizen's Master Plan.

Policy X.1.3.7: ~~The City should develop urban design guidelines, specifically to encourage~~ Facilitate redevelopment which creates well-planned, compact, mixed-use communities that provide a variety of housing that are designed with consideration of existing and planned infrastructure, including recreation and open space.

Policy X.1.3.8: ~~The City will locate~~ Focus housing development and redevelopment along urban corridors with increased connectivity to transit as outlined in the Citizen's Master Plan.

OBJECTIVE X.1.4: **Provide uniform and equitable treatment to those persons displaced or relocated by public action.**

Policy X.1.4.1: ~~The City staff shall~~ Provide coordination and educational assistance to its residents prior to being displaced or relocated due to public action.

Policy X.1.4.2: ~~The City shall~~ Provide assistance in accordance with its relocation policy and Federal Uniform Relocation Assistance Act to persons displaced as a result of redevelopment initiatives.

OBJECTIVE X.1.5: **~~To~~ Maintain a range of affordable housing opportunities to accommodate the City's present and future population, particularly through the preservation of the current affordable housing stock in the City.**

Policy X.1.5.1: Endeavor to co-locate affordable housing and workforce housing opportunities ~~shall be located~~ in proximity to major employment and transit centers.

Policy X.1.5.2: ~~The City should ensure~~ Facilitate the availability and equitable distribution of affordable housing for very low, low and moderate income households.

Policy X.1.5.3: ~~Lauderdale Lakes shall~~ Consider the effect of land development regulations and permitting procedures on affordability of housing and:

1. Minimize excessive and unnecessary duplication;
2. Take appropriate actions to support the affordability of new and renovated housing; and
3. Continue to offer incentives such as expedited review or fee waivers for affordable housing projects.

Policy X.1.5.4: ~~The City shall make available~~ Provide availability, pricing, location, and other relevant and important information to very low, low and moderate income families information concerning regarding affordable housing and workforce housing opportunities and programs within the City.

Policy X.1.5.5: ~~The City shall pursue and~~ Assist private developers by such mechanisms as leveraging funds to identify vacant land for quality owner-occupied housing in exclusive or mixed-use districts.

Policy X.1.5.6: ~~The City should conduct a study to~~ Engage in annual analysis to quantify the number of affordable housing units available within the City and study the proportional relationship between units offered in the City and those available County-wide.

Policy X.1.5.7: ~~The City shall continue to establish~~ Implement alternative roadway LOS standards to encourage and expand employment and affordable and workforce housing opportunities for very low, low moderate and moderate income housing.

Policy X.1.5.8: ~~The City should~~ Designate a representative to coordinate with local and regional agencies such as the South Florida Regional Planning Council to identify housing needs and strategies for housing attainment and affordability on a regional basis.

Policy X.1.5.9: Consider the provision of affordable housing in terms of necessary infrastructure, and the extent of incorporating affordable housing and workforce housing costs in proposed residential and mixed-use developments and redevelopments in designating Future Land Uses and evaluating proposed developments and redevelopments.

~~Decisions regarding proposed development shall consider the ability of the proposal to provide affordable housing and shall treat affordable housing as infrastructure to the extent that the cost of affordable housing is factored into proposed developments that create the need for affordable housing.~~

Policy X.1.5.10: Encourage employers to offer assistance in meeting the housing needs of employees who are cost-burdened.

OBJECTIVE X.1.6: ~~The City will continue to allow for~~ Provide for adequate sites for the location of availability of foster care facilities, groups homes and special needs housing as licensed by the appropriate Florida agencies.

Policy X.1.6.1: Maintain Land Development Regulation consistency with Broward County, South Florida Regional Planning Council, and State of Florida regulations for health and safety for the operation of foster care facilities, group homes, and other unique housing situations licensed by the Florida Department of Children and Families and other licensing agencies.

Policy X.1.6.2: ~~The City should adequately Address locations~~ Engage in analysis to develop a living master plan which identifies and provides policy recommendation for addressing the

demand for housing special needs populations, including those with disabilities, the homeless, those earning very low incomes, seasonal workers, the elderly, and those previously institutionalized for mental or health concerns.

OBJECTIVE X.1.7: ~~Recognizing the vulnerability of the housing stock during natural and other disasters, the City should~~ **Seek to provide adequate support to residents needing housing rehabilitation assistance to meet the demands of those with special housing needs.**

Policy X.1.7.1: ~~The City should Pursue and maintain funding opportunities for disaster mitigation response and repair in the event that the housing stock is severely compromised as a result of a catastrophic event natural or human-caused disaster. The City should ensure that adequate funding exists to assist the very low, low and moderate income households in adequately repairing post-disaster damage to their homes in a timely fashion.~~

Policy X.1.7.2: ~~Seek funding exists to assist the very low, low and moderate income households in adequately repairing post-disaster damage to their homes in a timely fashion.~~

Policy X.1.7.3: The City should participate in the Federal Emergency Management Agency's Community Rating System (CRS) program and implement a program that will help to reduce flood insurance costs for residents in the City. The program should reflect a reduced flood risk resulting from community actions meeting the three goals of the CRS:

1. Reduce flood losses;
2. Facilitate accurate insurance rating; and
3. Promote the awareness of flood insurance.

OBJECTIVE X.1.8: ~~To Promote the health, sustainability and energy and water efficiency of the housing stock by encouraging residents and builders to adopt environmentally efficient practices.~~

Policy X.1.8.1: ~~In conjunction with other elements of this Comprehensive Plan, the City shall Develop a comprehensive Low Impact Development Program. The program should comprehensively which aims to promote healthier buildings with reduced energy and water usage, conserve natural resources, encourage a greater neighborhood connectivity to schools, services and jobs, thus creating a more viable and sustainable community.~~

Policy X.1.8.2: ~~The Community Development Department shall Encourage residents of the City to adopt energy and water efficient practices in their home, and collaborate with local water and energy providers in disseminating information materials to homeowners.~~

Policy X.1.8.3: ~~By December 2010, the City shall review its Land Development Regulations Engage in analysis of the City Land Development Regulations to identify and amend 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 X.1.8.4: ~~The City should Encourage developers to seek funding toward building green market rate and affordable housing from organizations, such as the Florida Green Communities Loan Fund supported by the Enterprise Foundation and the Florida Green Building Coalition.~~

Policy X.1.8.5: ~~The City, in conjunction with the CRA, should~~ Encourage developers to utilize principles of sustainable design by implementing environmentally friendly and green building design standards to the greatest extent possible while not adversely affecting the affordability of the units.

Policy X.1.8.6: Implement requirements for proposed developments to be constructed utilizing nationally and regionally recognized sustainable and resilient building practices, such as LEED and WELL.

Policy X.1.8.7: ~~The City shall~~ Support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

Policy X.1.8.8: ~~The City shall make available to interested~~ Provide advice, information, and technical assistance to homeowners ~~the advice of professional City staff~~ concerning topics involving energy and water efficiency and other green initiatives.

INFRASTRUCTURE ELEMENT

INFRASTRUCTURE ELEMENT

Purpose

The purpose of the Infrastructure Element is to serve as a general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element. As required by section 163.3177(6)(c), Florida Statutes, the Infrastructure Element endeavors to establish Level of Service (LOS) standards consistent with the providing utility entities, and that ensure the utility and amenity needs of City residents are met.

GOAL X.1: ~~To~~ **Ensure that all properties within the City are served by a centralized sanitary sewer system that meets all public health and safety standards in an efficient and environmentally responsible manner.**

OBJECTIVE X.1.1: ~~To~~ **Correct existing sanitary sewer facility deficiencies, maximize the use of existing facilities, and coordinate the extension and capacity expansion of facilities with future needs.**

Policy X.1.1.1: ~~The City shall continue to Ensure, through it's the interlocal agreement that with Broward County, corrects any existing that any identified sanitary sewer facility deficiencies are corrected and prioritized in capital improvements projects.~~

Policy X.1.1.2: Prohibit onsite sewage treatment and disposal systems, commonly known as septic tanks, and require sewage treatment and disposal through the municipal sanitary sewer system for all developments.

~~Septic tanks shall not be allowed in the City of Lauderdale Lakes and all development must be connected to the centralized sewer system.~~

Policy X.1.1.3: ~~Lauderdale Lakes shall Coordinate its with Broward County Water and Wastewater Services (BCWWS) to address future projected sanitary sewer needs demand and, as needed, the extension and capacity expansion of the municipal sanitary sewer. plans of Broward County Water and Wastewater Services (BCWWS).~~

Policy X.1.1.4: ~~Lauderdale Lakes shall Maintain an up-to-date interlocal agreement with Broward County for as long as it provides regarding the provision of sanitary sewer facilities and services to the City.~~

Policy X.1.1.5: ~~Lauderdale Lakes shall continue to Promote infill development and redevelopment to ensure an efficient use of the sanitary sewer system.~~

Policy X.1.1.6: ~~The City shall Utilize a concurrency management system consistent with Broward County to ensure that development orders and permits are issued only when sufficient capacity exists in the sanitary sewer system including pipes, pump stations, and the wastewater treatment plant.~~

Policy X.1.1.7: As the City's sanitary sewer service is served by the BCWWS North Regional Wastewater Treatment Plant, the maximum City residential and non-residential sanitary sewer demand is 100 million gallons per day (MGD).

The level of service standard for Lauderdale Lakes Sanitary Sewer System is the permitted capacity of BCWWS North Regional Wastewater Treatment Plant which is currently 100 MGD.

Policy X.1.1.8: Establish maximum sanitary sewer demand generation rates consistent with BCWWS and Broward County Comprehensive Plan:

TALE X.1.1.8: Maximum Permitted Sanitary Sewer Demand Generation Rates	
Type of Structure	Design Flow Per Unit in Gallons Per Day (GPD)
<u>Airports, bus terminals, train stations, port & dock facilities</u>	<u>5 GPD per passenger;</u> <u>20 GPD per Full Time Equivalent (FTE) Employee</u>
<u>Assembly Halls</u>	<u>2 GPD per seat</u>
<u>Bars and Cocktail Lounges without food service</u>	<u>20 GPD per seat</u>
<u>Barber and Beauty Shops with regular on-site service</u>	<u>100 GPD per dry service chair; and</u> <u>200 GPD per wet service chair.</u>
<u>Bowling Alleys without food service</u>	<u>100 GPD per bowling lane.</u>
<u>Recreational Vehicles</u>	<u>150 GPD per unit</u>
<u>Car Wash Facilities</u>	<u>3,500 GPD per automatic car wash;</u> <u>350 GPD per automatic car wash with water recycling; and</u> <u>1,750 GPD per day per non-automatic car wash.</u>
<u>Religious and/or Spiritual Places of Worship</u>	<u>7 GPD per sanctuary seat</u>
<u>Dance Halls and Dance Clubs</u>	<u>2 GPD per person</u>
<u>Dentist Offices</u>	<u>250 GPD per dentist; and</u> <u>200 GPD per wet service chair.</u>
<u>Doctor's Offices</u>	<u>250 GPD per physician; and</u> <u>200 GPD per wet service chair.</u>
<u>Drive-In Theaters</u>	<u>5 GPD per car space</u>
<u>Fire Station</u>	<u>100 GPD per bed</u>
<u>Hospitals and Nursing Homes, not including public food service areas and offices</u>	<u>210 GPD per bed space</u>
<u>Institutional Developments, including residential staff</u>	<u>100 GPD per person</u>
<u>Kennels</u>	<u>30 GPD per animal space; and</u> <u>250 GPD per veterinarian</u>
<u>Laundry Services</u>	<u>400 GPD per coin operated machine; and</u> <u>650 GPD per non-coin operated machine.</u>
<u>Marinas, not including offices, repairs, or leisure facilities</u>	<u>40 GPD per boat slip</u>
<u>Office Buildings</u>	<u>0.20 GPD per square foot of floor space</u>
<u>Parks and Public areas with Comfort Stations</u>	<u>10 GPD per projected visitor</u>
<u>Recreation Facilities and Simming Pools operating at a minimum of 300 gallons</u>	<u>2 GPD per person</u>
<u>Residential Dwelling Units</u>	<u>300 GPD per single-family detached dwelling unit;</u> <u>250 GPD per multi-family dwelling unit;</u> <u>150 GPD per Motel/Hotel transient unit;</u>

TALE X.1.1.8: Maximum Permitted Sanitary Sewer Demand Generation Rates

	<u>150 GPD per single-family detached bedroom addition; and</u> <u>300 GPD per mobile home.</u>
<u>Restaurants</u>	<u>50 GPD per seat for restaurants open 24 hours;</u> <u>30 GPD per seat for restaurants open less than 24 hours;</u> <u>50 GPD per seat for restaurants open less than 24 hours with drive through window(s); and</u> <u>50 GPD per 100 square feet of carry-out only food service restaurants.</u>
<u>Schools</u>	<u>10 GPD per elementary student;</u> <u>15 GPD per high-school student;</u> <u>5 GPD for shower unit per student;</u> <u>5 GPD for cafeterias per student;</u> <u>100 GPD per boarding elementary student; and</u> <u>210 GPD per boarding high-school student.</u>
<u>Service Stations and Auto Repair Shops</u>	<u>250 GPD per water closet; and</u> <u>100 GPD per service bay.</u>
<u>Shopping Centers and General Retail, excluding food service or laundry</u>	<u>0.1 GPD per square foot of floor space</u>
<u>Theaters and Auditorium</u>	<u>5 GPD per seat</u>
<u>Warehousing, mini-storage, with resident manager</u>	<u>0.01 GPD per square foot of floor space; and</u> <u>250 GPD per resident</u>
<u>Warehousing</u>	<u>0.1 GPD per square foot of storage space</u>

Lauderdale Lakes adopts the following demand generation rates for its sanitary sewer system as consistent with Broward County Water and Wastewater Services and Broward County Comprehensive Plan.

~~Airports, bus terminals, train stations, port & dock facilities~~

~~Per passenger-5~~

~~Add per employee per 8 hour shift- 20~~

~~Assembly Halls per seat-2~~

~~Bar & Cocktail Lounge (no food service) per seat-20~~

~~Barber and Beauty Shops~~

~~Per dry service chair- 100~~

~~Per wet service chair- 200~~

~~Bowling Alleys Per lane (no food service)- 100~~

~~Camps~~

~~Day, no food service- 25~~

~~Luxury Resort, per person- 100~~

~~Labor, per person- 100~~

~~Camper or RV Trailer Park Per space- 150~~

~~Car Wash~~

~~Automatic type-3500~~

~~Automatic Type (recycled water)- 350~~

~~Hand wash- 1750~~

Churches Per sanctuary seat-7
 Dance Halls Per person-2
 Dentist Offices
 Per dentist-250
 Plus wet service chair-200
 Doctor Offices
 Per physician-250
 Plus wet service chair-200
 Drive in theater Per car space-5
 Fire Station Per bed-100
 Hospitals and Nursing Homes Per bed space (does not include public food service areas and offices)-240
 Institutions Per person (including resident staff)-100
 Kennels
 Per animal space-30
 Per veterinarian-250
 Laundries
 Per coin operated machine-400
 Per commercial non-coin operated machine-650
 Marinas Per boat slip (does not include office, repair, and leisure facilities)-40
 Office Buildings Per square foot of floor space-0.20
 Parks, Public With Comfort Stations per visitor-10
 Recreation / pool Buildings Per person (300-gallon minimum)-2
 Residences
 Single family, detached-300 GPD each unit
 Multi-family buildings-250 GPD per unit
 Motel/Hotel Units-150 GPD per bedroom
 Bedroom additions to SFR-150 GPD per bedroom
 Mobile Home-300 GPD each
 Restaurants
 Open 24 hours, per seat (including bar)-50
 Open less than 24 hours/seat (including bar)-30
 Open less than 24 hours, with drive thru window, per seat including bar Drive-ins, per space Carry out food service only per 100 SF-50
 Schools
 Each pupil per day-10 (elementary)/-50 (high)
 Add for shower/pupil-5 (elementary)/-5 (high)
 Add for cafeteria/pupil-5 (elementary)/-5 (high)
 Boarding pupil-100 (elementary)/-210 (high)
 Service Stations and Auto repair shops
 Per water closet-250
 Plus per service bay-100
 Shopping Centers and retail shops
 Per square foot of floor space (no food service or laundry)-0.1
 Theaters and auditoriums Per seat-5
 Warehouse, mini-storage, with resident manager
 Per square foot or floor space plus-0.01
 Resident-250

~~Warehouses Per square foot of storage space-0.1~~

GOAL X.2: ~~To~~ Ensure that all properties within the City are served by a centralized potable water system that meets all public health and safety standards in an efficient and environmentally-responsible manner.

OBJECTIVE 2.1: ~~To~~ Correct existing potable water facility deficiencies, maximize the use of existing facilities, and coordinate the extension and capacity expansion of facilities with future needs.

Policy X.2.1.1: ~~The City shall continue to~~ Ensure, through its interlocal agreement ~~that~~ with Broward County ~~County corrects any~~ that potential existing potable water facility deficiencies are corrected and the adopted LOS standard for Broward County is maintained.

Policy X.2.1.2: ~~Lauderdale Lakes shall coordinate its~~ Coordinate with BCWWS in ensuring the City's future projected potable water needs demands are considered in extension and capacity expansion plans plans of Broward County Water and Wastewater Services.

Policy X.2.1.3: ~~Lauderdale Lakes shall~~ Maintain an up-to-date interlocal agreement with Broward County ~~for as long as it provides~~ for joint planning and coordination with potable water facilities and services to the City.

Policy X.2.1.4: ~~Lauderdale Lakes shall continue to~~ Promote infill development and redevelopment to ensure an efficient use of the potable water system.

Policy X.2.1.5: ~~The City shall~~ Utilize a concurrency management system, consistent with Broward County, to ensure that development orders and permits are issued only when sufficient capacity exists in the potable water system including pipes, wells, pumps, and the water treatment plant.

Policy X.2.1.6: As the City's potable water demand is primarily served by Broward County Water and Wastewater Services (BCWWS), and a small portion served by Fort Lauderdale Utility, LOS standards are established in coordination with the serving utility entities:

- a. The maximum LOS standard for the area served by BCWWS is 96 gallons per capita per day (gpcd).
- b. The maximum LOS standard for the area served by Fort Lauderdale is 170 gpcd.

~~The level of service standard for the water supply serving Lauderdale Lakes is the maximum day plus in-plant use.~~

Policy X.2.1.7: Establish maximum potable water demand generation rates consistent with BCWWS and Broward County Comprehensive Plan:

TABLE X.2.1.8: Maximum Permitted Potable Water Demand Generation Rates

<u>Type of Use</u>	<u>Unit Per</u>	<u>Permitted Demand Generation Rate</u>
<u>Bar and Cocktail Lounges</u>	<u>1,000 square feet of gross building area</u>	<u>346 GPD per unit</u>

TABLE X.2.1.8: Maximum Permitted Potable Water Demand Generation Rates

<u>Condominiums and Apartments</u>	<u>1,000 square feet of gross building area</u>	<u>225 GPD per unit</u>
<u>Child Day Care</u>	<u>1,000 square feet of gross building area</u>	<u>177 GPD per unit</u>
<u>Fast Food Service</u>	<u>1,000 square feet of gross building area</u>	<u>967 GPD per unit</u>
<u>Gas Station, fueling only</u>	<u>Fuel pump</u>	<u>154 GPD per unit</u>
<u>Hotel, with restaurant and/or meeting rooms</u>	<u>Rental room</u>	<u>243 GPD per unit</u>
<u>Hotel, without restaurant and/or meeting rooms</u>	<u>Rental room</u>	<u>71 GPD per unit</u>
<u>Laundry and/or Dry Cleaning, staff operated</u>	<u>1,000 square feet of gross building area</u>	<u>776 GPD per unit</u>
<u>Laundry and/or Dry Cleaning, customer operated</u>	<u>1,000 square feet of gross building area</u>	<u>2,425 GPD per unit</u>
<u>Merchandising Retail</u>	<u>1,000 square feet of gross building area</u>	<u>154 GPD per unit</u>
<u>Mobile Homes and Recreational Vehicles</u>	<u>Lot</u>	<u>157 GPD per unit</u>
<u>Movie Theater</u>	<u>Seat</u>	<u>3 GPD per unit</u>
<u>Office</u>	<u>1,000 square feet of gross building area</u>	<u>178 GPD per unit</u>
<u>Religious and/or Spiritual Places of Worship</u>	<u>1,000 square feet of gross building area</u>	<u>146 GPD per unit</u>
<u>Restaurants</u>	<u>1,000 square feet of gross building area</u>	<u>146 GPD per unit</u>
<u>Schools</u>	<u>Student</u>	<u>12 GPD per unit</u>

OBJECTIVE X.2.2: ~~To~~ **Implement plans, programs, and technologies that effectively reduce potable water consumption in the City.**

Policy X.2.2.1: ~~Lauderdale Lakes shall~~ Comply with the water conservation programs of Broward County and the South Florida Water Management District.

Policy X.2.2.2: ~~Lauderdale Lakes shall~~ Require that all new developments ~~use~~ utilize xeriscaping and Florida Friendly concepts landscaping and native plantings to minimize the need for irrigation.

Policy X.2.2.3: ~~The City shall~~ Conserve potable water resources and promote water reuse by initiating a Low Impact Development Program, consistent with provisions established in the Conservation Element, that includes the following standards:

1. Result in the development of new buildings or conversion of existing buildings that are substantially more water efficient than conventional buildings or which employ systems that reuse water.

2. Develop a meaningful system of incentives that developers can use to offset additional costs of constructing green buildings.
3. Encourage the development of buildings certified by green building organizations such as the US Green Building Council (USGBC).
4. Recommend changes to the land development and zoning code to remove existing obstacles that work to discourage green building.

GOAL X.3: ~~To~~ **Provide a stormwater management system that meets all public health and safety standards in an efficient and environmentally-responsible manner.**

OBJECTIVE X.3.1: ~~To~~ **Correct existing stormwater management facility deficiencies, maximize the use of existing facilities, and coordinate the extension and capacity expansion of facilities with future needs.**

Monitoring and Evaluation:

~~• The maintenance of a schedule of capital improvements and level of service standards used to regulate new development and plan stormwater management facility improvements.~~

Policy X.3.1.1: ~~Lauderdale Lakes Public Works Department shall monitor~~ Engage in analysis to identify and improve existing stormwater management facilities deficiencies.

Policy X.3.1.2: ~~Lauderdale Lakes Community Development Department shall Ensure coordinate coordination and consistency between the City's future needs projected stormwater and drainage needs with the extension and capacity expansion plans of the City's Public Works Department.~~

Policy X.3.1.3: ~~Lauderdale Lakes shall comply~~ Maintain consistency with all applicable local, state, and federal stormwater management regulations and implement best management practices.

Policy X.3.1.4: ~~Lauderdale Lakes shall take into account~~ Consider the use of existing stormwater management facilities and coordinate land use development in a manner that will ensure the preservation of flood protection and aquifer recharge, and the protection of natural systems in the review of proposed development and redevelopment.

Policy X.3.1.5: ~~Through the concurrency management system, the City shall~~ Ensure that development orders and development permits are issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards for stormwater management facilities.

Policy X.3.1.6: ~~Lauderdale Lake shall amend its Land Development Regulations by June 2012 to~~ Implement Land Development Regulations that clearly define the maximum amount of impervious surface coverage that may occur on any given site in an effort to ensure the City will maintain an adequate level of flood protection and aquifer recharge.

Policy X.3.1.7: To meet the projected needs regarding stormwater and flooding drainage , as managed by the Lauderdale Lakes Stormwater Division, the following drainage standards apply to residential and non-residential developments:

- a. Drainage: For all off-site discharges, the permitted return period and frequency for a 25-year, 72-hour storm event, is 75.9 cubic feet per square mile.
- b. Flood Protection: The minimum permitted flood protection elevation for finished floors is equivalent to the minimum elevation necessary to remain above the flood waters of a 100-year, 72-hour storm event, according to the Broward County 100-year flood elevation map
- c. Flood Protection: The minimum permitted flood protection elevation for road crowns is equivalent to the minimum elevation necessary to remain above the flood waters of a 10-year, 72-hour storm event, according to the Broward County 10-year flood elevation map
- d. Water Quality –Detention: For stormwater detention under wet conditions, the larger volume must be retained of the first inch of runoff for a subject site, or 2.5 times the site's percentage of impervious area.
- e. Water Quality – Detention: For stormwater detention under dry conditions, the 75 percent of the wet conditions stormwater detention requirement must be met.
- f. Water Quality – Retention: For stormwater retention under dry conditions, 50 percent of the wet conditions stormwater detention requirement must be met.

~~Lauderdale Lakes adopts the following level of service (LOS) standards for its stormwater management system:~~

~~Drainage—off site discharge rate- 25 years, 72 hours/ 75.9 cubic feet per square mile~~

~~Flood Protection—water elevation- 100-year, 72-hour for finished floors/ Broward County 100-year flood elevation map~~

~~Flood Protection—water elevation- 10-year, 72-hour for road crowns/ Broward County 10-year flood elevation map.~~

~~Water quality—Retention/detention- Wet detention/ The larger volume of first inch of runoff or 2.5 times the site's percent of impervious area~~

~~Water quality—Retention/detention- Dry detention- 75% of Wet detention requirement~~

~~Water quality—Retention/detention- Dry retention- 50% of Wet detention requirement~~

~~Water quality—Retention/detention- Commercial or Industrial Development/ ½ inch of dry retention or detention pre-treatment is required~~

GOAL X.4: ~~To~~ **Maintain natural groundwater recharge areas in a manner that will ensure a high quality and sufficient water source to meet the City's potable water needs.**

OBJECTIVE X.4.1: ~~To~~ **Promote the creation and protection of natural groundwater recharge areas.**

Monitoring and Evaluation:

~~• Compliance with all applicable local, state, and federal regulations pertaining to natural groundwater aquifer recharge areas.~~

Policy X.4.1.1: ~~Lauderdale Lakes shall comply~~ Maintain consistency with all applicable local, state, and federal regulations pertaining to natural aquifer recharge best practices.

Policy X.4.1.2: ~~Lauderdale Lakes shall Maintain strictly regulate land use development~~ Land Development Regulations and requirements in it's the wellfield protection zone as consistent with Broward County's Wellfield Protection Ordinance.

Policy X.4.1.3: ~~Lauderdale Lakes shall~~ Maintain and enforce land development and zoning regulations that require minimum pervious areas to assist in natural aquifer recharge.

Policy X.4.1.4: ~~Lauderdale Lakes shall~~ Improve natural groundwater recharge through the requirement of innovative nature-based solutions, alternative materials, and pervious pavement as it redevelops in new development and redevelopment.

GOAL X.5: ~~To provide, or cause to be provided,~~ Ensure the provision of a solid waste collection and disposal system that meets all public health and safety standards in an efficient and environmentally responsible manner.

OBJECTIVE X.5.1: ~~To correct~~ Identify and correct potential existing solid waste collection and disposal facility deficiencies, efficiently use existing facilities, and coordinate the extension of services and capacity expansion of facilities with future needs.

Monitoring and Evaluation:

~~• The maintenance of level of service standards and up-to-date interlocal agreements needed to provide solid waste collection and disposal services.~~

Policy X.5.1.1: ~~Lauderdale Lakes shall continue to~~ Maintain an up-to-date interlocal agreement with Broward County for solid waste disposal.

Policy X.5.1.2: ~~Lauderdale Lakes shall~~ Maintain an up-to-date service agreement with at least one private hauler for the collection of solid waste.

Policy X.5.1.3: ~~Through the a~~ Concurrency Management System that is consistent with that of Broward County, the City shall ensure that development orders and development permits are issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards for solid waste facilities.

Policy X.5.1.4: As the City's solid waste disposal demand is served by Broward County Waste Management, Inc., all residential and non-residential solid waste disposal needs are established in coordination with the serving utility entity:

~~Lauderdale Lakes adopts the following level of service standards/generation rates for its solid waste collection and disposal system as consistent with Broward County Solid Waste Division and the Broward County Comprehensive Plan:~~

- a. The maximum LOS standard for the Residential Future Land Use designation is 8.9 lbs. per unit per day
- b. The maximum LOS standard for the Industrial & Commercial designation developments are:

- i. For Factory/Warehouse developments: 2 lbs. per 100 square feet per day.
 - ii. For Office Building developments: 1 lb. per 100 square feet per day.
 - iii. For Department Store developments: 4 lbs. per 100 square feet per day.
 - iv. For Supermarket development: 9 lbs. per 100 square feet per day.
 - v. For Restaurant development: 2 lbs. per meal per day.
 - vi. For Drug Store development: 5 lbs. per 100 square feet per day.
- c. The maximum LOS standards for public and private school developments are:
- i. For Grade School developments: 10 lbs. per room & ¼ lbs. per pupil per day.
 - ii. For High School developments: 8 lbs. per room & ¼ lbs. per pupil per day.
- d. The maximum LOS standards Institutional developments are:
- i. For Hospital developments: 8 lbs. per bed per day.
 - ii. For Nurse or Intern Home developments: 3 lbs. per person per day.
 - iii. For Home for Aged developments: 3 lbs. per person per day.
 - iv. For Rest Home developments: 3 lbs. per person per day.

INTERGOVERNMENTAL COORDINATION ELEMENT

INTERGOVERNMENTAL COORDINATION ELEMENT

Purpose

The purpose of the Intergovernmental Coordination Element is to coordinate relationships and to establish the principles and guidelines to be used for joint planning initiatives and coordination with adjacent local governments and other external governmental and quasi-governmental agencies. As required by section 163.3177(6)(h), Florida Statutes, the Intergovernmental Coordination Element endeavors to ensure that opportunities for joint planning are identified and coordinated, potential disputes are resolved, and interlocal agreements are implemented into the City's planning processes.

GOAL X.1: ~~The City of Lauderdale Lakes shall take the necessary actions to~~ Establish and maintain intergovernmental relationships ~~designed to that~~ improve communication and coordination with ~~public and private entities~~ external agencies involved in development, redevelopment, economic development activities, resource conservation, transportation infrastructure, and growth management.

OBJECTIVE X.1.1: ~~The City shall Continue City participation in,~~ and improve upon coordination activities with ~~federal, state, regional and county~~ external governmental and quasi-governmental agencies with planning and associated duties affecting the City, with units of government providing services but not having regulatory authority, that affect the City's land use and other applicable areas, and with the comprehensive plans of adjacent municipalities, Broward County, and other ~~appropriate state, regional, and local~~ external agencies.

Monitoring and Evaluation:

~~• Maintain a list of coordination mechanisms and interlocal agreements with agencies, both public and private, and other units of local government the City shares common interests with, or that provides services to and/or receives services from the City.~~

~~• Attendance and participation of City staff at appropriate meetings and workshops.~~

Policy X.1.1.1: ~~The City shall~~ Ensure that an active and effective program of monitoring and communication is maintained with adjacent area local governments, Federal, State, regional, County, and ~~other local governments and applicable external agencies,~~ including both public and private.

Policy X.1.1.2: ~~The City shall Participate in federal, state, regional and local~~ planning workshops, meetings, public hearings, ~~and the like and other coordination opportunities that relating~~ relate to topics affecting the City.

Policy X.1.1.3: ~~In an effort to further intergovernmental coordination, the City shall continue to~~ Participate in coordination initiatives with appropriate external agencies and provide effective coordination through interlocal agreements, joint planning and service agreements, special legislation and joint meetings or work groups.

Policy X.1.1.4: ~~Special coordination emphasis shall be placed on~~ Prioritize maintaining effective lines of communication with ~~county, regional and state~~ external agencies charged with setting levels of service and/or permitting requirements, and initiating maintenance and capital improvement projects for public facilities located in and around the City.

Policy X.1.1.5: ~~When appropriate, the City shall~~ Utilize the mediation procedures established by the South Florida Regional Planning Council (SFRPC) to resolve applicable intergovernmental disputes.

Policy X.1.1.6: ~~When appropriate, the City shall~~ Utilize the mediation procedures established by the South Florida Regional Planning Council (SFRPC) to resolve applicable intergovernmental disputes.

Policy X.1.1.7: ~~The City shall~~ Coordinate with ~~appropriate county, state, and federal~~ external agencies to ensure that Lauderdale Lakes receives its fair a share of revenue sharing allocations, and facilities and services improvements that are most closely based on the City's revenue needs proportional to other local governments.

Policy X.1.1.8: ~~The City shall continue to~~ Coordinate with Broward County, ~~the~~ state, and other appropriate external agencies regarding hurricane and natural disaster relief, to ensure the City receives necessary aid.

Policy X.1.1.9: ~~The City shall continue to~~ Maintain a joint planning interlocal agreement to coordinate with the Broward County School Board (School Board) to and ensure the continuance of existing shared/joint use agreements of continued shared maintenance and use of public school recreation facilities.

Policy X.1.1.10: ~~The City shall continue to coordinate~~ Maintain coordination with the South Florida Water Management District (SFWMD) to ensure the continuance of existing shared/joint use agreements of public recreation facilities.

Policy X.1.1.11: ~~The City shall coordinate~~ Maintain coordination with ~~the~~ Broward County, ~~the~~ School Board, SFWMD, and other appropriate external agencies to identify opportunities for additional shared/joint use agreements and collocation opportunities.

Policy X.1.1.12: ~~The City shall coordinate~~ Maintain coordination and interlocal agreement with Broward County regarding alternative methods to achieve parks and recreation level of service standards.

Policy X.1.1.13: ~~The City shall~~ Expand ~~its~~ coordination efforts with the Federal Emergency Management Agency (FEMA) to participate in the Community Rating System (CRS) program to increase community awareness in relation to flood losses and insurance costs.

Policy X.1.1.14: ~~The City shall coordinate~~ Maintain coordination and partner with the Lauderdale Lakes Business Chamber, Broward County Office of Economic Development, the Broward Alliance, the SFRPC, and other interested parties in efforts to promote economic development activity within Lauderdale Lakes.

Policy X.1.1.15: ~~The City shall expand its~~ Maintain and expand coordination efforts with appropriate external public agencies and private entities to develop and implement the City's various programs, including but not limited to the following programs:

- a. Low Impact Development;
- b. Community Bus Service;
- c. Tree Inventory and Planting; and
- d. Urban Design Guidelines.

OBJECTIVE X.1.2: ~~The City shall Monitor and review plans and activities of adjacent local governments, Broward County, the SFRPC, the SFWMD, the Broward County School Board, as well as other relevant entities as they are made available.~~

Monitoring and Evaluation:

~~• City participation and review of plans and/or projects developed by the County, public and private agencies, special districts and adjacent local governments, when impacting the City.~~

~~• Timely transmittal of City's plans and/or projects to the County, public and private agencies, special districts, and adjacent local governments for their review and comments to ensure consistency and avoid conflict.~~

Policy X.1.2.1: Engage in the review process of comprehensive plan and land development regulation amendments posed by adjacent and regional local governments that impact the City, and submit comments and/or objections when necessary to ensure concurrency and consistency with the City's goals, objectives, and policies.

~~The City shall engage established coordinating mechanisms to monitor, review, comment upon, and the like to provide the City's position on the plans and actions of adjacent local governments, Broward County, the SFRPC, and other various public and private entities.~~

Policy X.1.2.2: ~~To facilitate and expedite the plan or project review process, the City shall consider designating~~ Designate ~~specific City personnel to act as liaisons with various~~ external ~~government agencies and/or private entities, including but not limited to adjacent local governments, Broward County, the SFRPC, the SFWMD, and the School Board.~~

Policy X.1.2.3: ~~When the City and an another agency, such as a county, regional, state, or federal~~ external agency both have planned improvements and/or projects within the same area of the City, the City shall ~~the City shall make a reasonable attempt~~ accommodations ~~to coordinate said improvements and/or projects to coincide within the same timeframe.~~

OBJECTIVE X.1.3 ~~Continue to Utilize existing coordination mechanisms between the City, Broward County, the state, regional, and other appropriate agencies, to review and comment on proposed level of service standards for any public infrastructure that would impact the operations of Lauderdale Lakes.~~

Monitoring and Evaluation:

~~• Annual review of level of service standards for public infrastructure impacting the City.~~

Policy X.1.3.1: ~~The City shall continue to coordinate~~ Maintain coordination ~~with Broward County Water and Wastewater Services and the SFWMD to periodically update the Lower East Coast (LEC) regional water supply plan, associated water supply facilities work plans, and the City's Comprehensive Plan.~~

Policy X.1.3.2: ~~Within 18 months after the South Florida Water Management District updates the Lower East Coast Regional Water Supply Plan Update, the City's Water Supply Facilities Work Plan shall be updated.~~

Policy X.1.3.3: ~~In order to evaluate and coordinate level of service standards, the City shall periodically~~ Engage in regular periodic ~~review the standards of service providers and share~~

information with these service providers to ensure that the needs of the City are being met.

Policy X.1.3.4: ~~When other public or private entities are providing a public facility or service within the City for roads, water, sewer, drainage, schools, parks or solid waste, the City will~~ Provide service demand projections, population projections, and other information needed to coordinate with the applicable entity.

Policy X.1.3.5: ~~The City should~~ Actively pursue public and private grant opportunities that will enhance City services and facilities.

Policy X.1.3.6: ~~The City shall~~ Designate a city official to join the Broward Water Resources Task Force in an effort to identify potential environmentally, economically, and technically feasible strategies to address future water needs.

Policy X.1.3.7: ~~The City shall continue to~~ Provide water conservation information through the City website and printed materials, and coordinate water conservation practices with the City's water supplier as needed to ensure future water demands are met.

Policy X.1.3.8: ~~On an annual basis, the City shall consider participating~~ Participate in the South Florida Water Management District's Water Savings Incentive Program (WaterSIP) to help reduce potable water usage consumption in the City.

OBJECTIVE X.1.4: ~~To Strengthen the mobility, including the safety of commuters and pedestrians, within the City and to adjacent areas, Lauderdale Lakes shall coordinate with government agencies that provide transit and transportation services and facilities within the City.~~

Monitoring and Evaluation:

~~• City participation in regional transportation planning activities.~~

Policy X.1.4.1: ~~The City shall~~ Work cooperatively with the Florida Department of Transportation (FDOT), the Broward County Metropolitan Planning Organization (MPO), and Broward County to promote multi-modal transportation plans and programs to adequately provide future capacity for the City.

Policy X.1.4.2: ~~The City shall~~ Support Broward County's efforts to improve existing transit systems, including expanded routes and increased frequency of service.

Policy X.1.4.3: ~~The City shall~~ Participate in pedestrian, greenway, blueway, and bicycle planning programs of Broward County and other appropriate agencies.

Policy X.1.4.4: ~~Lauderdale Lakes shall~~ Coordinate in joint planning initiatives with FDOT, Broward County and other appropriate agencies to implement the applicable streetscape portions of the City's Tree Inventory and Plantingscape program.

Policy X.1.4.5: ~~Lauderdale Lakes shall continue to coordinate~~ Maintain coordination with Broward County Transit regarding the City's community bus service.

OBJECTIVE X.1.5: ~~The City of Lauderdale Lakes, in conjunction with Broward County, Broward County municipalities, and the Broward County School Board, will follow~~ Adhere to the processes and procedures established in the adopted Amended Interlocal Agreement for Public School

Facility Planning (ILA) for coordination and collaborative planning and decision making of land uses, public school facilities siting, population projections, location and extension of public facilities subject to concurrency, and siting of facilities with a countywide significance.

Monitoring and Evaluation:

~~• Adopt standards in the City's Land Development Code for reviewing the availability of land for public schools consistent with State and County laws.~~

~~• Attendance to pertinent municipal and county meetings to ensure implementation of school concurrency.~~

~~• Regular attendance to School Board meetings, including the Superintendent's Site Review Committee meetings, the Oversight Committee and Staff Working Group meetings to ensure compatibility with land uses, future school sites, and implementation of school concurrency.~~

Policy X.1.5.1: ~~The City shall coordinate~~ Maintain coordination with the School Board, Broward County and municipalities within Broward County to maintain the adopted level of service standards for public school facilities and any amendments affecting public school concurrency.

Policy X.1.5.2: ~~The City shall~~ Coordinate their planning and permitting processes with Broward County, Broward County municipalities, and the Broward County School Board consistent with the processes and procedures established within the ILA as follows:

1. Review and update of the annual District Educational Facilities Plan (DEFP) containing the financially feasible schedule of capital improvements for school facilities needed to achieve and maintain the adopted level of service standards in all concurrency service areas (CSAs).
2. Coordinate County and City land use planning and permitting processes with the School Board's site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and enable a close integration of existing and planned school facilities and the surrounding land uses.
3. Coordinate the preparation of County and City projections for future development with the School Board's school enrollment projections to ensure consistency between the County and City future land use maps and the long term school planning process.
4. Coordinate with the School Board through the Staff Working Group and Oversight Committee regarding the preparation of County and City
5. annual comprehensive plan updates and the School Board's annual update of the DEFP to ensure consistency between the plans.
6. Coordinate with the School Board on the planning, siting, land acquisition, permitting and development of new school facilities to ensure the availability of public facilities, services and grounds, especially for purposes of exploring collocation opportunities.
7. Revise County and City land development codes and School Board policies to establish a county-wide public school concurrency system.

Policy X.1.5.3: ~~Lauderdale Lakes shall continue to coordinate~~ Maintain adherence to the Amended Interlocal Agreement for Public School Facility Planning and coordinate with with the Broward County School Board to implement the Amended Interlocal Agreement for

~~Public School Facility Planning in Broward County between the City and the School Board. The agreement addresses the following issues:~~

1. Joint meetings on a semi-annual basis between the City and the School Board to discuss issues and formulate recommendations regarding public education in the School District;
2. Student enrollment and population projections;
3. Coordination and sharing of information;
4. Periodic review of the Educational Facilities Impact Fee Ordinance to ensure that the full eligible capital costs associated with the development of public school capacity are identified when updating the impact fee structure;
5. Annual reporting by the City to the School Board of growth and development trends in the City;
6. Traffic circulation in and around school sites;
7. Supporting infrastructure;
8. Public education facilities site plan review;
9. Local Planning Agency, Comprehensive Plan amendments, rezonings, and development approvals;
10. Co-location and shared use;
11. Dispute resolution;
12. Oversight process; and
13. School site selection, significant renovations, and potential school closures.

PROPERTY RIGHTS ELEMENT

PROPERTY RIGHTS ELEMENT

Purpose

The purpose of the Property Rights Element is to ensure that City respects judicially acknowledged and constitutionally protected property rights. As required by section 163.3177(6)(i), Florida Statutes, the Property Rights Element endeavors to ensure that the personal and private property of City residents is respected in City planning initiatives.

GOAL X.1: Respect judicially acknowledged and constitutionally protected private and personal property rights in City planning initiatives.

OBJECTIVE X.1.1: Consider City residents' and visitors' rights to personal and private property in Town planning initiatives.

Policy X.1.1.1: Consider the right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights in local decision making.

Policy X.1.1.2: Consider the right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances, in local decision making.

Policy X.1.1.3: Consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property in local decision making.

Policy X.1.1.4: Consider the right of a property owner to dispose of their property through sale or gift in local decision making.

PUBLIC SCHOOLS FACILITIES ELEMENT

PUBLIC SCHOOLS FACILITIES ELEMENT

Purpose

The purpose of the Public Schools Facilities Element is to build upon the interlocal joint planning efforts established in the Intergovernmental Coordination Element and adopted through the standing Amended Interlocal Agreement with Broward County Public School. The Public Schools Facilities Element is not a required element established in Florida Statutes, but is necessary to provide a specific section that specifies the coordination and joint public schools facilities efforts which are an ongoing process of the City's cooperation with Broward County.

GOAL X.1: ~~The City of Lauderdale Lakes, in coordination with the Broward County Board of Commissioners and the School Board of Broward County shall Ensure that public school facilities will be available for current and future students consistent with available financial resources and adopted level of service standards (LOS). This will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of adequate public school facilities and the authority of the City of Lauderdale Lakes and Broward County for development permitting and comprehensive planning.~~

OBJECTIVE X.1.1: Ensure consistency in public facilities planning and projections with the Broward County Public Schools Five-Year District Educational Facilities Plan (DEFP) by incorporating the DEFP into the City capital improvements element and prioritizing efforts to address existing deficiencies and maintain the adopted level of service in all Concurrency Service Areas (CSAs) through year 2050 planning horizon.

~~The School Board, pursuant to Chapters 163.3177 and 163.3180 F.S. and the Interlocal Agreement for Public School Facility Planning (ILA), shall prepare and annually update and adopt the Five-Year District Educational Facilities Plan (DEFP) which shall contain a five-year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted level of service in all concurrency service areas (CSA's). The School Board shall also ensure that school facilities are planned to meet the long term planning period of the Public School Facilities Element (PSFE) of the City of Lauderdale Lakes and Broward County Comprehensive Plans.~~

Monitoring and Evaluation:

~~• Annual updates and adoption of the ILA and maintenance of adopted level of service in the CSA's pursuant to the five-year financially feasible schedule of capital improvements.~~

Policy X.1.1.1: Incorporate the DEFP schedule of capacity additions to existing schools into the City capital improvements projections to ensure maintained public schools facilities concurrency between the City and Broward County.

~~The DEFP shall include a financially feasible schedule of capacity additions to existing schools and construction of new schools to eliminate existing level of service deficiencies and meet the needs of projected growth for the five-year planning period. This financially feasible schedule shall be annually adopted into the City of Lauderdale Lakes and Broward County Capital Improvements Elements. This adoption may either be by reference or by restatement of the relevant portions of the adopted DEFP, but in no event shall the city or county attempt to modify the adopted DEFP.~~

Policy X.1.1.2: ~~Incorporate the year-by-year DEFP capacity projections needed to achieve and maintain adopted LOS standards into the City's public schools facilities joint planning efforts.~~

~~The DEFP shall provide year by year projections of the capacity needed to achieve and maintain the adopted LOS within the CSA for each school for the five-year planning period. These projections are included in the supporting documents of the PSFE.~~

Policy X.1.1.3: ~~Incorporate the DEFP five-year financially feasible schedule in the identification and prioritization of capital improvements projects.~~

~~The DEFP's five-year financially feasible schedule shall provide for the remodeling/renovation of existing schools to meet the identified needs of aging schools and replace worn facilities.~~

Policy X.1.1.4: ~~The DEFP shall be~~ Incorporate the data, analysis, and findings of the DFEP as it is amended on an annual basis to:

1. Add a new fifth year;
2. Reflect changes in estimated capital revenues, planned capital appropriation costs, planned capital facilities projects, CSA's and school usage; and
3. Ensure the DEFP continues to be financially feasible for the five-year planning period."

Policy X.1.1.5: ~~Annually adopted updates to the DEFP and CSA maps shall be coordinated with annual plan amendments to the CIE of the city and county comprehensive plans. The annual plan amendments shall~~ Ensure that the schedule of capital improvements within the respective elements continues to be financially feasible and the adopted LOS standards are will be achieved and maintained through the incorporation of the DEFP and CSA maps into the City Capital Improvements Element.

OBJECTIVE X.1.2: ~~The City of Lauderdale Lakes shall Adopt a the Broward County-wide public school concurrency management system as adopted by the county for implementation of public school concurrency to ensure that public school facilities are available at the adopted level of service standard concurrent with the impact of proposed residential development.~~

Monitoring and Evaluation:

~~• Record of adoption of LDR's to implement county-wide public school concurrency management system consistent with the ILA within 90 days after adoption of PSFE.~~

Policy X.1.2.1: ~~The City will continue to Implement and update when necessary land development regulations that ensure all facilities will either meet the adopted level of service standards identified in the comprehensive plan elements and land development regulations, and are available concurrent with the impacts of development, or development orders and permits are specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.~~

Policy X.1.2.2: ~~The CSAs shall be the Annually adopted school attendance boundaries for each elementary, middle and high school. The maps of the and maintain publicly available maps detailing the CSAs are maintained in the data and analysis section of the PSFE.~~

Policy X.1.2.3: ~~Maintain an The Level of Service Standard shall be~~ LOS standard of 110% 100 percent of the permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school.

Policy X.1.2.4: If adequate capacity is not available in a CSA for a proposed residential development, but capacity exists in one or more contiguous CSA, the development may proceed consistent with the provisions and procedures in the ILA and county and city LDR's.

Policy X.1.2.5: If adequate capacity is not available in a CSA or contiguous CSA for a proposed residential development, but capacity is scheduled in the DEFP to be available within 3 years after the issuance of final subdivision or site plan approval (or functional equivalent), development of the project may proceed in accordance with the provisions and procedures in the ILA and county and city LDRs.

Policy X.1.2.6: ~~The City of Lauderdale Lakes shall not approve~~ Reject proposed a residential plats, or site plans, (or functional equivalent) ~~until unless~~ the Broward County School Board has reported that the school concurrency requirement has been satisfied consistent with the provisions and procedures in the ILA and county and city LDRs.

Policy X.1.2.7: ~~The CSA's shall be~~ Established and subsequently modified modify the CSAs to maximize available school capacity and make efficient use of new and existing public schools in accordance with level of service standards and the permanent capacity, taking into account special considerations such as core capacity, special programs, transportation costs, geographic impediments, diversity programs, and class size reduction requirements to prevent disparate enrollment levels among schools of the same type (elementary, middle and high) and provide an equitable distribution of student enrollment district-wide.

Policy X.1.2.8: ~~The projected student impact of a proposed residential development shall be determined~~ Determine the projected student impact of a proposed residential development using the student generation rates approved by the School Board and adopted within the city and county land development (zoning) code. ~~The student generation rates shall be reviewed and updated by the School Board at least every three years through coordination activities with the city and county.~~

Policy X.1.2.9: Review the student generation rates provided by the Broward County School Board at least once per three years to ensure that precision and accuracy are maintained in the LOS projections.

Policy X.1.2.10: The public school concurrency approval for residential plats ~~shall expire~~ is considered expired and null if a proposed development within the an approved subject plat does not commence within 5 years following the date of county commission approval.

Policy X.1.2.11: The public school concurrency approval for residential site plans ~~shall expire~~ is considered expired and null if a proposed development within the an approved subject site plan does not commence within 5 years following the date of City Commission approval.

OBJECTIVE X.1.3: ~~The School Board, pursuant to chapter 163.3180 F.S., and the ILA shall adopt~~ Develop proportionate share mitigation alternatives that provide an option for residential developments unable to meet the public school concurrency requirement necessary for the approval of concurrency

measures by the Broward County School Board. Upon approval of a proportionate share mitigation alternative by the School Board and completion of necessary binding agreements, a development will be deemed to have met the public school concurrency requirement and may proceed.

Monitoring and Evaluation:

~~• Record of binding agreements for proportionate share mitigation alternatives.~~

Policy X.1.3.1: A residential development's proportionate share mitigation value ~~shall be~~ is determined by multiplying the number of additional student stations needed to mitigate the impact of the proposed development on schools within the affected CSA(s) not meeting the adopted LOS standards, by the State cost per student station for each school type plus a land impact cost share. ~~Pursuant to Section 163.3180(13) (e) (2), F.S., the applicant's proportionate share mitigation obligation shall be credited toward any other impact fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.~~

Policy X.1.3.2: Pursuant to Section 163.3180(13) (e) (2), F.S., the applicant's proportionate share mitigation obligation is credited toward any other impact fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

~~A residential development's proportionate share mitigation value shall be determined by multiplying the number of additional student stations needed to mitigate the impact of the proposed development on schools within the affected CSA(s) not meeting the adopted LOS standards, by the State cost per student station for each school type plus a land impact cost share. Pursuant to Section 163.3180(13) (e) (2), F.S., the applicant's proportionate share mitigation obligation shall be credited toward any other impact fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.~~

Policy X.1.3.3: Proportionate share mitigation will enhance the capacity of the schools or provide for the construction of new schools serving the proposed residential development.

~~Proportionate share mitigation shall enhance the capacity of the schools or provide for the construction of new schools serving the proposed residential development. The mitigation shall equate to at least one permanent classroom, which may be funded by one or more residential developments, or other identified funding sources. Mitigation that results in the need for school site(s) shall primarily be the dedication of land. Proportionate share mitigation shall include the following options, as further defined and subject to, procedures and requirements of the ILA:~~

- ~~_____ 1. Purchase or dedication of needed elementary, middle or high school sites;~~
- ~~_____ 2. Construction of capacity improvements identified in years four (4) or five (5) of the DEFP including advancement of such improvements into the first three years of the DEFP;~~
- ~~_____ 3. Construction of previously unplanned schools, classroom additions, modular classrooms or similar facilities. Such facility capacity shall be included in the first three years of the DEFP through an amendment approved by the School Board;~~

~~4. Construction of the needed capacity at one or more charter schools; and~~

~~5. Other mitigation options approved by the School Board on a case by case basis contingent upon a finding by the School Board that the option mitigates the impact of the proposed development.~~

~~Mitigation shall be assured by a legally binding agreement between the School Board, the applicant, the City of Lauderdale Lakes and Broward County (as applicable), which shall be executed prior to the issuance of final subdivision plat or site plan approval (or functional equivalent). If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in the first three years of the DEFP.~~

Policy X.1.3.4: Mitigation equates to at least one permanent classroom, that may be funded by one or more residential developments, or other identified funding sources.

Policy X.1.3.5: ~~Proportionate share mitigation shall enhance the capacity of the schools or provide for the construction of new schools serving the proposed residential development. The Mitigation shall equate to at least one permanent classroom, which may be funded by one or more residential developments, or other identified funding sources.~~ Mitigation that results in the need for school site(s) shall primarily be met through the dedication of land. Proportionate share mitigation shall include the following options, as further defined and subject to, procedures and requirements of the ILA:

1. Purchase or dedication of needed elementary, middle or high school sites;
2. Construction of capacity improvements identified in years four (4) or five (5) of the DEFP including advancement of such improvements into the first three years of the DEFP;
3. Construction of previously unplanned schools, classroom additions, modular classrooms or similar facilities. Such facility capacity shall be included in the first three years of the DEFP through an amendment approved by the School Board;
4. Construction of the needed capacity at one or more charter schools; and
5. Other mitigation options approved by the School Board on a case by case basis contingent upon a finding by the School Board that the option mitigates the impact of the proposed development.

Policy X.1.3.6: ~~Proposed mitigation efforts shall be~~ must be assured by a legally binding agreement between the Broward County School Board, the applicant, the City of Lauderdale Lakes and Broward County (as applicable), ~~which shall be~~ and executed prior to the issuance of final subdivision plat or site plan approval (or functional equivalent). ~~If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in the first three years of the DEFP.~~

Policy X.1.3.7: If the Broward County School Board agrees to a proposed mitigation, the agreement must be committed to by placing the improvement required for mitigation in the first three years of the DEFP.

OBJECTIVE 1.4: ~~The City of Lauderdale Lakes, Broward County, and the School Board shall establish~~ Implement coordination mechanisms ~~to which~~ ensure that the locations of existing and proposed school sites are compatible with and proximate to the existing and planned land uses they serve. ~~Such coordination shall also ensure there is, and the existence of~~ adequate public

infrastructure available to serve existing and planned school sites including infrastructure that provides safe access to schools.

Monitoring and Evaluation:

~~• Record of School facility locations that are compatible with and proximate to the existing and planned land uses they serve and that adequate infrastructure is in place to serve the school facilities.~~

Policy X.1.4.1: ~~The City of Lauderdale Lakes, Broward County, and the School Board will~~ Coordinate with relevant external entities involved in the ILA through the procedures established in the ILA and the city and county planning processes to ensure that existing and proposed public school facility sites are consistent and compatible with the land use categories, future land use maps and policies of the city and county comprehensive plans and enable a close integration between existing and planned schools and surrounding land uses."

Policy X.1.4.2: ~~The City of Lauderdale Lakes, Broward County, and the School Board shall~~ coordinate with relevant external entities involved in the ILA to prepare projections of future development and public school enrollment growth, and to ensure such projections are consistent with the city and county future land use maps as well as the School Board's Long Range Public School Facilities Map, consistent with the procedures and requirements identified in the ILA.

Policy X.1.4.3: ~~Consistent with Section 163.3177(12)(g), F.S., the city and county PSFE shall~~ Include future conditions maps in the Future Land Use Map Series showing that depict existing and anticipated school facilities for the short term (5 year) and long term (10 year) planning time frames. Maps 9.1 through 9.12 of this element depict the short and long term existing and anticipated public school facilities and ancillary plants. 10-year and 20-year planning periods.

Policy X.1.4.4: ~~Consistent with provisions and procedures in the ILA, the School Board will advise the city and county~~ Engage in coordination with the Broward County School Board to identify potential of inconsistencies in the City Comprehensive Plans and proposed plan amendments with the DEFP and Broward County 2045 Long Range Facilities Plan.

Policy X.1.4.5: ~~The School Board shall~~ Engage in coordination with the Broward County School Board to facilitate monitoring and participate participation in the City's plat, site plan, Development of Regional Impact, land use plan amendment, and other development order/permit development order, permitting, and proposed comprehensive plan amendment processes that may have an impact on current or planned public educational facilities in Broward County."

Policy X.1.4.6: ~~The City of Lauderdale Lakes, Broward County, and the School Board shall~~ Utilize the procedures identified within the ILA, including the Staff Working Group and Oversight Committee established by the ILA, to coordinate the annual review of school enrollment projections in addition to the preparation and annual reviews of public school facilities elements, and ensure that the elements are consistent with each other.

Policy X.1.4.7: ~~The School Board shall annually update and adopt the~~ Incorporate the annually updated DEFP and transmit it, including any supplemental amendments, to the city and county for

~~amendment to their respective the updated DEFP into the City Capital Improvements Element to ensure~~ consistent with the provisions and procedures of the ILA.

Policy X.1.4.8: ~~The City of Lauderdale Lakes, Broward County, and the School Board shall Share and coordinate information with the Broward County School Board and Broward County through the plat, site plan, and school siting development order, permitting, and proposed comprehensive plan processes and procedures identified in the ILA to ensure the location, phasing, and development of public school facilities, including additions to existing facilities, is coordinated with the provision of necessary public infrastructure including water and sewer, roads, drainage, sidewalks, mass transit and other infrastructure required to support the public school facilities.~~

Policy X.1.4.9: ~~The City of Lauderdale Lakes shall Engage in joint planning~~ coordinate coordination efforts with the Broward County and the Broward County School Board through the school siting process identified in the ILA as well as county and city platting and site plan processes to implement strategies, consistent with Florida's Safe Ways to School Program, which reduces hazardous conditions and provides direct, unobstructed and safe access for pedestrian travel (including sidewalks, bicycle paths, signage and signalization) to existing and new school facilities.

OBJECTIVE 1.5: ~~The City of Lauderdale Lakes, Broward County, and the School Board, pursuant to the ILA, shall coordinate Engage in interlocal joint planning coordination efforts with Broward County and the Broward County School Board regarding the location of public school facilities relative to the location of other public facilities such as parks, libraries and community centers, and to promote schools to be focal points within the community.~~

Monitoring and Evaluation:

~~• Record of proposed school facilities collocated with other public facilities such as parks, libraries and community centers.~~

Policy X.1.5.1: In the planning, siting, land acquisition, permitting and development of a new school facility or significant renovation or expansion, the ~~School Board shall engage in~~ coordinate joint planning coordination efforts with Broward County and the Broward County School Board ~~City of Lauderdale Lakes~~ on the availability of public facilities, services and grounds (especially for the purposes of collocating parks; libraries; ball fields; community centers; and public safety, parking, drainage and other appropriate facilities).

Policy X.1.5.2: ~~The City of Lauderdale Lakes, Broward County, and the School Board shall Pursue shared-use and co-location of school sites with city and county facilities having similar facility needs, such as libraries, parks, ball fields, and other recreation facilities. At a minimum, per the ILA, the city and county will look for opportunities to collocate and share use of their facilities when preparing updates to the schedule of capital improvements within their comprehensive plans and planning and designing new or renovated facilities.~~

Policy X.1.5.3: Seek and identify opportunities to collocate and share use of Broward County facilities when preparing updates to the schedule of capital improvements within their comprehensive plans and planning and designing new or renovated facilities.

~~The City of Lauderdale Lakes, Broward County, and the School Board shall pursue shared-use and co-location of school sites with city and county facilities having similar facility needs, such as libraries, parks, ball fields, and other recreation facilities. At a minimum, per the ILA, the city and county will look for opportunities to collocate and share use of their facilities when preparing updates to the schedule of capital improvements within their comprehensive plans and planning and designing new or renovated facilities.~~

Policy X.1.5.4: Encourage school facilities to serve as community focal points through the design of school facilities, establishment of school siting standards and pursuit of collocation opportunities, ~~the School Board shall encourage school facilities to serve as community focal points.~~

Policy X.1.5.5: ~~The City of Lauderdale Lakes will coordinate~~ Engage in interlocal joint planning coordination efforts with the Broward County and the Broward County School Board in ~~efforts to build~~ develop new school facilities and redevelop existing school facilities that are designed utilized for ~~to serve as~~ emergency shelters as required by Section 1013.372, F.S. ~~The city, county and School Board will also collaborate and coordinate on emergency preparedness issues through the county's Emergency Operating Center.~~

Policy X.1.5.6: Engage in interlocal coordination efforts for emergency preparedness and collaboration with the Broward County Emergency Operating Center.

RECREATION & OPEN SPACE ELEMENT

RECREATION AND OPEN SPACE ELEMENT

Purpose

The purpose of the Recreation and Open Space Element is to indicate a comprehensive system of public and private sites for recreation. As required by section 163.3177(6)(e), Florida Statutes, the Recreation and Open Space Element endeavors to provide residents and visitors in all areas access to parks and recreation facilities. Such facilities should provide a high quality of life for residents and are important to the health and wellbeing of a community. This element provides an inventory and acceptable level of service for both the existing public, and private parks and recreation facilities located within the City of Lauderdale Lakes.

GOAL X.1: Ensure the provision of adequate parks, recreational facilities, and open space that meet the recreational and leisure time needs and interests of all current and future ~~Lauderdale Lakes~~¹ City residents.

OBJECTIVE X.1.1: Continue to maintain a diverse system of parks, recreation, and open space facilities throughout the City that adequately and efficiently provides recreation opportunities at the adopted level of service (LOS) standard for both existing and future populations.

Monitoring and Evaluation:

~~-The provision of parks, recreation, and open space at the adopted LOS.~~

~~-Annual update of the public and private recreation facilities inventory.~~

~~-Require all development and redevelopment to provide adequate recreation facilities to maintain the adopted LOS.~~

~~-The annual update of the Parks and Human Services Department five-year capital improvements program.~~

Policy X.1.1.1: ~~Continue to~~ Utilize the minimum LOS standard of three acres of parks and recreation acreage per 1,000 City residents ~~persons of recreation facilities and open space.~~

Policy X.1.1.2: ~~Comply with any~~ Ensure consistency with recommendations and/or rulings by Broward County concerning recreation and open space re-evaluations and calculations.

Policy X.1.1.3: ~~The City of Lauderdale Lakes, in concert with Broward County, shall~~ Periodically re-evaluate the methodology for qualifying and quantifying recreation and open space in an urban environment.

Policy X.1.1.4: ~~The Parks and Human Services Department shall continue to~~ Maintain an inventory of all public and private recreational lands and facilities.

Policy X.1.1.5: ~~Coordinate with the appropriate external agencies, including and~~ the Broward County School Board, to pursue the co-location of parks, schools, and other public facilities where appropriate for use and access.

Policy X.1.1.6: ~~Continue with~~ Maintain existing, and consider evaluate new opportunities for, contracts, agreements, and leases with applicable agencies and organizations, including the

Broward County School Board and the South Florida Water Management District, for joint use of public parks, recreation, and open space facilities.

Policy X.1.1.7: Annually update the Parks and Recreation strategic plan initiatives to determine detailed future and current facility and/or equipment needs.

Policy X.1.1.8: ~~Maintain~~ Prioritize opportunities in the a-five-year Capital Improvements Program and annual capital budget for the development, acquisition, and maintenance of parks and recreational facilities and programs.

OBJECTIVE X.1.2: ~~The Parks and Human Services Department will Maintain a high level of management efficiency, cost effectiveness and community participation to ensure parks and in the City's parks and recreational facilities through ensuring such facilities are sufficiently are appropriately funded, staffed, and equipped.~~

Policy X.1.2.1: Maintain a staff of qualified maintenance personnel on a continuous basis, to the greatest extent feasible.

~~Monitoring and Evaluation:~~

~~-The funds appropriated for the Parks and Human Services Department within the City budget.~~

~~-Review the annual customer survey results.~~

Policy X.1.2.2: Apply for appropriate Federal and State grants to aid in park and open space land acquisition and development.

Policy X.1.2.3: Promote ongoing programs and special events, including those for youth and seniors, to gain maximum use of the City of Lauderdale Lakes' facilities.

Policy X.1.2.4: Develop and distribute an annual comprehensive customer survey ~~as a means to evaluate satisfaction level of all parks and recreation services. The City of Lauderdale Lakes shall use these results as a means to~~ and identify areas of improvement for the services and facilities provided by the Parks and Human Services Department.

OBJECTIVE X.1.3: ~~Continue to Coordinate the allocation of public and private resources to meet recreational facilities and open space demands.~~

~~Monitoring and Evaluation:~~

~~-The number of recreation facilities provided by private development and redevelopment.~~

~~-The amount of land acquired and/or developed as a result of in-lieu-of payments for development and redevelopment.~~

Policy X.1.3.1: ~~Continue to Require a developer proposed developments that fail to demonstrate no adverse impacts to the City's provision of existing parks and recreational facilities LOS to provide lands, funds, or a combination thereof to meet the park, open space, and recreational needs created by the additional residential demand of the proposed development.~~

Policy X.1.3.2: ~~In order to provide for the requirements of Policy 1.3.1, the City of Lauderdale Lakes shall require a developer, Proposed developments required to allocate resources to aid in maintaining the City's adopted LOS standards must,~~ at the discretion of the City, ~~to~~ either:

1. Dedicate land of suitable size, dimension, topography, soil conditions, and general character to serve as public parks, which will meet local level park needs created by the development; or
2. Agree to deposit in the City's park impact fee fund an amount of money equal to the fair market value of the land otherwise to be dedicated for the purpose of land purchase and/or development or redevelopment of existing facilities to meet increased need.

Policy X.1.3.3: Collaborate with Broward County to develop a framework of creditable urban recreation and open spaces such as green roofs, community gardens, small ecological parks and other forms of urban green space with access by the general public that will need to be utilized as Broward County urbanizes.

Policy X.1.3.4: ~~Study~~ Evaluate the feasibility impacts and public satisfaction of allowing permitting private open space dedications with continued private maintenance in lieu of the public dedication of land or funds.

Policy X.1.3.5: Ensure that no proposed development ~~be approved~~ is granted an approved development order unless it is determined that adequate park land area is available or will be available prior to the granting of a certificate of occupancy.

Policy X.1.3.6: Continue to require ~~the private sector developments to~~ provide active and passive recreation and open space within residential developments in accordance with City of Lauderdale Lakes Land Development Regulations.

Policy X.1.3.7: Continue to promote public awareness of parks and recreation programs and activities through the distribution of public information highlighting park programs and facilities.

Policy X.1.3.8: Develop and distribute brochures, and special event flyers to citizens, and utilize local news media to promote recreational programs.

GOAL X.2: Provide for high quality and diverse programming that supports healthy lifestyles and cultural interests of the community and future residents for people of all abilities.

OBJECTIVE X.2.1: ~~Establish a~~ Maintain the adopted City of Lauderdale Lakes 2021 Parks and Recreation Master Plan as a living document which identifies the needs of the community to include facilities and recreation programs.

Policy X.2.1.1: Identify opportunities for additional parks and open space to support a healthier lifestyle for community members of all ages, by encouraging exercise and time spent outside.

Policy X.2.1.2: Partner with the Community Redevelopment Agency (CRA) to identify areas that are suitable for park development within the CRA boundaries.

Policy X.2.1.3: Provide equitable access to parks to ensure that the community has a safe and convenient medium to pursue an active lifestyle.

Policy X.2.1.4: Continue to maintain and retrofit existing and future recreational sites and facilities so that they are accessible to the elderly and the disabled, consistent with the American with Disabilities Act (ADA). ~~New sites and facilities shall also be designed consistent with the ADA.~~

OBJECTIVE X.2.2: Maintain a high standard of aesthetic quality for current and future recreational facilities, and continue to improve the appearance and function of municipal recreation areas, facilities, and public open spaces.

Monitoring and Evaluation:

~~Annually update the City's inventory of recreational facilities to indicate the accessibility of those facilities as consistent with the American with Disabilities Act.~~

Policy X.2.2.1: Regularly maintain the appearance of parks, recreation, and open space facilities, including renovating facilities, upgrading equipment and purchasing vehicles.

Policy X.2.2.2: Develop new park and recreation facilities, both indoors and outdoors, as well as improve and/or retrofit its existing park and recreation facilities, utilizing proactive conservation efforts including water and energy conservation techniques, such as native landscaping, energy efficient lighting and recycled materials.

Policy X.2.2.3: Identify strategic partnership opportunities to improve the City of Lauderdale Lakes' native tree canopy.

Policy X.2.2.4: Accept alternate locations, such as Cypress Preserve Park, for planting of a portion of required trees upon new development or redevelopment, or contribution to the park impact fee fund as mitigation.

OBJECTIVE X.2.3 Continue to enhance the amount quantity and quality of recreational and open space areas and opportunities to provide for the existing and future needs of the community.

Monitoring and Evaluation:

~~Continually monitor the appearance of municipal facilities and quality of municipal programs and prioritize deficiencies in the five-year capital improvements program.~~

Policy X.2.3.1: Pursue additional land areas for Recreation and Open Space uses, through either acquisition, redevelopment, lease arrangement, or acceptance of dedication.

Policy X.2.3.2: ~~Enforce through Codes and Ordinances that~~ Require proposed developments to provide for, or pay its fair share a proportional burden of the cost of providing for the recreational needs of the Lauderdale Lakes residents through the development review process.

Policy X.2.3.3: ~~Continue to Maintain a system of collecting recreational program fees through facility rentals, athletic programs, and special events to generate revenue stream. The fees will be reviewed annually to ensure they are comparable with neighboring recreation centers providing similar services.~~

Policy X.2.3.4: Review the system of recreational program fees annually to ensure they are concurrent with neighboring recreation centers providing similar services.

Policy X.2.3.5: Develop and encourage community programs that facilitate art and cultural activities for all ages.

Policy X.2.3.6: Evaluate senior and youth programs to increase the average attendance rates, and City sanctioned events to compliment the strong community culture.

Policy X.2.3.7: Develop and implement a full range of recreation programs, activities and events including but not limited to youth and adult sport leagues, aquatic programs, cultural events, and passive and active opportunities that promote the overall health and wellness benefits of physical activity.

Policy X.2.3.8: Enhance and promote aquatic programs to increase the number of individuals within the City of Lauderdale Lakes that are able to swim, to provide for an overall safer recreation experience.

Policy X.2.3.9: Regularly review current trends related to parks and recreation to adapt plans and investments that evolve with the changing needs and desires of the community.

Policy X.2.3.10: Incorporate the diverse cultural and demographic needs of the community in park and recreational facility design and prioritize public involvement in parks and recreation planning.

Policy X.2.3.11: Encourage open space in the form of small active and passive parks and squares in close proximity to mixed-use residential areas.

Policy X.2.3.12: Enhance community interactions and engagement by providing rental spaces and facilities to residents at an affordable rate.

Policy X.2.3.13: Prioritize the expansion and improvement of Vincent Torres Memorial Park, as identified in the Vincent Torres Master Plan.

OBJECTIVE X.2.3: Connect parks and recreational facilities to foster pedestrian activity and support safe routes to schools.

Policy X.2.3.1: Continue to explore the feasibility of bikeways, pathways, internal connections, and walkable streets that lead to and around park and recreation facilities within the City of Lauderdale Lakes to provide a connected park system.

Policy X.2.3.2: Partner with the Broward MPO to establish a pedestrian and bicycle pathways plan for the City of Lauderdale Lakes, with connections to established pathways in the region.

Policy X.2.3.3: Encourage the development of urban open spaces, such as plazas, waterfronts, and linear corridors in locations that enhance connections to park and recreational facilities.

Policy X.2.3.4: Continue to develop areas along the C-13 Canal Greenway system that support the interconnectivity among and between recreational areas, school facilities, and City of Lauderdale Lakes administrative buildings as a means of improving access.

Policy X.2.3.5: Partner with the Broward MPO and school district to improve the safety on the routes and pathways children walk or bike to school.

Policy X.2.3.6: ~~Encourage~~ Work cooperatively with the the Broward County MPO to ~~prioritize~~ facilitate the completion of the Middle River Trail.

TRANSPORTATION ELEMENT

TRANSPORTATION ELEMENT

Purpose

The purpose of the Transportation Element is to address mobility issues in relationship to the size and character of the City, with an emphasis on public and multi-modal transportation mediums which are safe, convenient, and coordinated. As required by section 163.3177(6)(b), Florida Statutes, the Transportation Element endeavors to ensure transportation concurrency and efficiency, while also preserving the character and wellbeing of the City. A major thrust of this Element is to coordinate current and planned transportation facilities (local, county, and state-maintained) with existing and future land uses so that all users of the transportation system, including pedestrians, bicyclists, bus and rail transit riders, automobile drivers, and the transportation disadvantaged, can be better served. As the population of the City, and Broward County as a whole, continues to increase, the availability of safe, convenient, environmentally friendly, and scalable transportation modes will become increasingly vital to the region.

GOAL X.1: ~~To~~ Develop and maintain a multi-modal transportation system that serves all members of the community, including the transportation disadvantaged, in a safe, efficient, convenient, environmentally-responsible, and aesthetically pleasing manner.

OBJECTIVE X.1.1: ~~To~~ Maintain and improve the current roadway network in Lauderdale Lakes, consisting of arterials, collectors, and local roads, and to meet all adopted level of service standards and safety requirements.

Monitoring and Evaluation:

~~• The number of roadway segments that fail to meet adopted level of service and safety standards.~~

Policy X.1.1.1: ~~The City adopts~~ Maintain the following level of service (LOS) standards for its City roadway network consisting of arterials, collectors, and local roads:

1. For Local Roads: LOS C Peak Hour
2. For Local and County Collectors: LOS D Peak Hour
3. For County and State Arterials (non-TRIP funded facilities): LOS D+75% Peak Hour, Adopted per Broward County Transportation Element of Comprehensive Plan.
4. For FIHS/SIS Facilities and all other facilities: LOS D, Adopted per FDOT Rule Chapter 14-94

Policy X.1.1.2: ~~The City shall Obtain traffic count information for its local roadways and collectors at least once every five years in order to evaluate whether the City is maintaining its adopted roadway City is maintaining its adopted roadway level of service LOS standards and to identify deficiencies in the roadway network that can be addressed with alternative transportation modes.~~

Policy X.1.1.3: ~~The City shall Coordinate with county and state agencies to evaluate the adopted roadway level of service LOS standards and ensure the extent feasible that the level of service standards are being maintained on state and county roadways within the City the maintenance of adopted LOS standards on local roadways.~~

Policy X.1.1.4: ~~The City shall Survey and document street signing and pavement markings to determine needs and deficiencies at least every two years.~~

Policy X.1.1.5: ~~The City shall~~ Implement traffic calming strategies in its neighborhoods ~~where appropriate to discourage cut-through traffic and preserve the multi-functional nature of local streets~~ multi-modal and pedestrian friendly streets.

Policy X.1.1.6: Regulate roadway and driveway connections and access points consistent with the Florida Department of Transportation (FDOT) and Broward County access management standards.

Policy X.1.1.7: ~~Lauderdale Lakes will continue to~~ Ensure provisions of safe and convenient on-site and off-site traffic flow through its platting and site plan review approval process.

Policy X.1.1.8: Protect the integrity of Broward County and regionally significant right of ways, as depicted in the Broward County Planning Council Trafficways Map.

~~The City adopts by reference, the Broward County Planning Council "Trafficways Map" as part of the City's Transportation Element and shall protect the rights of way identified on the Map.~~

Policy X.1.1.9: ~~The City shall~~ Routinely evaluate the Broward County Metropolitan Planning Organization (MPO) collector roadways ~~shown~~ within the City ~~and to~~ determine whether any additional roadways should be included or deleted from the Trafficways Plan.

Policy X.1.1.10: ~~The City, as consistent with Broward County Transportation Element Policy 3.4.18, will~~ Coordinate with Broward County and implement strategies that facilitate local traffic use of alternatives to the Florida Interstate Highway System (FIHS) to protect ~~its~~ interregional and interstate function and ~~to~~ mitigate ~~its current~~ adverse impacts on the Strategic Intermodal System (SIS)/FIHS facilities which failing fail the City's adopted level of service LOS standards ~~aforementioned in Policy 1.1.1 of this element.~~

OBJECTIVE X.1.2: ~~To~~ Develop and maintain a safe, reliable and convenient community bus transit system consisting of buses, bus stops, bus benches and shelters, transit stations, signage, paths, routes and destinations to serve all riders including the transportation disadvantaged and the special needs population.

Monitoring and Evaluation:

~~• Percentage of trip needs satisfied in a safe, comfortable, reliable, and time efficient manner.~~

Policy X.1.2.1: ~~The City adopts~~ Maintain the following bus transit level of service LOS standards ~~pertaining in coordination with~~ to Broward County Transit (BCT) operations and Broward County's Transportation Concurrency Management Area (TCMA) Central District:

1. Increase transit ridership 10%;
2. Maintain bus shelters at all bus stop locations;
3. Maintain average fleet age of 6 years or less;
4. Expand network of Adaptive Traffic Signal Control technology;
5. Maintain a maximum vehicular traffic volume 75% above the adopted LOS standards;
6. Ensure adequate transit maintenance infrastructure to accommodate fleet demand;
7. Study and develop two additional intermodal transit centers;
8. Increase fixed-route fleet to support new and expanded service;
9. Procure up vehicles necessary to support Community Bus shuttle operations; and

10. Maintain a minimum LOS of 30-minute peak hour headways on 60% of bus routes.

~~1. Overall, increase number of bus stop shelters by 25 percent from FY 2009 to FY 2013.~~

~~2. In the Central District, maintain headways of 30 minutes or less on 80% of routes.~~

~~Establish and maintain service at one or more neighborhood transit centers. Reduce traffic signal communication failures by 50% by FY 2013. Increase peak-hour weekday fixed-route transit ridership by 19 percent from FY 2009 to FY 2013. Maintain the current number of community bus routes (24) through 2013.~~

Policy X.1.2.2: Maintain public transit LOS standards consistent with standards established by BCT and TCMA.

~~The City shall utilize the transit level of service standards aforementioned in Policy 1.2.4 of this element for the purposes of maintaining transit concurrency in Lauderdale Lakes.~~

Policy X.1.2.3: Work cooperatively with BCT in implementing the Broward County concurrency credit system.

~~The City shall support the BCT concurrency credit system.~~

Policy X.1.2.4: The City shall continue to Fund and ensure the continued operate operation of a community bus transit service as a means to to supplement BCT operations and improve mobility within Lauderdale Lakes.

Policy X.1.2.5: Engage in an analysis of the community bus transit service to identify areas of improvement and potential service deficiencies at least once per five years.

~~The City shall evaluate whether the community bus transit system is meeting the needs of all members of the community at least once every five years.~~

Policy X.1.2.6: The City shall continue to improve the Implement continuous improvement in the community bus transit system as a means to improve mobility within Lauderdale Lakes.

Policy X.1.2.7: Prioritize maintenance and investments in the community bus transit service for the Community Redevelopment area.

~~The City shall ensure that the Community Redevelopment Area (CRA) is served by the community bus transit service.~~

Policy X.1.2.8: Maintain transit shelters and community amenities in the Local Activity Center to encourage transit usage and ridership.

~~The City shall construct well-designed transit shelters in the Local Activity Center to encourage transit usage.~~

Policy X.1.2.9: The City's community bus service shall continue to assist Prioritize the provision of transit service to all riders, including particularly those in the most need, such as the transportation disadvantaged and residents who are participating in the City's recreation and social programs.

Policy X.1.2.10: ~~Direct development through future land use designations to establish major trip generating land uses along transportation corridors served by BCT and the community bus transit service.~~

~~The Future Land Use Map shall continue to direct major trip generators and attractors to corridors served by Broward County Transit.~~

OBJECTIVE X.1.3: ~~To Develop and maintain a quality bicycle network consisting of buffered bicycle lanes and, multiuse pathways, bicycle parking racks, and destinations.~~

Monitoring and Evaluation:

~~• Periodic assessment of whether all sectors of the community have safe and convenient access to the bicycle network, and whether the bicycle network allows users to reach destinations in a safe, convenient and comfortable manner.~~

Policy X.1.3.1: ~~The City shall adopt~~ Require standards for all new development and redevelopment to implement its bicycle network infrastructure that address encourages and incentivizes non-motorized transportation connectivity, convenience and safety by December, 2012.

Policy X.1.3.2: Engage in an analysis of the City bicycle transportation facilities network to identify areas of improvement and potential infrastructure deficiencies to guide prioritization of capital improvements projects at least once per five years.

~~The City shall evaluate whether the bicycle network in Lauderdale Lakes is meeting the needs of all sectors of the community at least once every five years.~~

Policy X.1.3.3: Implement identified opportunities for expansion of the bicycle transportation facilities network that provide bicycle transportation facilities to areas of the community not served by safe designated buffered cycling lanes, multi-use pathways, and sites related to bicycle parking and storage.

~~The City shall continue to improve the existing bicycle network as a means to improve mobility within Lauderdale Lakes.~~

Policy X.1.3.4: ~~The City shall continue to improve the~~ Implement continuous improvement to the existing bicycle transportation facilities network as a means to improve mobility and encourage non-motorized transportation modes within the City of Lauderdale Lakes.

Policy X.1.3.5: ~~The City shall develop a bicycle network that is coordinated with~~ Maintain a concurrent and coordinated bicycle transportation facilities network with Broward County's countywide bicycle network system, and as appropriate the Broward County Greenways Master Plan.

OBJECTIVE X.1.4: ~~To Develop and maintain a safe and convenient pedestrian-scale transportation facilities network consisting of pedestrian paths, and trails, buffering, shading and shelters, pedestrian scale street lighting, and destinations~~ multi-modal connectivity to meaningful and convenient destinations.

Monitoring and Evaluation:

~~• Periodic assessment of the pedestrian network to determine if all sectors of the community have safe and convenient access to the pedestrian network, and whether the pedestrian network allows users to reach destinations in a safe, convenient, and comfortable manner.~~

Policy X.1.4.1: The City shall ~~adopt~~ Require standards for ~~it's the pedestrian-scale transportation facilities network that address~~ encourages and incentivizes pedestrian connectivity, convenience and safety ~~by December, 2012.~~

Policy X.1.4.2: Engage in an analysis of the City pedestrian-scale transportation facilities network to identify areas of improvement and potential infrastructure deficiencies to guide prioritization of capital improvements projects at least once per five years.

~~The City shall evaluate whether the pedestrian network in Lauderdale Lakes is meeting the needs of all sectors of the community at least once every five years.~~

Policy X.1.4.3: ~~The City shall continue to improve the~~ Implement continuous improvement to the existing pedestrian-scale transportation facilities network as a means to improve mobility and encourage walking as a viable transportation mode within the City of Lauderdale Lakes.

Policy X.1.4.4: ~~Lauderdale Lakes shall consider~~ Require the installation of safe buffered pedestrian and multi-use pathways in the planning of future arterial roadways by amending the City's LDRs as necessary by June, 2012 to require sidewalks adjacent to all new developments and redevelopments.

OBJECTIVE X.1.5: ~~To Minimize conflicts between modes of travel and provide for a well-integrated multi-modal transportation system.~~

Monitoring and Evaluation:

~~• Implementation of system design regulations that require modal paths to be clearly defined and demonstrate a hierarchy of use at all locations in the City.~~

Policy X.1.5.1: ~~The City shall~~ Engage in an analysis of the City's transportation facilities to identify existing conflicts between modes of travel within Lauderdale Lakes and mitigate these conflicts through improved system design policy recommendations to guide prioritizing transportation capital improvements projects.

Policy X.1.5.2: ~~The City shall~~ Maintain existing, and design and construct develop transportation facilities using ~~different~~ vibrant and aesthetically pleasing colors, materials, and textures to create a hierarchical interconnected network of multi-use paths.

Policy X.1.5.3: ~~The City shall~~ Maintain and develop multi-modal transfer stations at strategic locations throughout the City to ~~allow users to switch~~ facilitate a seamless transition between modes of travel.

Policy X.1.5.4: ~~The City shall continue to~~ Ensure transportation concurrency by integrating transportation planning activities with land use planning activities.

Policy X.1.5.5: ~~The City shall~~ Explore opportunities to develop structured public parking within strategic locations in the CRA and provide for reduced on-site parking requirements for developments within ¼ mile of aforementioned parking.

Policy X.1.5.6: ~~Future parking facilities in the Require CRA shall be developed as parking facilities to be structured parking whenever feasible when possible, and work to eliminate inefficient parking lots within the CRA.~~

OBJECTIVE X.1.6: ~~To Maintain and develop a transportation system that is environmentally responsible, ensures economic sustainability, and is aesthetically pleasing.~~

Monitoring and Evaluation:

~~• This objective will be monitored and evaluated by its implementing policies.~~

Policy X.1.6.1: ~~The City shall adopt design standards by December 2012 for~~ Implement standards for structured parking to ensure that it is attractive, safe, and convenient, and identify areas where on-street parking can be located.

Policy X.1.6.2: ~~Minimize the frontage space dedicated to automobiles and automobile-centered activities to minimize conflict points with, and encourage the use of non-motorized transportation modes.~~

~~The City shall adopt design standards by December 2012 for structured parking to ensure that it is attractive, safe, and convenient, and identify areas where on-street parking can be located.~~

Policy X.1.6.3: ~~The City shall Integrate urban design with transportation planning to ensure that the transportation system is both aesthetically pleasing in addition to being and functional.~~

Policy X.1.6.4: ~~The City shall Maintain and~~ develop a transportation system that allows users to reach destinations by non-polluting modes of travel.

Policy X.1.6.5: ~~Transition all City-owned automobiles to electric or ultra-low emissions vehicles by the year 2035 planning horizon.~~

Policy X.1.6.6: ~~The City shall Utilize the highway capacity methodology or other acceptable best practice methodologies endorsed by the Broward County MPO and approved by the Broward County Board of County Commissioners to determine the capacities and levels of service on appropriate roadways.~~

Policy X.1.6.7: ~~The City shall Maintain an updated~~ concurrency management system consistent with Brevard County to ensure that adopted transportation level of service standards are maintained.

Policy X.1.6.8: ~~The City shall Allow “de minimus” exemptions to its transportation concurrency level of service standards consistent with Chapter 163.3180(6).~~

Policy X.1.6.9: ~~The City shall Allow developers in certain circumstances proposed developments to satisfy transportation concurrency requirements by making proportionate fair-share contributions, consistent with Chapter 163.3180(16).~~

Policy X.1.6.10: ~~The City shall Maintain and~~ develop a multimodal system within the CRA that reduces transportation costs and promotes new business growth.

Policy X.1.6.11: ~~The City shall~~ Protect and stabilize neighborhoods within designated redevelopment areas by implementing transportation management strategies such as traffic calming.

Policy X.1.6.12: ~~The City shall continue to~~ Coordinate its redevelopment efforts with the transportation plans and programs of Broward County Commission, MPO, Planning Council, and FDOT.

Policy X.1.6.13: ~~The City shall~~ Actively participate in the State Road 7/US 441 Collaborative in order to efficiently coordinate future redevelopment projects proposed within the corridor.

Policy X.1.6.14: ~~Encourage~~ new development and redevelopment within the adopted Urban Redevelopment Area ~~shall be encouraged~~ to adhere to the following guidelines designed to promote transportation alternatives to the single-occupant automobile and increase the usage of public transit, bicycle and pedestrian facilities within the Urban Redevelopment Area:

GUIDELINES FOR EVALUATING DEVELOPMENT/REDEVELOPMENT PROPOSALS WITHIN THE ADOPTED URBAN REDEVELOPMENT AREA

In order for the City to facilitate and evaluate development/redevelopment proposals requiring a development permit located in the adopted Urban Redevelopment Area,

the City shall determine if the applicant has committed to providing at least three of the alternatives for mitigating developments traffic impact listed in Group A and a

minimum of three alternatives listed in Group B. The City shall review all applications for development orders with the Urban Redevelopment Area, including site plans and

plats, according to this list and further request that the applicant be legally bound to these alternatives by a Developer's Agreement approved by the City Attorney.

ALTERNATIVES FOR MIGATING DEVELOPMENTS TRAFFIC IMPACT

GROUP A

Check Three Items

_____ 1. Install a bikeway or sidewalk in accordance with the Comprehensive Plan to service the Urban Redevelopment Area.

_____ 2. Provide ongoing staggered work hours and encourage employee travel during "off-peak" hours.

_____ 3. Provide automobile parking controls and pricing policies which give priority to transit or high occupancy vehicle travel.

_____ 4. Provide ongoing employee shuttle service from nearby public transportation modes or contract with a "Jitney service".

_____ 5. Financially subsidize public transportation usage by employees.

_____ 6. Install a bus pullout bay within the Urban Redevelopment Area.

GROUP B

Check Three Items

_____ 1. Provide a frontage road parallel to the adjacent arterial corridor in accordance with City and County standards, or submit a legal cross access easement with the adjacent property owner as the opportunity arises.

_____ 2. Reduce the number of driveways providing ingress and egress along the adjacent trafficway.

_____ 3. Provide a monthly maintenance program to power sweep parking lots.

_____ 4. Provide greater than 25 percent additional trees or increase the minimum diameter at diameter breast height (DBH) of trees within the property by 25 percent.

_____ 5. Up to two additional mitigation options provided by applicant and accepted by the City.

_____ Additional Item

_____ Additional Item

_____ 6. In lieu of providing off-site improvements, the developer may contribute to the City a fair share of the costs necessary to construct one or more of the above described

improvements, based on valuation by City engineers/consultants. These funds must be used in the Urban Redevelopment Area.

In addition, the applicant shall submit with the final site plan package a report prepared by a registered traffic engineer that shall include data and analysis demonstrating that consideration has been given to both short and long range impacts of the proposed development on FIHS. The City's engineers shall review said report and, if a negative impact is found on FIHS, the City Commission shall not approve a development order, unless affirmative mitigation measures have been recommended by FDOT.

City of Lauderdale Lakes Comprehensive Plan Update



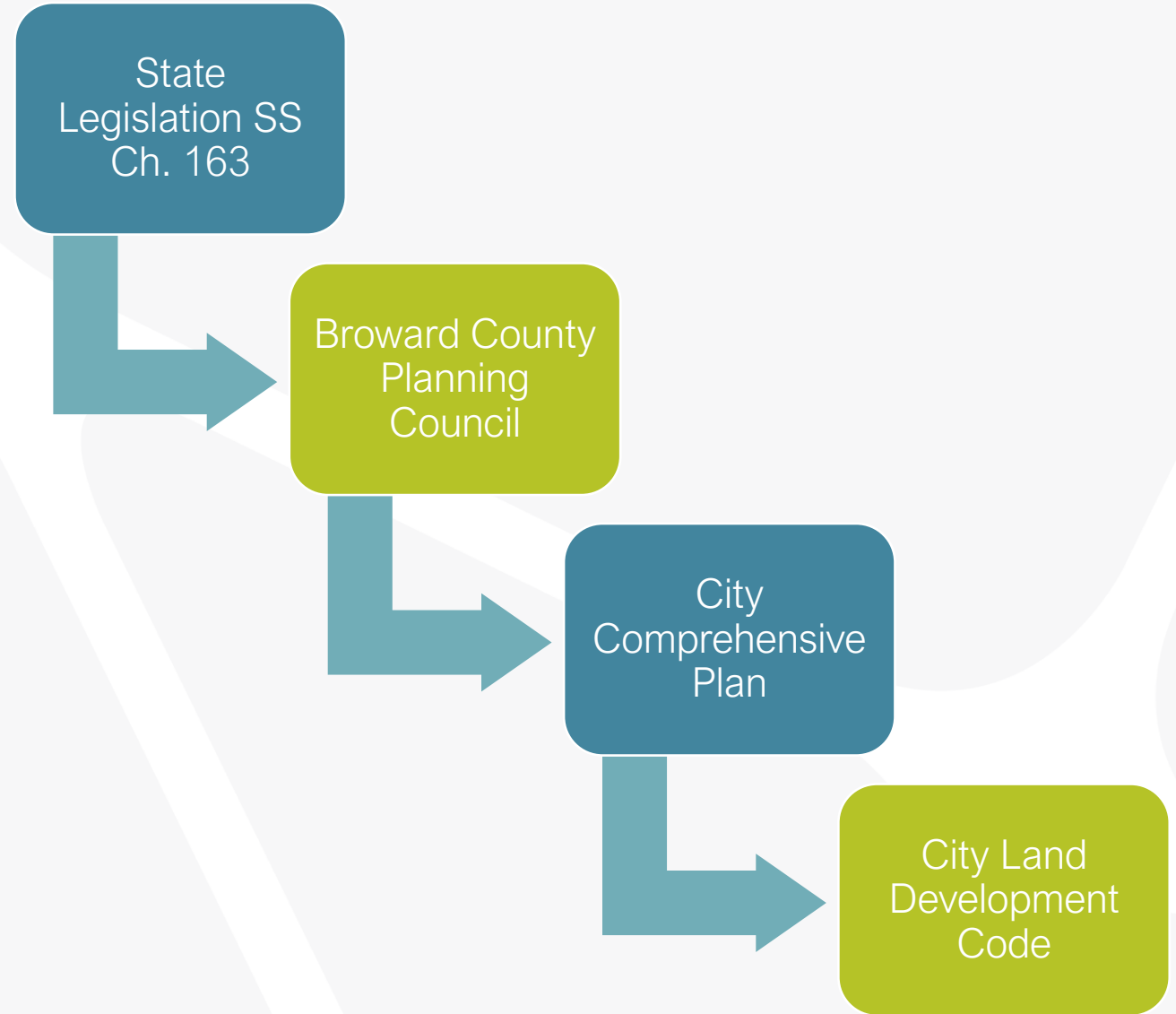
Kimley»Horn

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Image Source: Homes.com Local
Guide: About Lauderdale Lakes, FL



Comprehensive Planning 101

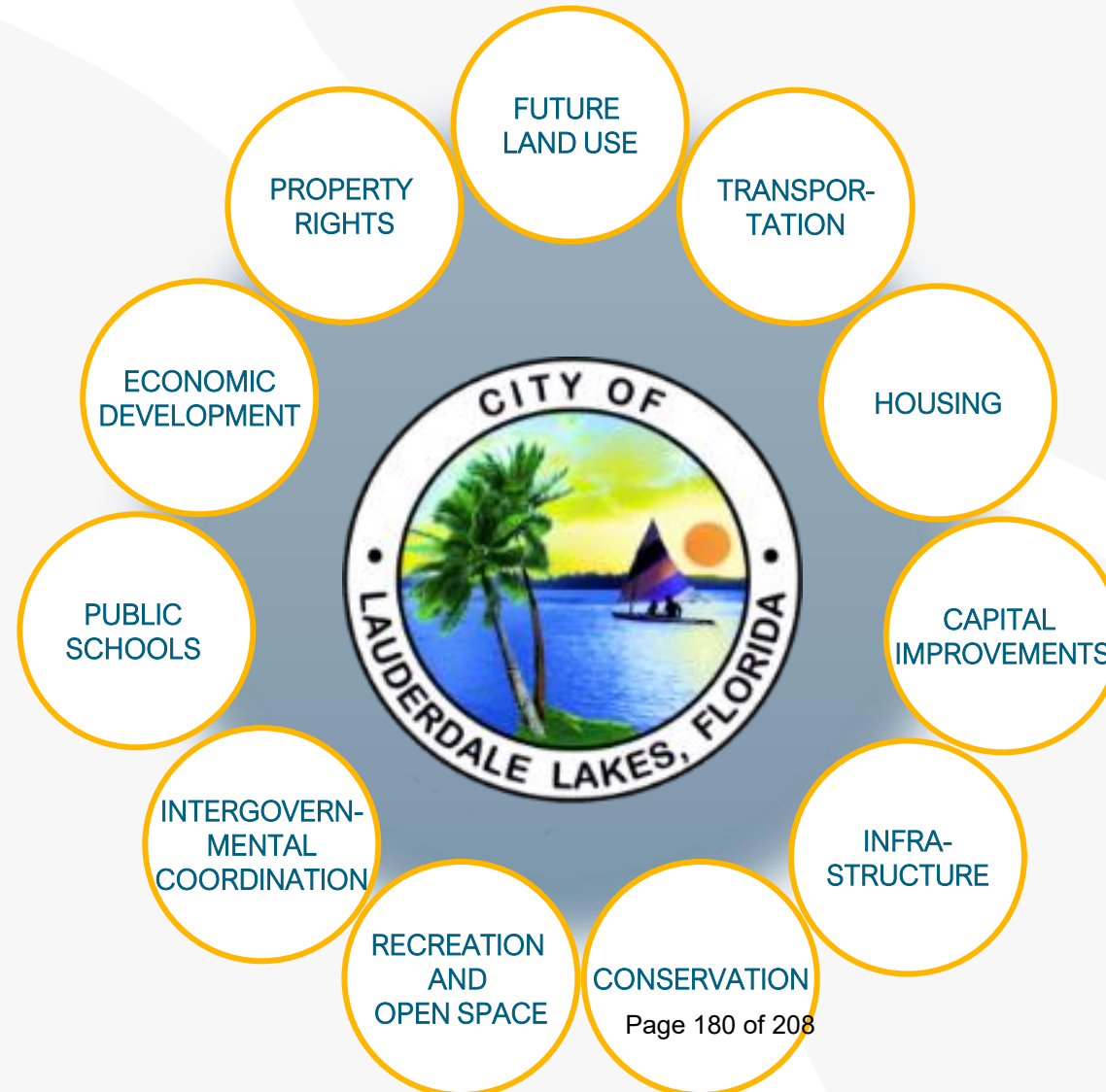


What is a Comprehensive Plan?

- The highest-level expression of a community's future aspirations (Vision)
- Blueprint for the community's long-range future (Goals)
- Compass that guides decision-making (Objectives)
- Playbook for Capital Improvements and Community Initiatives (Policies)



Current Comprehensive Plan Elements



Where are we in the process?

- ✓ Jan. 2025: Kick Off Meeting
- ✓ Feb. 2025: Evaluation and Appraisal Review (EAR) Matrix + Current Plan Analysis
- ✓ March 2025: Draft DIA + Future Land Use Map Series
- ✓ April 2025: Draft update of Goals, Objectives, and Policies
- ❑ May 2025: LPA Hearing + City Commission Workshop
- ❑ June 2025: Broward County Planning Council Meeting + City Commission First Reading + Transmittal to FloridaCommerce (60-day State Coordinated Review period)
- ❑ Sept. 2025: Adoption – City Commission

EAR-Based Updates (2019 – 2024)

- Property Rights Element
- Live Local Act
- Septic to Sewer
- 10- and 20-year Planning Horizons

ORC Updates

- Updated level of service
- Relevant and recent data inventory and analysis

Vision

“A Vibrant, Connected, Diverse and Safe Community.”

These words from the City’s Strategic Plan 2025, Vision Lauderdale Lakes: Our City Our Story, represent the City’s aspiration for its present and future.

The Comprehensive Plan will reflect this vision through guiding growth and development through the 2035 and 2050 planning horizons.



Future Land Use

- Population projected to **grow an additional 10,000 residents** over the 25-year planning period
- **Focus on redevelopment** to increase density and intensity **with a mix of land uses**
- Encourage redevelopment **along transit and transportation corridors**

FUTURE LAND USE DESIGNATIONS BY ACREAGE	
Future Land Use Designation	Percentage of Total
Low Residential (LR)	29.0%
Low-Medium Residential (LM)	1.9%
Medium Residential (M)	4.9%
Medium-High Residential (MH-25)	8.6%
High Residential (H-50)	4.9%
Commercial (C)	9.4%
Industrial (I)	1.0%
Community Facilities (CF)	6.3%
Private Recreation (R-1)	2.0%
Public Recreation (R-2)	2.8%
Local Activity Center (LAC)	5.3%
Utilities (U)	0.3%
Undesignated (water, roads, etc.)	23.5%
TOTAL	100%
Source: City of Lauderdale Lakes, Accessed by Kimley-Horn in March 2025	

Transportation

- Design for a **multimodal transportation system**
- Encourage equitable **access** to transportation
- **Mitigate** high traffic and adverse level of service impacts
- Transition towards **alternative fuel and electric vehicles**



Infrastructure and Capital Improvements

- Ensure the maintenance of adopted level of service standards
- Coordinate with providing service entities and adjacent local governments
- Address changing needs as population grows and local conditions evolve
- Maintain solvency through sound budgeting and long-term planning

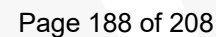


Housing and Property Rights

- City housing is **predominately low-density, single-family** detached development
- **Increased density is necessary** to meet future housing demand
- Existing policies highlight **meeting housing demand through equitable and affordable development**
- Adoption of the Property Rights Element necessary to achieve consistency with Florida Statutes



- Align with the **Community Redevelopment Master Plan**
- **Retain and attract** new businesses
- **Create financial opportunity** for Lauderdale Lakes residents
- Achieve economic **sustainability and resiliency**



Recreation and Open Space

- Ensure provision of recreational facilities for projected population growth
- Maintain intergovernmental coordination with Broward County in providing public recreation facilities
- Expand City-owned recreational facilities



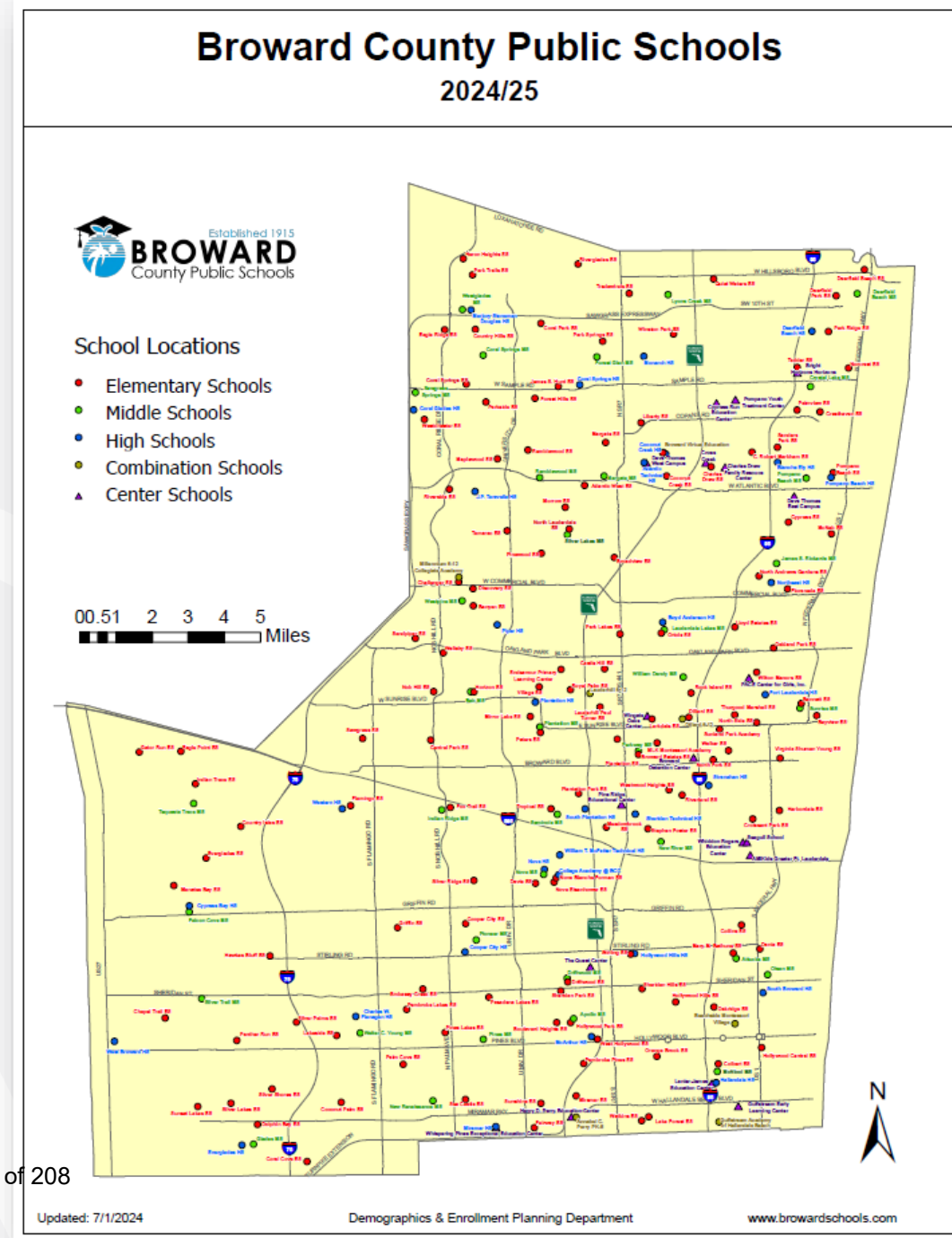
Conservation

- The City does not contain any remaining undisturbed or natural habitat, but there are still key areas for conservation efforts:
 - **Air Quality:** Encourage transition to public transit and electric vehicles
 - **Water Quality and Quantity:** Endeavor to decrease potable water demand and preserve the Floridan Aquifer System
 - **Energy Abundance:** Reduce reliance on carbon fuels and increase energy efficiency



Intergovernmental Coordination and Public Schools Facilities

- Obtain Comprehensive Plan Certification from Broward County through BrowardNEXT consistency
- Maintain a cooperative and effective culture of communication and participation with adjacent municipalities and other governmental entities
- Ensure concurrency and consistency with Broward County Public Schools Facilities planning efforts



Next Steps

- ☐ City Commission Workshop – May 27, 2025
- ☐ City Commission First Reading – June 10, 2025
- ☐ Transmittal to FloridaCommerce



Kimley»»Horn

Expect More. Experience Better.

Thank you!



Future Land Use Map

Legend

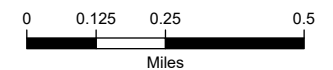
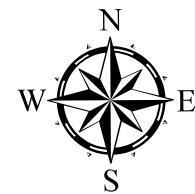
Land Use Classifications

- Low Residential (LR)
- Low-Medium Residential (LM)
- Medium Residential (M)
- Medium-High Residential (MH-25)
- High Residential (H-50)
- Commercial (C)
- Community Facilities (CF)
- Utilities
- Local Activity Center (LAC)
- Industrial (I)
- Private Recreation (R1)
- Public Recreation (R2)
- Water Bodies

Other Map Features

- Lauderdale Lakes Municipal Boundary
- Adjacent Municipal Boundaries
- Streets

Note: Road Rights-of-way derive their land use designations from abutting land uses up to the right-of-way centerline.

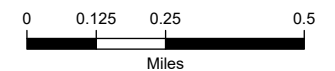
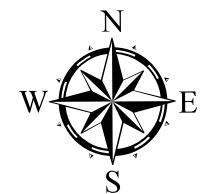




Existing Land Use

Legend

- Lauderdale Lakes Municipal Boundary
- Commercial
- Professional Offices
- Community Facilities
- Industrial
- Utilities
- Local Activity Center
- Single Family (up to 5 DU/Acre)
- Low-Medium Residential (6 to 9.9 DU/Acre)
- Multi-Family Residential (10 to 16 DU/Acre)
- Medium Multi-Family Residential (up to 25 DU/Acre)
- High Multi-Family Residential (up to 50 DU/Acre)
- Mixed Use
- Public Recreation
- Private Recreation
- Vacant
- Water








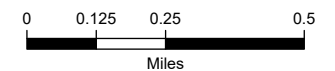
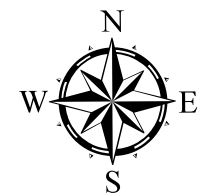
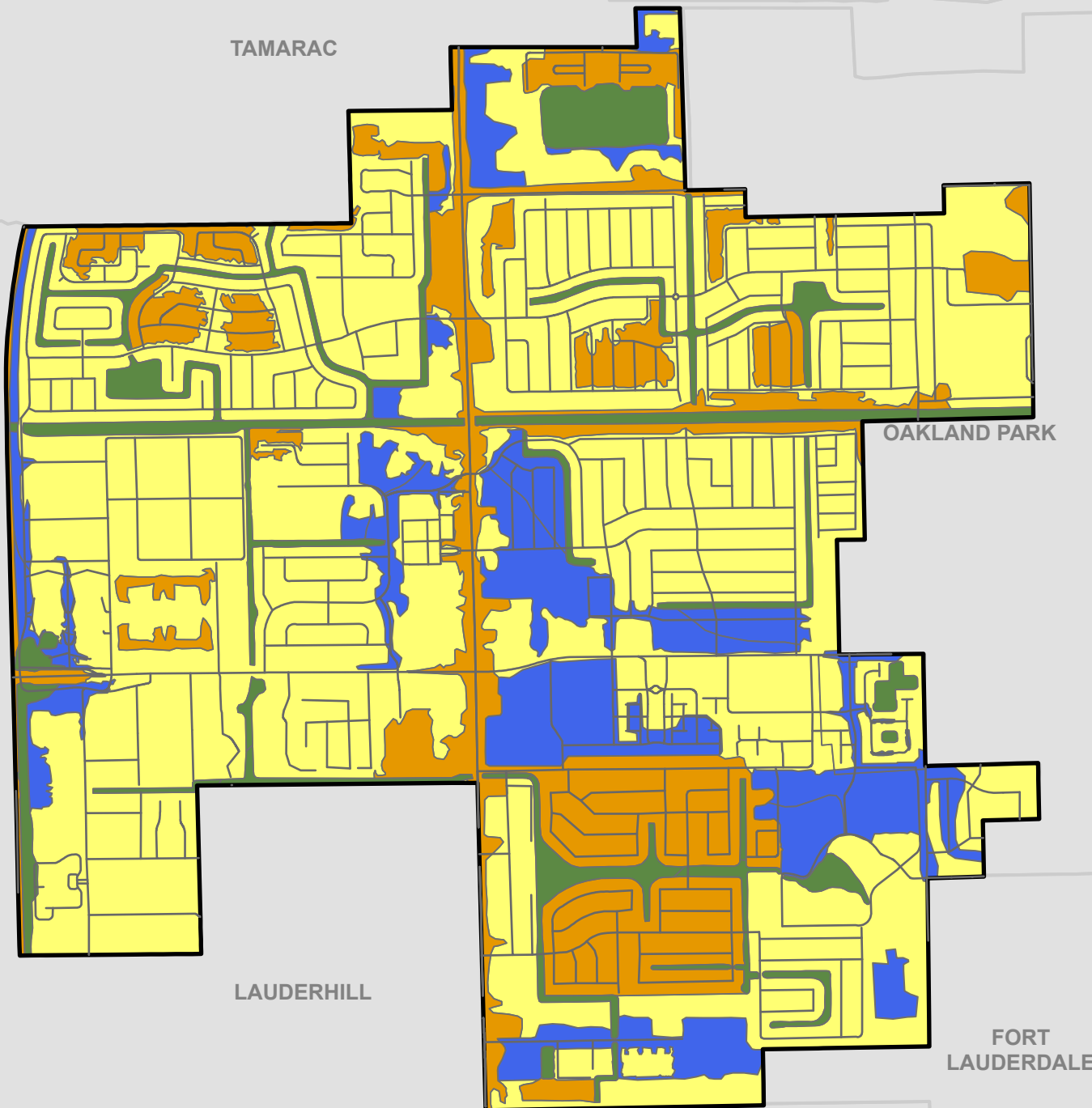


Floodplains

Legend

Floodplain Categories

-  AH
-  AE
-  0.2% Annual Chance Flood Hazard
-  X
-  Lauderdale Lakes Municipal Boundary

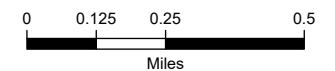
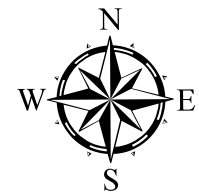




Wetlands and Conservation Lands

Legend

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- Conservation Lands



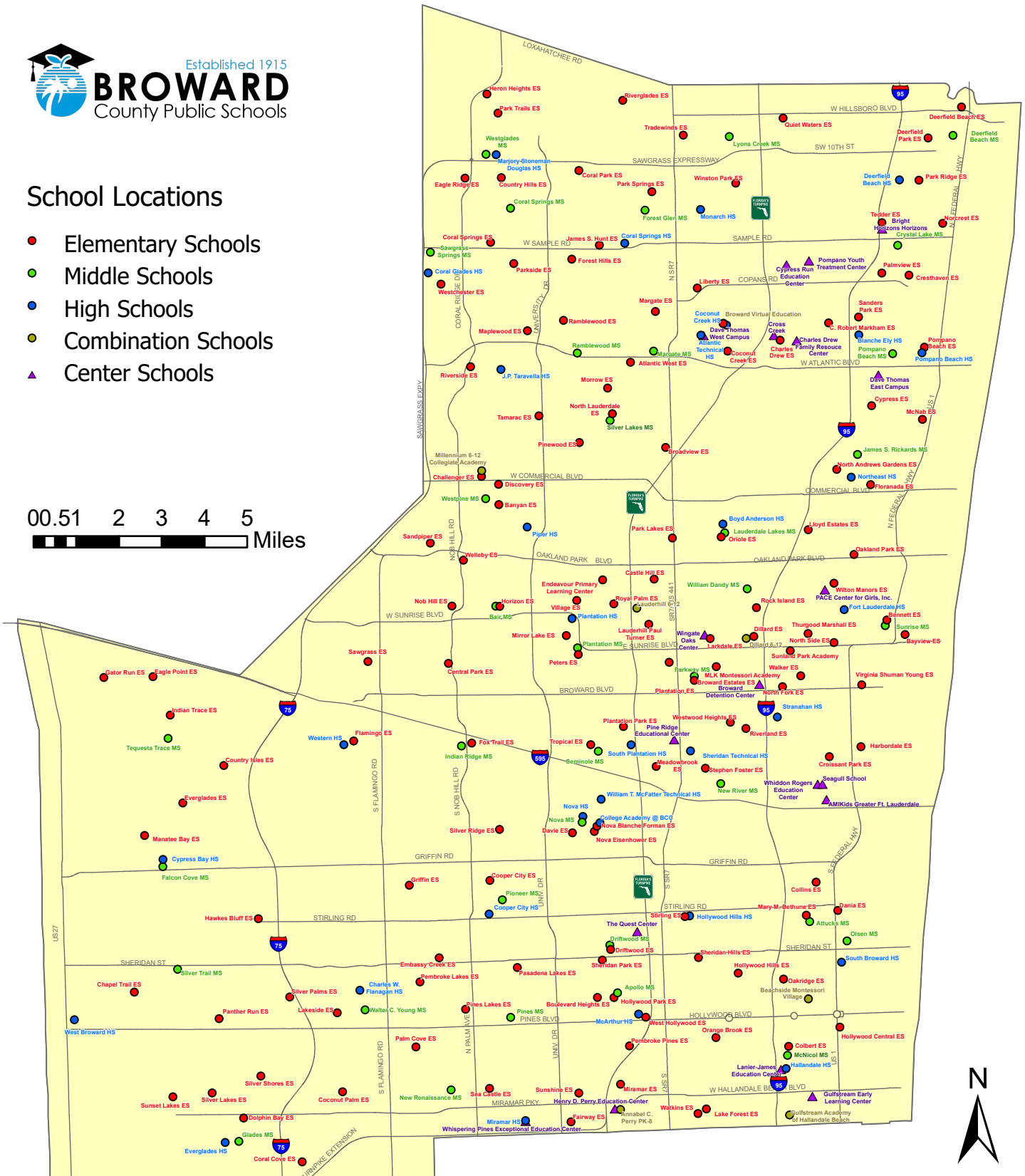
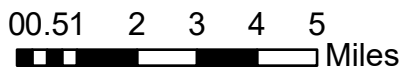
Broward County Public Schools

2024/25



School Locations



- Elementary Schools
- Middle Schools
- High Schools
- Combination Schools
- ▲ Center Schools

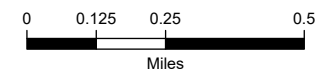
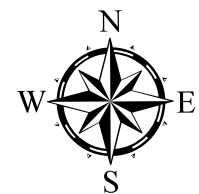




Community Bus Routes & Stops

Legend

- 441 Breeze
- Broward Terminal - Hillsboro Blvd
- Broward Terminal - West Terminal
- Lauderdale - BrowTerm - Galleria / Pts of America
- N State Rd 7 Local
- Oakland Park Blvd Local
-  Broward County Bus Stops
-  Lauderdale Lakes Municipal Boundary

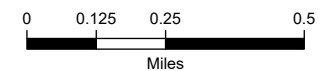
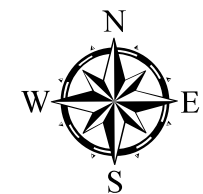




Transportation Facilities 2025 Level of Service

Legend

- LOS C
- LOS D
- LOS E

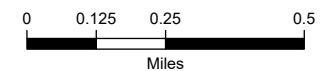
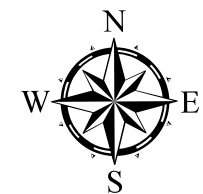




Transportation Facilities 2035 Level of Service

Legend

- LOS C
- LOS D
- LOS E

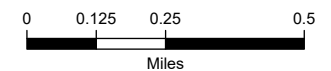
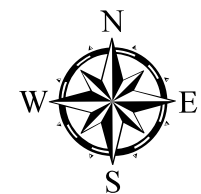




Transportation Facilities 2045 Level of Service

Legend






- LOS C
- LOS D
- LOS E

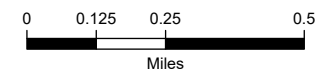
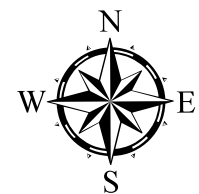




Public and Private Parks and Recreational Facilities

Legend

-  Public Parks and Facilities
-  Private Recreational Facilities
-  Residential Areas
-  Water Features
-  City Boundary



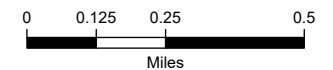
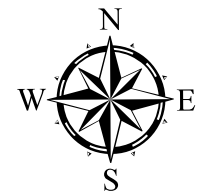


Public Park Facilities

Legend

Public Park Facilities

- Greenway
- Aquatic Complex
- Community Center
- Conservation Area
- Linear Park
- Neighborhood Park
- Water Features
- City Boundaries



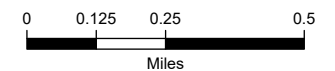
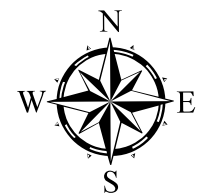


Functional Classification

Legend

Functional Classification

- 12 - Principal Arterial-Freeway and Expressway URBAN
- 14 - Principal Arterial-Other URBAN
- 16 - Minor Arterial URBAN
- 17 - Major Collector URBAN
- 18 - Minor Collector (Fed Aid) URBAN
- 19 - Local URBAN





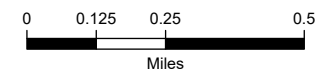
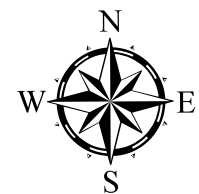


Community Redevelopment Area

Legend

Community Redevelopment Area

-  CRA Bound
-  Lauderdale Lakes Municipal Boundary



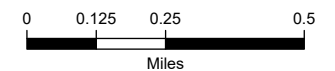
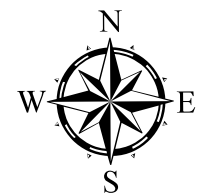


Soil Survey

Soil Types

- ARENDS, ORGANIC SUBSTRATUM-URBAN LAND COMPLEX
- BASINGER FINE SAND
- HALLANDALE FINE SAND
- IMMOKALEE FINE SAND
- IMMOKALEE, LIMESTONE SUBSTRATUM-URBAN LAND COMPLEX
- IMMOKALEE-URBAN LAND COMPLEX
- LAUDERHILL MUCK
- MARGATE FINE SAND
- MATLASHA GRAVELLY FINE SAND, LIMESTONE SUBSTRATUM
- MATLASHA, LIMESTONE SUBSTRATUM-URBAN LAND COMPLEX
- PAOLA-URBAN LAND COMPLEX
- POMPANO FINE SAND
- UDORTHERTS
- UDORTHERTS, SHAPED
- URBAN LAND
- WATER
- CITY BOUNDARY

Legend





Wellhead Protection Zones

Legend

Wellhead Zones

- 1
- 2
- 3
- Water Features
- City Boundary

