



**City of Lauderdale Lakes  
Comprehensive Plan  
Volume I: Goals, Objectives & Policies**



**Prepared by:**

**Lauderdale Lakes City Staff**

**The Mellgren Planning Group  
6555 Nova Drive, Suite 305  
Fort Lauderdale, FL 33317**

# TABLE OF CONTENTS

Introduction.....	i
Statement of Legislative Intent.....	iv
Future Vision of Lauderdale Lakes.....	v
Definitions.....	vi
Schedule of Implementation .....	xvi

## **Volume I: Goals, Objectives & Policies**

1. Future Land Use Element
2. Transportation Element
3. Housing Element
4. Infrastructure Element
5. Conservation Element
6. Recreation & Open Space Element
7. Intergovernmental Coordination Element
8. Economic Development Element
9. Public School Facilities Element
10. Capital Improvements Element

## **Volume I: Goals, Objectives & Policies**

1. Future Land Use Element
2. Transportation Element
3. Housing Element
4. Infrastructure Element
  - A. Water Supply Plan
5. Conservation Element
6. Recreation & Open Space Element
7. Intergovernmental Coordination Element
8. Economic Development Element
9. Public School Facilities Element
10. Capital Improvements Element
11. Map Series

# **Introduction**

The legal authority and requirement that Lauderdale Lakes prepare a comprehensive plan is derived from two sources: the Broward County Charter adopted in 1974, and the State of Florida's Local Government Comprehensive Planning and Land Development Regulation Act of 1985.

In 1974, the Broward County Charter was adopted, creating among other things, the Broward County Planning Council. The Planning Council is charged with the responsibility of preparing and maintaining Broward County's land use plan. Municipalities in Broward County are required, because of the charter, to adopt local land use plans that are in substantial conformity to the County's plan and adopt land development regulations to implement the policies of the local land use plan. The County retains county-wide land use and platting authority. To provide flexibility to local municipalities, the Broward County local land use plan establishes 125 flexibility zones, one of which is in the City of Lauderdale Lakes. Each flex zone is a geographic sub-area of the County for which the Planning Council has adopted specific rules governing the rearrangement of land uses therein. The flexibility zones were designed to enable local governments and developers to intensify density on specific sites without amendments to the Broward County Land Use Plan. This is further discussed in the Future Land Use Element of this Plan.

In 1985, the State Legislature amended Chapter 163 through the adoption of the Local Government Comprehensive Planning and Land Development Regulation Act. This Act, also known as the Growth Management Act, requires that every county and municipality in Florida adopt local government comprehensive plans that guide future growth and development. Implementation of the act is guided by Rule 9J-5 of the Florida Administrative Code, as amended. The Lauderdale Lakes Comprehensive Plan is prepared to be fully consistent with Chapter 163, F.S., Rule 9J-5, as is required by State law, and in substantial conformity with the Broward County land use plan, as is required by the Broward County Charter.

The City's Comprehensive Plan is being updated and revised at this time as part of an Evaluation and Appraisal Report (EAR) process. The City of Lauderdale Lakes received its letter of sufficiency from the Department of Community Affairs on November 21, 2007. The EAR was used as a guide in this update of the Plan, however, due to the length of time since EAR adoption, the City has also taken this opportunity to update a large portion of the data and analysis undertaken during the EAR where such information was readily-available, and to include and organize the Plan's GOPs in closer conformance with the recently amended Broward County Land Use Plan.

This Comprehensive Plan is composed of two separate but highly inter-related documents:

- Volume I: Goals, Objectives and Policies
- Volume II: Supporting Data and Analysis

The "Volume I: Goals, Objectives and Policies (GOPs)" document, is required to be formally adopted by ordinance by the City Commission. The "Volume II: Data, Inventory and Analysis (DIA)" is a separately bound document and is used to provide supporting data and conclusions as the foundation for the Goals, Objectives and Policies. The DIA section of the Comprehensive Plan is not required to be formally adopted by the City Commission.

Each volume of this Comprehensive Plan is organized into ten separate plan elements. Each element addresses an important aspect of land development and growth in Lauderdale Lakes including future land use, transportation, housing, infrastructure, conservation, parks and recreation, public schools facilities, intergovernmental coordination, economic development and capital improvements. Eight of these elements are mandated by Chapter 163 F.S. and Rule 9J-5, and the other two (recreation and open space and economic development) are optional elements. The Future Land Use Element contains the official Future Land Use Map (FLUM) for the City, and specific definitions for the various future land use categories are referenced in the FLUM. The City's official Zoning Map and Land Development Regulations are required to be consistent with the FLUM and accompanying land use category specifications contained in the Future Land Use Element.

In order to ensure that the Comprehensive Plan is internally consistent, all elements are organized around a common planning timeframe; goals, objectives and policies are evaluated against one another, and data and analyses are based on the same projections for population, land use, and public facility needs. In addition, broad issue based programs and directives spanning multiple elements have been identified, where feasible, to guide and coordinate the implementation of multiple activities discussed in the Plan. The programs specifically identified in this plan update are:

1. The **Low Impact Development Program** can be described as a multifaceted approach to addressing a number of issues currently facing Lauderdale Lakes and South Florida, in general. The need and desire to redevelop major portions of the City has come into conflict with a dwindling supply of natural resources, namely potable water, which threatens the City's ability to redevelop into the thriving mixed use community it desires. The Low Impact Development Program is designed to create incentives for residents and developers to construct "green" buildings that have a lower impact on the natural environment, are inherently unique, and result in utility cost saving for residents and businesses who occupy them. The program plan is scheduled to be written by April 2009 and implemented shortly thereafter.
2. The **Tree Inventory and Planting Program** is mentioned in four of the ten elements and pertains to the need for improving air quality, urban aesthetics, pedestrian shading, and energy efficiency in the City of Lauderdale Lakes. Trees are one of the most important resources in any community, and such a program will allow the City to

better manage its existing tree canopy and expand upon current conditions. The program plan is scheduled to be written by January 2010 and implemented shortly thereafter.

3. The **Community Bus Service Program** is a program that the City of Lauderdale Lakes has been funding for a number of years using grants from Broward County and other agencies. The program helps to achieve a number of objectives important to the City including objectives related to air quality, affordable housing, and mobility. It is recommended that a program plan be developed by April 2010 to ensure that the current program is able to achieve the City's stated objectives.

4. It is directed in this plan that the City of Lauderdale Lakes **Land Development Regulations** be update by June 2011. The City of Lauderdale Lakes and its surrounding area has undergone many changes since the City's land development regulations were first written. It is critical that the City update its regulations so that new development and redevelopment better reflects the City's vision for the future. A zoning overlay district is also recommended as part of the update to specifically guide development in the Local Activity Center, a separate land use category within the Plan.

5. Another directive of this plan is that Lauderdale Lakes create and implement **Urban Design Guidelines** for the entire Community Redevelopment Area of the City. As discussed in the Future Land Use Element, urban design guidelines can improve the physical appearance of the City, create a cohesive image and identity, and enrich the quality of life of the City's residents. Urban Design Guidelines are recommended in this Plan to be prepared by December 2010.

This Comprehensive Plan was considered and approved by the Planning and Zoning Board (Local Planning Agency) on June 25, 2009, and the City Commission on September 8, 2009, and then transmitted to the Florida Department of Community Affairs (DCA) for consideration pursuant to the rules and requirements under State law. The City received formal review comments from the DCA in their Objections, Recommendations, and Comments Report (ORC) dated December 8, 2009. The recommendations from the State and their reporting review agencies are addressed in the final Comprehensive Plan formally adopted by the City Commission on October 26, 2010.

## **Statement of Legislative Intent**

This Statement expresses the legislative intent of the City Commission of the City of Lauderdale Lakes with regard to the Comprehensive Plan. This Statement is applicable to the Lauderdale Lakes Comprehensive Plan in its entirety and is declared to be incorporated by reference in each element thereof.

1. Nothing in this Plan shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist by the City of Lauderdale Lakes Land Development Regulations.

2. This Comprehensive Plan is intended to set general guidelines and principles concerning its purposes and contents. The Plan is not a substitute for specific implementation mechanisms such as land development regulations.

3. The City Commission recognizes that a particular application may bring into conflict, and necessitate a choice between, different goals, objectives, policies, priorities, and provisions of the Plan. While it is the intent of the City Commission that the Future Land Use Element be afforded a high priority, other elements must be taken into consideration given the City Commission's responsibility to provide for the multitude of needs of the City's diverse community. Recognizing that the City Commission and City agencies will be required to balance competing goals, objectives and policies of the Plan, it is the intention of the City Commission that such City Commission and City agencies consider the overall intention of the Plan as well as portions particularly applicable to a matter under consideration in order to ensure that the Plan, as applied, will protect the public health, safety and welfare.

4. The terms "shall" and "will" are to be construed as mandatory in this Plan, subject, however, to this Statement of Legislative Intent. The term "should" is construed as directory. Wherever implementation responsibility is not explicitly stated within a particular objective or policy in this Plan, that responsibility lies with the City of Lauderdale Lakes to the extent that the objective or policy specifies implementation and the City has jurisdiction over the subject matter.

# **City of Lauderdale Lakes Comprehensive Plan**

## **A Vision for Lauderdale Lakes Future**

**Motto:** "Life in Full Color"

**Vision:** "To be the best City of its size through commitment to safety, quality of life, government and efficient use of resources."

The City of Lauderdale Lakes was incorporated on June 22, 1961, by a Charter approved by the State Legislature. The City comprises an area of approximately four square miles in the "heart" of Broward County, with its center at the crossroads of State Road 7 and Oakland Park Boulevard.

Since its incorporation, the City has experienced tremendous growth and demographic shifts from a largely retiree population, to a younger and more diverse population. In the 1970s and 80s the City experienced a wave of development creating many of its now established neighborhoods. The City is a vibrant community equipped with recreational opportunities for its residents, stable economic growth and a variety of affordable housing options. The City's location is prime for redevelopment and revitalization opportunities, allowing the City to align with principles of smart growth and sustainability. In 1999 the City adopted a Community Redevelopment Agency (CRA) that has helped the City to position itself as a highly desirable place for redevelopment.

Looking towards the future, the City is pursuing an aggressive program to create jobs, build the tax base, boost property values, stimulate small business development, attract new businesses, revitalize the commercial corridors, upgrade the infrastructure and beautify parks and neighborhoods. All while celebrating the City's unique cultural diversity, improving quality of life and serving residents with the highest standards of professionalism and excellence.

# Definitions

The following definitions are adopted as part of this comprehensive plan update to assist in the understanding and implementation of the Lauderdale Lakes Comprehensive Plan.

**Administrative Rules Document:** a publication containing rules, guidelines, procedures, and methodologies reviewed, revised, adopted and amended by the Broward County Planning Council and the Board of County Commissioners for the purpose of providing assistance and guidance to local governments and providing direction to City staff in implementing the Broward County Land Use Plan.

**Affordable Housing:** Housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50 percent; low = 80 percent; moderate = 120 percent) of the median income limits adjusted for family size for the households.

**Agricultural Uses:** Activities within land areas which are predominantly used for the cultivation of crops and livestock including cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.

**Airport Clear Zone:** A designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations.

**Airport Facility:** Any area of land or water improved, maintained or operated by a governmental agency for the landing and takeoff of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way.

**Airport Obstruction:** Any structure, object of natural growth, existing condition or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations.

**Amendment:** Any change to an adopted comprehensive plan except for corrections, updates and modifications of the capital improvements element concerning costs, revenue services, acceptance of facilities or facility construction dates consistent with the plan as provided in Subsection 163.3177(3)(b), Florida Statutes, and corrections, updates or modifications of current costs in other elements, as provided in Section 163.3187(2), Florida Statutes.

**Arterial Highway System:** The group of roads constituting the highest degree of mobility and largest proportion of total travel. (FHWA Urban Boundary and Federal Functional Classification Handbook, Transportation Statistics Office, FDOT, 2003).

**Arterial Road:** A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

**Bicycle and Pedestrian Ways:** Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

**Broward County Land Use Plan:** The Future Land Use Plan Element for all of Broward County adopted by the Broward County Commission in conformance with the requirements of the Broward County Charter and the Local Government Comprehensive Planning and Land Development Regulation Act.

**Broward County Trafficways Plan:** The plan promulgated by the Broward County Planning Council pursuant to Chapter 59-1154, Laws of Florida, as amended, and the Broward County Charter, which depicts a network of trafficways for Broward County (also known as the Broward County Planning Council Trafficways Plan).

**Capital Budget:** The portion of each local government's budget which reflects capital improvements scheduled for a fiscal year.

**Capital Improvement:** Physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

**Certified Land Use Plan:** A local land use plan which has been certified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan and which has been adopted by a unit of local government in conformance with the requirements of the Local Government Planning and Land Development Regulation Act.

**Collector Road:** A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local or arterial roads.

**Collector Road System:** The group of roads providing a mix of mobility and land access functions, typically within a given county or urban area, linking major land uses to each other or to the arterial highway system. The collector road system is composed of rural major collector roads, rural minor collector roads, and urban collectors (differentiation between major and minor classes is not made in urban areas). (FHWA Urban Boundary and Federal Functional Classification Handbook, Transportation Statistics Office, FDOT, 2003).

**Commercial Uses:** Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

**Community Park:** A park which serves about 30,000 people and is generally accessible by car and/or transit.

**Comprehensive Plan:** A plan that meets the requirements of 163.3177 and 163.3178, Florida Statutes.

**Concurrency:** Public facilities and services needed to support development shall be available consistent with concurrency requirements as per Section 163.3180, Florida Statutes (1993).

**Concurrency Management System:** The provisions in the local government comprehensive plan including implementation regulations, encompassing the restrictions, methods, resources, timing and solutions intended to be compatible with and further compliance with the statutory requirement to provide public facilities and services needed to support development consistent with the concurrency requirements of Section 163.3180, Florida Statutes (1993).

**Consistent:** Compatible with and furthers. Compatible with - means not in conflict with. Furthers means to take action in the direction of realizing the goals and policies. As applied to the local plan, a local plan shall be consistent with the state plan and the regional plan.

**Developer:** Any person, including a governmental agency, undertaking any development.

**Development Order:** Any order granting, denying, or granting with conditions an application for a development permit.

**Development Permit:** Any building permit, zoning permit, plat approval, or rezoning, certification, variance, or other action having the effect of permitting development.

**Drainage Basin:** The area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

**Drainage Facilities:** A system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

**Environmentally Sensitive Land:** Those areas containing Natural Resources, as depicted in the Natural Resource Map Series of the City and Broward County Land Use Plans, which have been determined to be environmentally sensitive by the Broward County Board of County Commissioners. Policies which ensure the protection of

Environmentally Sensitive Lands, consistent with the requirements of Section 163.3202 Florida Statutes, are located under Objective XI of the city's land use plan.

**Floodplains:** Those areas inundated during an identified flood event or identified by the National Flood Insurance Program as A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

**Florida Interstate Highway System (FIHS):** An interconnected statewide system of limited access facilities and controlled access facilities developed and managed by the Department that allows for high speed and high volume traffic movement within the State. The FIHS includes the Interstate highways, as well as other principal arterial roads and minor arterial roads. An FIHS road must be on the State Highway System. (FHWA Urban Boundary and Federal Functional Classification Handbook, Transportation Statistics Office, FDOT, 2003).

**Goal:** The long-term end toward which programs and activities are ultimately directed.

**Group Home:** A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

**Hazardous Waste:** Solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

**Historic Resources:** All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by the City of Pembroke Pines as historically, architecturally, or archaeologically significant.

**Improvements:** May include, but are not limited to, street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains, street names, signs, landscaping, permanent reference monuments, permanent control points, or any other improvement required by a local governing body.

**Industrial Uses:** The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

**Infrastructure:** Those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marines; navigation channels; bridges; and roadways.

**Land Development Code:** The various types of regulations for the development of land within the jurisdiction of a unit of local government when combined into a single document.

**Land Development Regulations:** Ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.

**Land Use:** The development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.

**Level of Service:** An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

**Limited Access Facility:** A roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

**Local Comprehensive Plan:** Any or all local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

**Local Road:** A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

**Local Road System:** The group of roads having land access as their primary purpose, typically within a portion of a county or urban area. Although providing the largest proportion of road miles, this system contributes little to total highway travel due to short trip lengths and low volumes. (FHWA Urban Boundary and Federal Functional Classification Handbook, Transportation Statistics Office, FDOT, 2003).

**Low Income Families:** "lower income families" as defined under the Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for the area. The term "families" includes "households."

**Low Income Person:** means one or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for the county. While occupying a rental unit, a Low Income Person's annual anticipated gross income may increase to an amount not to exceed 140 percent of 80 percent of the applicable median income adjusted for family size.

**Major Trip Generators or Attractors:** Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

**Mass Transit:** Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

**Minerals:** All solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

**Mini Park:** A smaller park and/or open space, generally ranging from less than an acre up to five acres in size, which serves a limited population and at a minimum provides an aesthetic green buffer.

**Mining:** The removal of minerals from their site solely for commercial purposes which may include crushing, batching, mixing and forming of mined materials.

**Mobile Home:** A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained herein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards.

**Moderate Income Person:** One or more natural persons or a family, not including students, that has 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. While occupying a rental unit, a Moderate Income Person's annual anticipated gross income may increase to an amount not to exceed 140 percent of 120 percent of the applicable median income adjusted for family size.

**Modal Split:** The proportion of total person trips that use each of various specified modes of transportation (Transportation Expressions, U.S. DOT, 1996).

**Natural Drainage Features:** The naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes and wetlands.

**Natural Reservations:** Areas designated for conservation purposes, and operated by agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters.

**Neighborhood Park:** A park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrians ways.

**Objective:** A specific, measurable, intermediate end that is achievable and marks progress toward a goal.

**Open Spaces:** Undeveloped lands suitable for passive recreation or conservation use.

**Park:** A neighborhood, community, or regional park.

**Plat:** A map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable sections of this element and of any local ordinances, and may include the terms "replat," "amended Plat," or "revised Plat."

**Policy:** The way in which programs and activities are conducted to achieve an identified goal.

**Pollution:** The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

**Potable Water Facilities:** A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

**Principal Building:** A building which is occupied by, or devoted to, a principal use or an addition to an existing principal building which is larger than the original existing building. In determining whether a building is of primary importance, the use of the entire parcel shall be considered. There may be more than one principal building on a parcel.

**Principal Use:** The primary use of a parcel of land as distinguished from secondary or accessory uses. There may be more than one principal or main use on a parcel of land.

**Private Recreation Sites:** Sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use.

**Public Access:** The ability of the public to physically reach, enter or use recreation sites including beaches and shores.

**Public Buildings and Grounds:** Structures or lands that are owned, leased, or operated by a government, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

**Public Facilities:** Major capital improvements, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational, and public health systems and facilities.

**Public Recreation Sites:** Sites owned or leased on long-term basis by a federal, state, regional or local government agency for purposes of public recreational use.

**Public Utility:** Any public or private utility, such as, but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, or telephone line, whether underground or overhead.

**Recertification:** A local land use plan which has previously been certified by the Broward County Planning Council, but because of amendments, de-certification, or amendment to the Broward County Land Use Plan, is no longer in conformity, and must be recertified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan.

**Recreation:** The pursuit of leisure time activities occurring in an indoor or outdoor setting.

**Recreational Facility:** A component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

**Regional Park:** Acreage listed in the "Community and Regional Parks" subsection of the Plan Implementation Requirements Section of the Broward County Land Use Plan that is utilized by the Broward County Board of County Commissioners to meet the regional level parks requirement of the Broward County Land Use Plan.

**Regional Road Network:** The roads contained within the Broward County Metropolitan Planning Organization's adopted Year 2030 Highway Network, except for those roads functionally classified as city collector roads.

**Residential Uses:** Activities within land areas used predominantly for housing.

**Right-of-Way:** Land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access or ingress and egress, or other purpose by the public, certain designated individuals, or governing bodies.

**Roadway Capacity:** The maximum volume of traffic which can be accommodated on a roadway at a given level of service.

**Roadway Functional Classification:** The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

**Sanitary Sewer Facilities:** Structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

**Seasonal Population:** Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farm workers, and other short-term and long-term visitors.

**Septic Tank:** An on-site sewage disposal system, consisting of a watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system.

**Significant Parking Facilities:** Parking lots or structures of more than 100 spaces or greater which serve public transit facilities or serve multiple off-site developments.

**Solid Waste:** Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid; liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

**Solid Waste Facilities:** Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

**State Comprehensive Plan:** The goals and policies contained within the state comprehensive plan, s. 187.201, F.S.

**State Land Planning Agency:** The Department of Community Affairs may be referred to in this part as "DCA."

**Stormwater:** The flow of water which results from a rainfall event.

**Structure:** Anything constructed, installed or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. "Structure" also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs.

**Subdivision:** The platting of real property into two or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land; and includes establishment of new streets and alleys, additions, and resubdivisions; and, when appropriate to the context, relates to the process of subdividing or to the lands or areas subdivided.

**Substantial Conformity:** Refers to the Broward County Charter requirement contained in Article VI, Section 6.05 D & E that local governmental future land use plans shall be materially and pertinently compatible with and further the Broward County Land Use Plan in order to be certified or recertified.

**Transportation Disadvantaged:** Those individuals who because of physical or mental disability, income status, or age are unable to transport themselves to or purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities. (Broward County Transportation Element Volume IV, 2005)

**Urban Character:** An area used intensively for residential, urban recreational, commercial, industrial, institutional, or governmental purposes or an area undergoing development for any of these purposes.

**Urban Infill:** The development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0, and vacant, developable land does not constitute more than 10 percent of the area.

**Urban Open Space:** A smaller landscaped or natural open area, generally between one-tenth of an acre to an acre in size, that at a minimum provides an aesthetic green buffer.

**Very Low Income Person:** One or more natural persons or a family, not including students, that has 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, a Very Low-Income Person's annual anticipated gross income may increase to an amount not to exceed 140 percent of 50 percent of the applicable median income adjusted for family size.

For terms not listed above, Lauderdale Lakes adopts by reference those definitions of terms as delineated in Section 163.3164 F.S., Chapter 9J-5 F.A.C., and the Broward County Land Use Plan, as amended.

# Schedule of Implementation

Item of Implementation	Date
Update Land Development Regulations [FLUE Obj. 1.1]	by June 2011
To redevelop and revitalize blighted areas, and eliminate uses and conditions inconsistent with the vision of Lauderdale Lakes and which do not contribute to the quality of life desired by residents. [FLUE Obj. 1.2]	by 2017
Review Land Development Regulations to ensure consistency with Future Land Use designations along the State Road 7 and Oakland Park Boulevard corridors and to ensure that they transit-supportive intensities and vertical mixing of land uses. [FLUE Pol. 1.3.1]	Within one year of adoption of EAR-based amendments
Lauderdale Lakes shall examine its zoning and land development regulations to ensure that permitted land uses and development standards are consistent with Lauderdale Lakes' adopted goals and overall vision, and contribute to the quality of life desired by its citizens. [FLUE Pol. 1.2.2]	by December, 2009
Lauderdale Lakes shall conduct a feasibility study on burying all utility lines in the CRA. [FLUE Pol. 1.4.1]	by January 2010
Lauderdale Lakes shall explore the feasibility of creating a Public Art Program in the CRA using grants, County funds, a dedicated development fee, or other revenue sources. [FLUE Pol. 1.4.2]	by April 2010
The City shall 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. [FLUE Pol. 1.4.7]	by December 2012
The City shall participate in the Community Rating System program of the Federal Emergency Management Administration. [FLUE Pol. 1.8.2]	by December, 2009
The City shall qualify all federal flood insurance policies within the City for a minimum ten percent discount. [FLUE Pol. 1.8.2]	by December of 2012
Assist at least 30 families through local and state rehabilitation funds. [HE Obj. 1.1]	by 2010
Creation of a residential enhancement program. [HE Pol. 1.1.5] [EE Obj. 1.4]	by January 2011
Creation of a volunteer housing rehabilitation program to assist the elderly and those with special needs. [HE Obj. 1.1]	by June 2011
Create a property tracking system to evaluate the number of substandard homes in the City. [HE Obj. 1.1]	by December 2011
The Code Enforcement Department shall implement a property information system to track deficiencies in housing, buildings at risk of abandonment, code violations, tax arrearages and crime complaints. [HE Pol. 1.2.5]	by December 2012

Introduction of three new mixed income housing developments through aggressive marketing strategies. [HE Obj 1.3]	by 2015
Conduct an inventory of affordable housing units located in the City. [HE Obj. 1.5]	by January 2011
Review the City's share total share of affordable housing in Broward County. [HE Obj. 1.5]	by January 2011
Assess the historic significance of housing units in the City which are more than 50 years old. [HE Obj. 1.7]	by December 2012
The City will assess the historical significance of properties that are 50 years of age or older using the National Register's criteria for evaluation. Upon the determination of structures as historically significant, the City shall implement procedures to ensure the continued conservation of said historic units. [HE Pol. 1.7.2]	by December 2012
Creation of comprehensive Low Impact Development Program. [HE Obj. 1.9 // IE Pol. 2.2.4]	by 2011
Lauderdale Lake shall amend its Land Development Regulations to 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. [IE Pol. 3.1.6]	by June 2012
Develop the Tree Inventory and Planting program. [CE Obj. 1.1]	by January 2011
Develop a program for the City's Community Bus Service. [TE Pol 1.2.10 // CE Obj. 1.1]	by January 2011
Prepare cost analysis on purchasing ultra-low emissions vehicles and create timeline for replacing City vehicles. [CE Obj 1.1]	by January 2011
Review of land development and zoning regulations to assess potential changes to minimize stormwater runoff and improve water quality. [CE Pol. 1.2.2]	by December 2010
Amend land development regulations to require xeriscaping for all new development. [CE Pol. 1.3.2]	by June 2012
Develop the Low Impact Development program. [CE Obj. 1.3]	by 2011
Implement the Low Impact Development program. [CE Obj. 1.4]	by 2012
Maintain and annually update an inventory of the accessibility of all recreational facilities. [ROSE Obj. 1.1]	by 2011
The Parks and Recreation Department shall consider developing and using population based recreation facility standards for use in determining detailed future facility and/or equipment needs. [ROSE Pol. 1.2.5 ]	by 2011
The City should create a database of businesses located in the Community Redevelopment Area (CRA) and monitor any relocation and the reasons for same. [EE Pol. 1.1.4]	by June 2011
The City will collaborate with the CRA to develop a "one stop shop" resource portal via the internet that identifies local, State and Federal funding sources that may provide grant assistance to existing businesses. [EE Pol. 1.1.5]	by December 2011
Seek funding to create a commercial façade program to improve aesthetics of existing businesses. [EE Pol. 1.1.7]	by December 2010

Complete Economic Positioning Strategy. [EE Obj. 1.2]	by January 2011
Create a targeted industries plan. [EE Obj. 1.2]	by December 2011
Creation of a resident visioning committee. [EE Obj. 1.4]	by December 2011
Update future land use plan and land development regulations using principles of new urbanism and form based codes. [EE Obj. 1.5]	by June 2012
Adopt urban design and performance standards. [EE Obj. 1.6]	by December 2012
Phase out all incandescent light bulbs in favor of energy efficient light bulbs. [EE Obj. 1.8]	by January 2012
The City should conduct a study 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. [EE Pol. 1.8.3]	by December 2010
Incorporate Internet and web training into workforce development courses [EE Obj. 1.9]	by December 2009
Complete feasibility study for providing a fiber optic network and wireless internet services citywide. [EE Obj. 1.9]	by December 2012
The City shall adopt standards for its bicycle network that address connectivity, convenience and safety [TE Pol. 1.3.1]	by December, 2012
Conduct a study to examine the feasibility of expanding the bicycle network into all sections of the community and site related facilities such as bicycle parking and storage. [TE Pol. 1.3.5]	by December, 2010
Lauderdale Lakes shall consider bicycle ways in the planning of future arterial roadways by adopting a Bikeway Circulation Map by 2012 and amending the LDRs to require that all non-residential developments greater than 2,000 square feet include bicycle parking facilities. [TE Pol. 1.3.1]	by June, 2012
The City shall adopt standards for its pedestrian network that address connectivity, convenience and safety. [TE Pol. 1.4.1]	by December, 2012
Lauderdale Lakes shall consider pedestrian ways in the planning of future arterial roadways by amending the City's LDRs as necessary to require sidewalks adjacent to all new developments and redevelopments. [TE Pol. 1.4.4]	by June, 2012
The City shall adopt design standards for structured parking to ensure that it is attractive, safe, and convenient, and identify areas where on-street parking can be located. [TE Pol. 1.7.4]	by December 2012



# **City of Lauderdale Lakes**

## **FUTURE LAND USE ELEMENT VOLUME I: GOALS, OBJECTIVES & POLICIES**

## I. Future Land Use Element

### Goal 1

To achieve and maintain a sustainable distribution of land uses, intensities, and building forms with engaging architecture that line safe and attractive street corridors, all of which elements combine to foster community identity, citizen interaction and community pride, and to protect and enhance the public health, safety, welfare, and convenience.

### Land Use Regulation

#### Objective 1.1

To regulate the permitted use of land in a manner that will ensure that development and redevelopment is coordinated with the appropriate topography and soil conditions and the availability of facilities and services.

#### 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 of Land Development Regulations (LDRs) by June, 2012.

#### Policy 1.1.1

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

1. Dwelling units and accessory structures subject to the limitations upon density as expressed on the City Land Use Plan Map.
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 such as schools, day care centers, churches, clinics, nursing homes, rehabilitation centers, governmental administration, police and fire protection facilities, libraries, and civic centers.
4. Public utilities, including water and wastewater treatment plants, pumping stations, electrical power plant substations and transmission facilities and solid waste disposal and transfer stations.
5. Streets and other transportation corridors.
6. 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 Plan 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.
7. Recreational vehicle sites as provided in the County Land Use Plan.
  8. Home occupations and other activities accessory to a dwelling unit.
  9. Special Residential Facilities subject to: meeting one of the Category definitions as contained in the Plan Implementation Requirements section of the 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 Reserve Units, Flexibility Units or bonus sleeping rooms as contained in the "Administrative Rules Document" of the Broward County Planning Council.
    - 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.

### **Policy 1.1.2**

Each parcel of land within an area which is designated "Commercial" by the City 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, motels, and other tourist accommodations.

4. Parks and Recreation.
5. Community facilities.
6. Utilities, transportation and communication facilities (excluding landfills and power plants).
7. Residential uses provided that the City Commission applies flexibility or reserve units to the parcel consistent with the requirements of the Broward County Land Use Plan and that:
  - a. The residential units are located in the same structure as the commercial building).
  - b. The residential floor area does not exceed 50 percent of the total floor area of the building; or
  - c. The first floor is totally confined to commercial uses; or
  - d. For parcels 10 acres in size or less, free standing multi-family residential uses are permitted; or
  - e. For mixed commercial/ residential developments greater than 10 acres in size free standing multi-family residential uses are permitted provided the gross residential acreage does not exceed 10 acres or 40 percent 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; or
  - f. Residential units within the same structure as commercial uses for the owner, manager or caretaker of commercial uses may be located in areas designated commercial without the application of flexibility units or reserve units.

**Policy 1.1.3**

The maximum nonresidential intensity in the Commercial designation shall be an FAR of 3.0.

**Policy 1.1.4**

Each parcel of land within an area which is designated “Industrial” by the City 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 each flexibility zone 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 Land Use Planning Council subject to the review and approval requirements of Broward County Policy 13.01.10.
  - a. Commercial and retail business uses;
  - b. Hotel, motel and other tourist accommodations.

**Policy 1.1.5**

The maximum permitted intensity in the Industrial designation shall be an FAR of 2.0.

**Policy 1.1.6**

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

1. Schools, churches, hospitals, governmental administration, police, and fire stations, libraries, civic centers, courts, nursing homes and governmentally sponsored residential-care facilities for the elderly and/or handicapped. 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 reserve 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 reserve 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 reserve unit shall permit two sleeping rooms regardless of the number of kitchens or baths.

**Policy 1.1.7**

The maximum allowable intensity within the Community Facilities designation shall be an FAR of .75.

**Policy 1.1.8**

Each parcel of land within an area which is designated "Private Recreation" or "Public Recreation" by the City 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 ground 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.

**Policy 1.1.9**

The maximum allowable intensity within the Private Recreation and Public Recreation designations shall be an FAR of .10 for accessory structures and 3.0 for principal recreation structures.

**Policy 1.1.10**

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

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

**Policy 1.1.11**

Each parcel of land within an area which is designated “Local Activity Center” (LAC) by the City 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 not cause the Local Activity Center to exceed the maximum permitted density and intensity values shown below:
  - a. 1,500 Residential high-rise dwelling units
  - b. 500 garden apartments
  - c. 1,000 townhomes
  - d. Commercial - 500,000 square feet
  - e. Hotel - 300 rooms
  - f. Community Facilities - 5 acres (minimum)
  - g. Recreation and Open Space - 5 acres (minimum); ill defined areas such as buffers and berms, for purposes of this criteria, shall not be considered park land or open space.
4. Shall encourage rehabilitation or reuse of historic buildings on site, whenever feasible.

**Policy 1.1.12**

The Intensities of all land uses shall be further restricted by enforcing Lauderdale Lakes’ zoning map and the specific requirements of each zoning district, the City’s code of ordinances and the City and County platting and subdivision regulations.

**Policy 1.1.13**

Vertical mixing of land uses along main thoroughfares shall be encouraged.

**Sustainable Redevelopment and Community Investment****Objective 1.2**

To redevelop and revitalize blighted areas, and eliminate uses and conditions inconsistent with the vision of Lauderdale Lakes and which do not contribute to the quality of life desired by residents by 2017.

**Monitoring and Evaluation:**

- The number of acres remaining in the City 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 City's property tax revenue.

**Policy 1.2.1**

Lauderdale Lakes and the CRA shall continue to develop and implement programs to encourage redevelopment and reuse activities within identified blighted and deteriorating areas.

**Policy 1.2.2**

Lauderdale Lakes shall examine its zoning and land development regulations by December, 2009 to ensure that permitted land uses and development standards are consistent with Lauderdale Lakes' adopted comprehensive plan goals, objectives and policies and the City's overall vision, and contribute to the quality of life desired by its citizens.

**Policy 1.2.3**

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

**Policy 1.2.4**

Lauderdale Lakes shall encourage redevelopment by ensuring that its zoning and land development regulations are clear, internally consistent, intuitively organized, realistic and easily accessible by the public.

**Policy 1.2.5**

Lauderdale Lakes shall ensure compatibility between redeveloping properties and established single-family residential neighborhoods through regulation of building scale, design, building placement, open space, buffering, and use.

**Policy 1.2.6**

Lauderdale Lakes shall continue to identify land uses that are inconsistent with the adopted goals of the comprehensive plan and formulate strategies to mitigate any inconsistencies.

**Policy 1.2.7**

The compatibility of proposed land use plan amendments and rezoning applications with adjacent land use plan and zoning designations shall be a primary consideration in the review and approval of such applications.

**Policy 1.2.8**

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

**Policy 1.2.9**

Lauderdale Lakes shall encourage development of mixed income housing developments throughout the City to provide a range of housing options for existing and future residents.

**Policy 1.2.10**

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

**Policy 1.2.11**

The City shall create zoning and land development regulations to shape new development and redevelopment within the CRA and adjacent areas designated for multiple-family residential use consistent with the principles and policies of this Element.

**Policy 1.2.12**

The City shall, during the update of its Land Development Regulations, evaluate its zoning and business regulations to identify potential conflicts with the policies of the Economic Development Element of the comprehensive plan, and if appropriate and consistent with the comprehensive plan, make revisions to further the City's economic development policies.

**Policy 1.2.13**

The City shall, within one year of adoption of its Evaluation and Appraisal Report - related comprehensive plan amendments, review its Land Development Regulations to ensure consistency with Future Land Use plan designations along the State Road 7 and Oakland Park Boulevard corridors, and to ensure that they enable transit-supportive intensities and vertical mixing of land uses.

**Policy 1.2.14**

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

**Policy 1.2.15**

The City's Land Development Regulations shall encourage pedestrian and bicycle travel by providing for exceptional pedestrian and bicycling infrastructure including, but not limited to wide, continuous and well-maintained sidewalks and bike ways

adequately separated from traffic; shade provided through street trees, awnings, arcades or the like; a high degree of natural surveillance opportunities from roadways and adjacent businesses and residences (via buildings built close to the street with front porches and balconies, and large, frequent window openings) to enhance safety; adequate lighting for way finding and safety; way finding signage; engaging streetscapes; safe and convenient bicycle lock-ups; frequent shelter opportunity from wind and wind-driven rain; workplaces with shower and changing facilities; and, an array of businesses and services distributed along pedestrian and bicycle routes that cater to pedestrians and bicyclists, such as bicycle repair stores, bicycle and scooter rental stores, and food and beverage stores.

**Policy 1.2.16**

The City shall amend its zoning and land development regulations to require that large multi-family and mixed-use developments provide their own recreation facilities, the scope and extent of which their size allows, both in terms of physical and economic capacity to provide the facilities.

**Policy 1.2.17**

Encourage rooftop parking, recreation, civic spaces and gardens on buildings with relatively large roof areas.

**Policy 1.2.18**

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

**Policy 1.2.19**

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

**Policy 1.2.20**

The City shall, through its Land Development Regulations, encourage building and site design that captures and re-use of stormwater runoff for irrigation and non-potable needs.

**Energy Efficiency and Reduction of Greenhouse Gas Emissions****Objective 1.3**

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's Evaluation and Appraisal Report (EAR).

**Policy 1.3.1**

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 1.3.2**

By December 2010, the City shall review its 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 1.3.3**

The City shall 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 a other nationally recognized, high-performance green building rating system as recognized by the Florida Department of Management Services.

**Policy 1.3.4**

The Community 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 1.3.5**

By December 2010, the City shall amend its Land Development Regulations to include incentives (e.g., expedited review process) for constructing green-certified buildings or implementing low impact development practices as identified by the City of Lauderdale Lakes.

**Policy 1.3.6**

The City shall 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 1.3.7**

The City shall, through its Land Development Regulations, encourage development consistent with the sustainable development policies of the Conservation Element including, but not limited to energy conservation and water reuse and conservation.

**Policy 1.3.8**

The City shall, through its Land Development Regulations, encourage energy conserving design.

**Policy 1.3.9**

The City shall, December 2012 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.

**Urban Design and Aesthetics****Objective 1.4**

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 principles expressed in the Citizens' Master Plan.

**Monitoring and Evaluation:**

- This objective shall be monitored and evaluated based upon implementation of its supporting policies.

**Policy 1.4.1**

Lauderdale Lakes shall conduct a feasibility study on burying all utility lines in the CRA by January 2010.

**Policy 1.4.2**

Lauderdale Lakes shall explore the feasibility of creating a Public Art Program in the CRA using grants, County funds, a dedicated development fee, or other revenue sources by April 2010.

**Policy 1.4.3**

Lauderdale Lakes shall enhance way finding in the City by providing gateway and entrance features to announce arrival into, and departure from, the City.

**Policy 1.4.4**

Lauderdale Lakes shall develop sign regulations that specifically address mixed use developments built close to the street with off-street parking facilities located to the rear of the buildings.

**Policy 1.4.5**

Lauderdale Lakes shall continue to participate with the South Florida Regional Planning Council and the other participating municipalities in the State Road 7 Collaborative process.

**Policy 1.4.6**

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 1.4.7**

By December 2012, the City shall 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 shall consider the use of Universal Design in new construction, residential rehabilitation and remodeling.

**Policy 1.4.9**

The City shall evaluate whether to create an Urban Design and Architecture Review Board to implement the urban design standards to ensure conformity of development and redevelopment to said standards.

**Policy 1.4.10**

Urban design elements within the public realm shall include urban open spaces, street trees, street furniture, attractive sidewalk surfacing, pedestrian-scale lighting, awnings/overhangs, and attractive transit shelters.

**Policy 1.4.11**

Lauderdale Lakes shall, through its continued regulation of signage in the land development regulations and establishment of design standards, balance community aesthetics, sense of place and motorist safety with way finding, and the effective identification of businesses, institutions and other uses requiring signage, and the right to free speech.

**Policy 1.4.12**

Through its Land Development Regulations the City shall ensure to the extent feasible that public sidewalks along major thoroughfares are wide enough to provide for pedestrian circulation, outdoor dining and landscaping to buffer pedestrians from high speed traffic on adjacent collector and arterial roads.

**Policy 1.4.13**

Through its Land Development Regulations the City shall ensure to the extent feasible that buildings on lots fronting major thoroughfares are constructed at, or near, the back edge of the public sidewalk, and off-street parking facilities is located to the rear of the building.

**Policy 1.4.14**

The City shall encourage buildings on lots fronting major thoroughfares to have a minimum of two habitable floors. Buildings with more than six floors shall be required to be stepped back from the street to avoid the creation of shadows and pedestrian-hostile scale.

**Policy 1.4.15**

The City shall endeavor to improve the appearance and quality of transit shelters by making them an integral part of the urban streetscape, which may include incorporating shelters in buildings that abut transit routes.

**Policy 1.4.16**

The City shall, by 2012 update its Land Development Regulations applicable to identified redevelopment areas to incorporate principles of new urbanism regulated through form based zoning.

**Natural Resource Protection****Objective 1.5**

To ensure the protection of natural resources.

**Monitoring and Evaluation:**

- The adoption and enforcement of standards and regulations that protect natural resources.

**Policy 1.5.1**

Lauderdale Lakes shall continue to protect wellfields in accordance with Broward County's Wellfield Protection Ordinance.

**Policy 1.5.2**

Lauderdale Lakes shall continue to prohibit industrial uses within Wellfield Protection Zones of Influence consistent with Broward County regulations.

**Policy 1.5.3**

Lauderdale Lakes shall, through its Land Development Regulations, ensure adequate pervious surface areas throughout the City to promote natural groundwater recharge and filtration.

**Public Facilities****Objective 1.6**

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

**Monitoring and Evaluation:**

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

**Policy 1.6.1**

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 1.6.2**

Development orders and permits shall not be issued unless facilities and services are available concurrent with the impact of development, or as otherwise provided by Sec. 163.3180, F.S., as may be amended from time to time.

**Policy 1.6.3**

The City shall coordinate with the Florida Department of Transportation (FDOT) regarding access management, transit, parking, and streetscaping proposals.

**Policy 1.6.4**

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

**Development Review and Incentives****Objective 1.7**

To maintain a development review process that is responsive, efficient and equitable, and which results in development that will ultimately benefit the City of Lauderdale Lakes and its residents.

**Monitoring and Evaluation:**

- Maintenance of customer satisfaction records
- Creation of a Priority Development Incentive Program by April 2011.

**Policy 1.7.1**

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

**Policy 1.7.2**

Lauderdale Lakes shall create a priority development incentive program by April 2011, which allows development proposals that meet certain criteria to qualify for streamline permitting, density bonuses, and/or reduced fees.

**Policy 1.7.3**

Lauderdale Lakes shall create a list of criteria to structure and implement the priority development incentive program aforementioned in Policy 1.7.2 by January 2011. Criteria may include, but are not limited to, projects that are LEED certified, transit-oriented, or which further a broad range of community goals.

**Policy 1.7.4**

Lauderdale Lakes shall continue to utilize and adhere to the flexibility zones, rules, and regulations as outlined in Article 1 of the Broward County Administrative Rules Document of the Broward County Land Use Plan.

**Policy 1.7.5**

Lauderdale Lakes shall use its flexibility, reserve, and affordable housing units to encourage development that will have broad social benefits to the community.

**Policy 1.7.6**

Lauderdale Lakes shall maintain an up-to-date inventory of its remaining flexibility, reserve, and affordable housing units until all have been exhausted.

**Policy 1.7.7**

Lauderdale Lakes shall eliminate regulatory activities that are no longer tied to current or future needs and eliminate duplications and inconsistencies within the city code and comprehensive plan.

**Hazard Mitigation****Objective 1.8**

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

**Monitoring and Evaluation:**

- Complete hazard and risk exposure evaluation and mitigation action plan by 2011.

**Policy 1.8.1**

Lauderdale Lakes shall continue to enforce its flood damage prevention regulations.

**Policy 1.8.2**

By December, 2009, the City shall participate in the Community Rating System program of the Federal Emergency Management Administration, and by December of 2012, shall qualify all federal flood insurance policies within the City for a minimum ten percent discount.

**Protection of Historical and Archaeological Resources****Objective 1.9**

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

**Monitoring and Evaluation:**

- At least once every seven years, the City shall comprehensively update its inventory of historically and archaeologically significant resources (map).

**Policy 1.9.1**

The City shall maintain an inventory of historically and archeologically significant properties and protect those structures and sites from degradation and loss.

**Policy 1.9.2**

The City shall continue to implement procedures in its Land Development Regulations to ensure the continued protection of historically and archaeologically significant resources.

**Policy 1.9.3**

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 1.9.4**

The City shall consider the potential impacts of land use plan amendments on historical and archaeological resources.

**Policy 1.9.5**

The City shall continue to coordinate its resource protection activities with applicable state and federal laws.

## **Implementation Regulations & Procedures**

### **RESIDENTIAL DENSITY STANDARDS**

#### **1. Density Standards**

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

- (a) The Estate (1) Residential category permits up to one dwelling units per gross acre.
- (b) The Low (2) Residential category permits up to two dwelling units per gross acre.
- (c) The Low (3) Residential category permits up to three dwelling units per gross acre.
- (d) The Low (5) Residential category permits up to five dwelling units per gross acre.
- (e) The Low-Medium (10) Residential category permits up to ten dwelling units per gross acre.
- (f) The Medium (16) Residential category permits up to 16 dwelling units per gross acre.
- (g) The Medium-High (25) Residential category permits up to 25 dwelling units per gross acre.
- (h) The High (50) Residential category permits up to 50 dwelling units per gross acre.

Other land use categories and land uses are subject to density standards as follows:

- (a) Special Residential Facilities are subject to the density standards contained within applicable land use categories and the regulations of the Broward County Land Use Plan.
- (b) Recreational vehicle sites are subject to the density standards contained within applicable land use categories and the regulations in the Broward County Land Use Plan.
- (c) Hotels, motels and similar lodging are subject to density standards contained within applicable land categories and the regulations of the Broward County Land Use Plan.
- (d) Affordable Housing Units are subject to the density standards contained within the applicable land use categories and the regulations of the Broward County Land Use Plan.

#### **2. Density Calculation**

- (a) All references to density within the Lauderdale Lakes Future Land Use Plan mean gross density. Gross density means the number of

dwelling units existing or proposed within an area, divided by the gross acreage of the lot. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas of the Land Use Plan.

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

### 3. Arrangement of Dwelling Units

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

### 4. Dashed-Line Areas

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

## 5. Flexibility Units

- (a) Flexibility Units are defined as the difference between the number of dwelling units permitted within a Flexibility Zone by the Broward County Land Use Plan Map (Series) and the number of dwelling units permitted within the Flexibility Zone by the Lauderdale Lakes certified Future Land Use Map.
- (b) The certified City's 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.
- (c) The allocation of residential densities utilizing Flexibility Units will be administered within Flexibility Zones. The boundaries of and rules governing Flexibility Zones and allocation of residential densities therein, will be established within the "Administrative Rules Document" of the Broward County Land Use Plan
- (d) The maximum number of dwelling units permitted in a Flexibility Zone by the Lauderdale Lakes Future Land Use Map shall not exceed the number of dwelling units permitted in the Flexibility Zone by the Broward County Land Use Plan Map (Series). Allocations of Flexibility Units are subject to the restrictions below:
  - i. Allocations of Flexibility Units for "affordable housing," special residential facilities, and areas designated "Regional Activity Center" as defined within the Broward County Land Use Plan, regardless of the provisions referenced in 1. and 2. above, shall be exempt from this provision.
  - ii. This provision shall not apply to the action of a local government whereby Flexibility Units were approved pursuant to the Broward County Land Use Plan and Administrative Rules prior to the effective date of this provision.

## 6. Reserve Units

- (a) Reserve Units are defined as additional permitted dwelling units equal up to two percent of the total number of dwelling units permitted within a Flexibility Zone by the Broward County Land Use Plan Map (Series).
- (b) The Lauderdale Lakes Future Land Use Plan allows allocation of residential reserve units to increase densities in exceed those shown on the Future Land Use Map, consistent with the Broward County Land Use Plan authorizing provisions.

- (c) The allocation of Reserve Units is administered within Flexibility Zones and does not require amendment of the certified City Future Land Use Plan. The boundaries of and rules governing Flexibility Zones and allocation of Reserve Units therein, as referenced in the Future Land Use policies, will be established within the Administrative Rules Document of the Broward County Land Use Plan.
- (d) The number of Reserve Units in a Flexibility Zone was fixed at the adoption of the Broward County Land Use Plan Map (Series). The number of Reserve Units assigned to a parcel designated for residential use on the City Future Land Use Map may not exceed 100 percent of the maximum number of dwelling units indicated for the parcel by the map. Allocations of Flexibility Units are subject to the restrictions below:
  - i. The allocation of reserve units for affordable housing, special residential facilities and areas designated "Regional Activity Center" as defined by the Broward County Land Use Plan shall be in accordance with the provisions found in the Administrative Rules Document of the Broward County Planning Council.

# **City of Lauderdale Lakes**

## **TRANSPORTATION ELEMENT VOLUME I: GOALS, OBJECTIVES & POLICIES**

## II. Transportation Element

### Goal 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.

### Roadway Safety and Level of Service

#### Objective 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 1.1.1

The City adopts the following level of service standards for its 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 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 level of service standards.

#### Policy 1.1.3

The City shall coordinate with county and state agencies to evaluate the adopted roadway level of service standards and ensure to the extent feasible that the level of service standards are being maintained on state and county roadways within the City.

#### Policy 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 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.

**Policy 1.1.6**

Lauderdale Lakes shall continue to require the control of connections and access points of driveways and roadways to the local and the regional roadway network in such a manner as to make them consistent with the Florida Department of Transportation (FDOT), Broward County and the City's access management standards and provide an aesthetically pleasing visual experience.

**Policy 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 1.1.8**

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 1.1.9**

The City shall routinely evaluate Broward County Metropolitan Planning Organization (MPO) collector roadways shown within the City and determine whether any additional roadways should be included or deleted from the Trafficways Plan.

**Policy 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 impact on Strategic Intermodal System (SIS)/FIHS facilities failing the adopted level of service standards aforementioned in Policy 1.1.1 of this element.

**Policy 1.1.11**

The City shall require in its Land Development Regulations that building and structure setbacks be measured from the ultimate right of way line.

**Transit****Objective 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 1.2.1**

The City adopts the following bus transit level of service standards pertaining to Broward County Transit (BCT) operations and Broward County's 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.

**Policy 1.2.2**

The City shall utilize the transit level of service standards aforementioned in Policy 1.2.1 of this element for the purposes of maintaining transit concurrency in Lauderdale Lakes.

**Policy 1.2.3**

The City shall support the BCT concurrency credit system.

**Policy 1.2.4**

The City shall adopt standards to ensure that the community bus transit service in Lauderdale Lakes is convenient, safe, and responsive to citizen needs by December, 2012.

**Policy 1.2.5**

The City shall continue to fund and operate a community bus transit service as a means to supplement BCT operations and improve mobility within Lauderdale Lakes.

**Policy 1.2.6**

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 1.2.7**

The City shall continue to improve the bus transit system as a means to improve mobility within Lauderdale Lakes.

**Policy 1.2.8**

The City shall ensure that the Community Redevelopment Area (CRA) is served by the community bus transit service.

**Policy 1.2.9**

The City shall construct well-designed transit shelters in the Local Activity Center to encourage transit usage.

**Policy 1.2.10**

The City's community bus service shall continue to assist all riders, including the transportation disadvantaged and residents who are participating in the City's recreation and social programs.

**Policy 1.2.11**

The Future Land Use Map shall continue to direct major trip generators and attractors to corridors served by Broward County Transit.

**Policy 1.2.12**

By December 2010, the City shall amend its Land Development Regulations to require minimum intensities and densities needed to support priority mass transit routes including commuter rail corridors.

**Bicycle Facilities****Objective 1.3**

To develop and maintain a quality bicycle network consisting of bicycle lanes and 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 1.3.1**

The City shall adopt standards for its bicycle network that address connectivity, convenience and safety by December, 2012.

**Policy 1.3.2**

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 1.3.3**

The City shall continue to improve the existing bicycle network as a means to improve mobility within Lauderdale Lakes.

**Policy 1.3.4**

The City shall develop a bicycle network that is coordinated with Broward County's countywide bicycle network system, and as appropriate the Broward County Greenways Master Plan.

**Policy 1.3.5**

Lauderdale Lakes shall conduct a study to examine the feasibility of expanding the bicycle network into all sections of the community and site related facilities such as bicycle parking and storage by December, 2010.

**Policy 1.3.6**

Lauderdale Lakes shall consider bicycle ways in the planning of future arterial roadways by adopting a Bikeway Circulation Map by 2012 and the amending the LDRs by June, 2012 to require that all non-residential developments greater than 2,000 square feet include bicycle parking facilities.

**Pedestrian Facilities****Objective 1.4**

To develop and maintain a safe and convenient pedestrian network consisting of pedestrian paths and trails, buffering, shading and shelters, street lighting, and 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 1.4.1**

The City shall adopt standards for its pedestrian network that address connectivity, convenience and safety by December, 2012.

**Policy 1.4.2**

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 1.4.3**

The City shall continue to improve the existing pedestrian network as a means to improve mobility within Lauderdale Lakes.

**Policy 1.4.4**

Lauderdale Lakes shall consider pedestrian ways 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.

## **Integration of Transit Modes**

### **Objective 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 1.5.1**

The City shall identify existing conflicts between modes of travel within Lauderdale Lakes and mitigate these conflicts through improved system design.

#### **Policy 1.5.2**

The City shall design and construct transportation facilities using different colors, materials, and textures to create a hierarchical network of paths.

#### **Policy 1.5.3**

The City shall develop multi-modal transfer stations at strategic locations throughout the City to allow users to switch between modes of travel.

#### **Policy 1.5.4**

The City shall continue to integrate transportation planning activities with land use planning activities.

## **Environmental Considerations**

### **Objective 1.6**

To develop a transportation system that is environmentally responsible.

#### **Monitoring and Evaluation:**

- This objective will be monitored and evaluated by its implementing policies.

#### **Policy 1.6.1**

The City shall develop a transportation system that allows users to reach destinations by non-polluting modes of travel.

#### **Policy 1.6.2**

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

## **Urban Design Considerations**

### **Objective 1.7**

To develop a transportation system that is aesthetically pleasing.

#### **Monitoring and Evaluation:**

- The level of integration of urban design strategies into the overall transportation system.

#### **Policy 1.7.1**

The City shall integrate urban design with transportation planning to ensure that the transportation system is aesthetically pleasing in addition to being functional.

#### **Policy 1.7.2**

Future parking facilities in the CRA shall be developed as structured parking whenever feasible.

#### **Policy 1.7.3**

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 1.7.4**

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.

## **Concurrency Administration**

### **Objective 1.8**

To develop and maintain administrative procedures that ensure that the multimodal transportation system in Lauderdale Lakes serves all members of the community in a safe, efficient, environmentally-responsible, and aesthetically pleasing manner.

#### **Monitoring and Evaluation:**

- Whether the administrative procedures adopted below help ensure that the goals and objectives of this Element are achieved.

#### **Policy 1.8.1**

The City shall utilize the highway capacity methodology or other acceptable 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 1.8.2**

The City shall maintain an updated concurrency management system to ensure that adopted transportation level of service standards are maintained.

**Policy 1.8.3**

The City shall allow “de minimus” exemptions to its transportation concurrency level of service standards consistent with Chapter 163.3180(6).

**Policy 1.8.4**

The City shall allow developers in certain circumstances to satisfy transportation concurrency requirements by making proportionate fair-share contributions consistent with Chapter 163.3180(16).

**Policy 1.8.5**

The City shall develop, maintain, and enforce specific rules, procedures, and practices within the City’s LDRs that further the goals, objectives, and policies contained within this Element.

**Facilitation of Urban Redevelopment****Objective 1.9**

To develop a transportation system that facilitates the growth of the City’s CRA.

**Monitoring and Evaluation:**

- The level of coordination between the City’s CRA and improvements made to the City’s transportation system.

**Policy 1.9.1**

The City shall develop a multimodal system within the CRA that reduces transportation costs and promotes new business growth.

**Policy 1.9.2**

The City shall protect and stabilize neighborhoods within designated redevelopment areas by implementing transportation management strategies such as traffic calming.

**Policy 1.9.3**

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 1.9.4**

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 1.9.5**

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**

## **HOUSING ELEMENT**

### **VOLUME I: GOALS, OBJECTIVES & POLICIES**

## III. Housing Element

### Goal 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.

### Improve Existing Housing Stock

#### Objective 1.1

The City shall continue to ensure that 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 1.1.1

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

#### Policy 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 1.1.3

The City should encourage homeowners to maintain their properties by:

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 include painting, landscaping, swale maintenance, gutter cleaning, basic plumbing and other minor repair tasks.

#### Policy 1.1.4

The City shall utilize preservation and rehabilitation programs as the primary means of protecting its affordable housing stock.

**Policy 1.1.5**

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

**Policy 1.1.6**

Utilize Community Redevelopment Agency (CRA) TIF funds to create a housing rehabilitation revolving loan program which 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.

**Code Enforcement****Objective 1.2**

To ensure that all substandard units are either eliminated or renovated to meet minimum building code standards in order to ensure safe and decent dwelling units and enhance the aesthetic quality of the community.

**Monitoring and Evaluation:**

- Create a property tracking system by December 2011 to evaluate the number of substandard homes in the City.

**Policy 1.2.1**

The City shall continue to provide support to code enforcement through budget allocations.

**Policy 1.2.2**

The City shall update the housing and subdivision regulations in the City's Land Development Code to maintain and enhance the quality of housing and promote stabilization of neighborhoods.

**Policy 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 1.2.4**

The City shall establish 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.
4. Report chronic cases of code violation.

**Policy 1.2.5**

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

**Community Redevelopment****Objective 1.3**

To ensure 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.

**Monitoring and Evaluation:**

- Introduction of three new mixed income housing developments through aggressive marketing strategies by 2015.

**Policy 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 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 1.3.3**

The City shall establish 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 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 gentrification of neighborhoods.

**Policy 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 future population.

**Policy 1.3.6**

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

**Policy 1.3.7**

The City should develop urban design guidelines, specifically to encourage 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 1.3.8**

The City will locate housing along urban corridors with increased connectivity to transit as outlined in the Citizen's Master Plan.

**Displacement****Objective 1.4**

Provide uniform and equitable treatment to those persons displaced or relocated by public action.

**Monitoring and Evaluation:**

- Continued implementation of relocation plan as needed.

**Policy 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 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.

**Affordable Housing****Objective 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.

**Monitoring and Evaluation:**

- By January 2011, conduct an inventory of affordable housing units located in the City.

- By January 2011, review the City's share total share of affordable housing in Broward County.

**Policy 1.5.1**

Affordable housing opportunities shall be located in proximity to major employment centers.

**Policy 1.5.2**

The City should ensure the availability and equitable distribution of affordable housing for very low, low and moderate income households.

**Policy 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 1.5.4**

Lauderdale Lakes shall preserve the large stock of very low, low and moderate income housing including mobile homes by the continued enforcement of Sections 44.15 through 44.27 of the Land Development Regulations in order to meet the needs of Lauderdale Lakes' existing and future residential population and economic activities.

**Policy 1.5.5**

The City shall make available to very low, low and moderate income families information concerning affordable housing opportunities and programs within the City.

**Policy 1.5.6**

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 1.5.7**

The City should conduct a study 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 1.5.8**

The City shall continue to establish alternative roadway LOS standards to encourage and expand employment and housing opportunities for very low, low moderate and moderate income housing.

**Policy 1.5.9**

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 1.5.10**

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 1.5.11**

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

**Special Needs Housing****Objective 1.6**

The City will continue to allow for adequate sites for the location of foster care facilities, group homes and special needs housing as licensed by the appropriate Florida agencies.

**Monitoring and Evaluation:**

- Maintaining zoning classifications to allow for special needs housing.

**Policy 1.6.1**

The City will continue to implement local, regional and State regulations for health and safety established in the City's land development regulations that govern the permitting and operation of foster care facilities and group homes licensed by the Florida Department of Children and Families and other licensing agencies. Such City regulations shall, at a minimum, comply with Ch. 419, F.S. as may be amended from time to time.

**Policy 1.6.2**

The City should adequately address locations 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.

**Disaster****Objective 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.

**Monitoring and Evaluation:**

- Continued partnership with Broward County Emergency Management Agency.

**Policy 1.7.1**

The City should pursue and maintain funding for disaster mitigation response and repair in the event that the housing stock is severely compromised as a result of a catastrophic event. 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 1.7.2**

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.

**Energy and Water Efficiency and Other Green Initiatives****Objective 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.

**Monitoring and Evaluation:**

- Creation of comprehensive Low Impact Development Program by 2011.

**Policy 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 aim 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 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 1.8.3**

By December 2010, the City shall review its 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 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 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 1.8.6**

By June, 2012, the City shall adopt Land Development Regulations that require or encourage through incentives, developers to construct using green building practices.

**Policy 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 1.8.8**

The City shall make available to interested homeowners the advice of professional City staff concerning topics involving energy and water efficiency and other green initiatives.

# **City of Lauderdale Lakes**

## **INFRASTRUCTURE ELEMENT**

### **VOLUME I: GOALS, OBJECTIVES & POLICIES**

## IV. Infrastructure Element

### Sanitary Sewer

#### **Goal 1**

To ensure that all properties within the City are served by a centralized sanitary sewer system which meets all public health and safety standards in an efficient and environmentally-responsible manner.

#### **Objective 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.

#### **Monitoring and Evaluation:**

The maintenance and use of an up-to-date concurrency management system.

#### **Policy 1.1.1**

The City shall continue to ensure through its interlocal agreement that Broward County corrects any existing sanitary sewer facility deficiencies.

#### **Policy 1.1.2**

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

#### **Policy 1.1.3**

Lauderdale Lakes shall coordinate its future sanitary sewer needs with the extension and capacity expansion plans of Broward County Water and Wastewater Services (BCWWS).

#### **Policy 1.1.4**

Lauderdale Lakes shall maintain an up-to-date interlocal agreement with Broward County for as long as it provides sanitary sewer facilities and services to the City.

#### **Policy 1.1.5**

Lauderdale Lakes shall continue to promote infill development and redevelopment to ensure an efficient use of the sanitary sewer system.

#### **Policy 1.1.6**

The City shall utilize a concurrency management system 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 1.1.7**

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 1.1.8**

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.

Type of Structure Specific Condition	Design Flow per Unit in Gallons per Day
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	3,500
Automatic Type (recycled water)	350
Hand wash	1,750
Churches	
Per sanctuary seat	7

Type of Structure Specific Condition	Design Flow per Unit in Gallons per Day
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.	210
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

Type of Structure Specific Condition	Design Flow per Unit in Gallons per Day																
Recreation / pool Buildings Per person (300 gallon minimum)	2																
Residences Single family, detached Multi-family buildings Motel/Hotel Units Bedroom additions to SFR Mobile Homes	300 GPD each unit 250 GPD per unit 150 GPD per bedroom 150 GPD per bedroom 300 GPD each																
Restaurants Open 24 hours, per seat (including bar) Open less than 24 hours/seat (including bar) 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 30 35 50 50																
Schools Each pupil per day Add for shower/pupil Add for cafeteria/pupil Boarding pupil	<table border="1"> <thead> <tr> <th></th> <th>Elementary</th> <th>High</th> </tr> </thead> <tbody> <tr> <td>Each pupil per day</td> <td>10</td> <td>15</td> </tr> <tr> <td>Add for shower/pupil</td> <td>5</td> <td>5</td> </tr> <tr> <td>Add for cafeteria/pupil</td> <td>5</td> <td>5</td> </tr> <tr> <td>Boarding pupil</td> <td>100</td> <td>210</td> </tr> </tbody> </table>			Elementary	High	Each pupil per day	10	15	Add for shower/pupil	5	5	Add for cafeteria/pupil	5	5	Boarding pupil	100	210
	Elementary	High															
Each pupil per day	10	15															
Add for shower/pupil	5	5															
Add for cafeteria/pupil	5	5															
Boarding pupil	100	210															
Service Stations and Auto repair shops Per water closet Plus per service bay	250 100																
Shopping Centers and retail shops Per square foot of floor space (no food service or laundry)	0.1																
Theaters and auditoriums Per seat	5																

Type of Structure Specific Condition	Design Flow per Unit in Gallons per Day
Warehouse, mini-storage, with resident manager	
Per square foot or floor space plus Resident	0.01 250
Warehouses	
Per square foot of storage space	0.1

Source: Broward County Comprehensive Plan 2005 Update, Sanitary Sewer Sub-Element Table 5-A-1.

## **Potable Water**

### **Goal 2**

To ensure that all properties within the City are served by a centralized potable water system which 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.

### **Monitoring and Evaluation:**

- The maintenance and use of an up-to-date concurrency management system.

### **Policy 2.1.1**

The City shall continue to ensure through its interlocal agreement that Broward County corrects any existing potable water facility deficiencies.

### **Policy 2.1.2**

Lauderdale Lakes shall coordinate its future potable water needs with the extension and capacity expansion plans of Broward County Water and Wastewater Services.

### **Policy 2.1.3**

Lauderdale Lakes shall maintain an up-to-date interlocal agreement with Broward County for as long as it provides potable water facilities and services to the City.

### **Policy 2.1.4**

Lauderdale Lakes shall continue to promote infill development and redevelopment to ensure an efficient use of the potable water system.

**Policy 2.1.5**

The City shall utilize a concurrency management system 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 2.1.6**

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

**Policy 2.1.7**

The level of service standard for the water treatment plan serving Lauderdale Lakes is the maximum day.

**Policy 2.1.8**

Lauderdale Lakes adopts the following demand generation rates for its potable water system as consistent with Broward County Water and Wastewater Services and Broward County Comprehensive Plan:

Type of Use	Unit	Demand (gpd/unit)
Bar, Cocktail Lounge	1,000 square foot of gross building area	346
Condominium, Apartment	Each	225
Child Day Care	1,000 square foot of gross building area	177
Fast Food Service	1,000 square foot of gross building area	967
Gas Station (fueling only)	Fuel pump	154
Hotel (with restaurant and/or meeting rooms)	Rental room	243
Hotel (without restaurant and/or meeting rooms)	Rental room	71
Laundry and/or Dry Cleaning (staff operated machines)	1,000 square foot of gross building area	776
Laundry and/or Dry Cleaning (coin operated machines)	1,000 square foot of gross building area	2,425
Merchandising	1,000 square foot of gross building area	154
Mobile Home	Lot	157

Type of Use	Unit	Demand (gpd/unit)
Movie Theater	Seat	3
Office	1,000 square foot of gross building area	178
Place of Worship	1,000 square foot of gross building area	146
Restaurant	1,000 square foot of gross building area	699
School	Student	12

Source: Broward County Comprehensive Plan Policy 4.2.2 and Table 4-A-1 in Appendix A, Specific Type of Use Potable Water Average Day Demands.

## Objective 2.2

To implement plans, programs, and technologies that effectively reduce potable water consumption in the City.

### Monitoring and Evaluation:

- A reduction in potable water consumption on a district wide, per capita basis.

### Policy 2.2.1

Lauderdale Lakes shall comply with the water conservation programs of Broward County and the South Florida Water Management District.

### Policy 2.2.2

Lauderdale Lakes shall require that all new development use xeriscaping concepts and native plantings to minimize the need for irrigation.

### Policy 2.2.3

The City shall conserve water resources and promote water reuse by initiating a Low Impact Development Program.

### Policy 2.2.4

The Low Impact Development Program shall include the following aims pertaining to reducing potable water consumption:

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.

## **Stormwater Management**

### **Goal 3**

To provide a stormwater management system which meets all public health and safety standards in an efficient and environmentally-responsible manner.

### **Objective 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 3.1.1**

Lauderdale Lakes Public Works Department shall monitor and improve existing stormwater management facilities deficiencies.

#### **Policy 3.1.2**

Lauderdale Lakes Community Development Department shall coordinate the City's future needs with the extension and capacity expansion plans of the Public Works Department.

#### **Policy 3.1.3**

Lauderdale Lakes shall comply with all applicable local, state, and federal stormwater management regulations and implement best management practices.

#### **Policy 3.1.4**

Lauderdale Lakes shall take into account the use of existing stormwater management facilities and coordinate land use development in a manner that will ensure flood protection, aquifer recharge, and the protection of natural systems.

**Policy 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 3.1.6**

Lauderdale Lake shall amend its Land Development Regulations by June 2012 to 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 3.1.7**

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

Stormwater Regulation	Return Period and Frequency	Design Criteria
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
	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
	Dry detention	75% of Wet detention requirement
	Dry retention	50% of Wet detention requirement
	Commercial or Industrial Development	½ inch of dry retention or detention pre-treatment is required

Source: Broward County Chapter 27-14 and SFWMD Permit Volume IV, as shown in the City of Lauderdale Lakes Stormwater Management Master Plan Report, April 2007, prepared by A.D.A. Engineering Consultants.

## **Natural Groundwater Aquifer Recharge**

### **Goal 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 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 4.1.1**

Lauderdale Lakes shall comply with all applicable local, state, and federal regulations pertaining to natural aquifer recharge.

#### **Policy 4.2.2**

Lauderdale Lakes shall strictly regulate land use development in its wellfield protection zone as consistent with Broward County's Wellfield Protection Ordinance.

#### **Policy 4.2.3**

Lauderdale Lakes shall maintain and enforce land development and zoning regulations which require minimum pervious areas to assist in natural aquifer recharge.

#### **Policy 4.2.4**

Lauderdale Lakes shall improve natural groundwater recharge as it redevelops.

## **Solid Waste**

### **Goal 5**

To provide, or cause to be provided, a solid waste collection and disposal system which meets all public health and safety standards in an efficient and environmentally responsible manner.

### **Objective 5.1**

To correct 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 5.1.1**

Lauderdale Lakes shall continue to maintain an up-to-date interlocal agreement with Broward County for solid waste disposal.

**Policy 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 5.1.3**

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 solid waste facilities.

**Policy 5.1.4**

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:

Land Use	Generation Rates
Residential	8.9 lbs. per unit per day
Industrial & Commercial	
Factory/Warehouse	2 lbs. per 100 square foot per day
Office Building	1 lb. per 100 square foot per day
Department Store	4 lbs. per 100 square foot per day
Supermarket	9 lbs. per 100 square foot per day
Restaurant	2 lbs. per meal per day
Drug Store	5 lbs. per 100 square foot per day
School	
Grade School	10 lbs. per room & ¼ lbs. per pupil per day
High School	8 lbs. per room & ¼ lbs. per pupil per day
Institutional	
Hospital	8 lbs. per bed per day
Nurse or Intern Home	3 lbs. per person per day
Home for aged	3 lbs. per person per day
Rest Home	3 lbs. per person per day

Source: Broward County Comprehensive Plan, Solid Waste Sub-Element, 2005 Update.

# **City of Lauderdale Lakes**

**CONSERVATION ELEMENT**

**VOLUME I: GOALS, OBJECTIVES & POLICIES**

## V. Conservation Element

### Goal 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.

### Air Quality

#### Objective 1.1

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 1.1.1

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

#### Policy 1.1.2

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

#### Policy 1.1.3

The Tree Inventory and Planting program shall include the following aims 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 1.1.4**

The City shall reduce greenhouse gas emissions and combat air pollution locally by continuing to fund and improve its Community Bus Service program.

**Policy 1.1.5**

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 1.1.6**

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

**Policy 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.

**Water Quality****Objective 1.2**

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 1.2.1**

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

**Policy 1.2.2**

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 1.2.3**

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 1.2.4**

The City shall explore opportunities to construct stormwater treatment areas (STAs) within the City to collect, store, and treat stormwater runoff prior to releasing it into lakes and canals.

**Policy 1.2.5**

The City shall adopt standards or incentives that require/encourage new development and redevelopment to minimize impervious surfaces.

**Water Conservation, Supply and Reuse****Objective 1.3**

To conserve regional water resources by reducing potable water usage citywide, to increase groundwater supply, and to reuse water when feasible.

**Monitoring and Evaluation:**

- By June 2012 amend land development regulations to require xeriscaping for all new development.
- Develop the Low Impact Development program by 2011.

**Policy 1.3.1**

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

**Policy 1.3.2**

The City shall amend its land development regulations to require the use of xeriscaping for all new development and redevelopment in Lauderdale Lakes.

**Policy 1.3.3**

The City shall increase water supply (through natural groundwater infiltration) by providing for shared parking arrangements, pervious pavement materials in the land development and zoning regulations, and by encouraging structured parking in major commercial areas to reduce the number and expanse of surface parking lots.

**Policy 1.3.4**

The City shall conserve water resources and promote water reuse by initiating a Low Impact Development program.

**Policy 1.3.5**

The Low Impact Development program shall include 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 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.

**Energy Conservation and Production****Objective 1.4**

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 1.4.1**

The City shall adopt standards in its land development regulations that require the use of widely available energy saving products such as compact fluorescent light bulbs, double-pane windows, and Energy Star certified appliances.

**Policy 1.4.2**

The City shall encourage, in certain circumstances, the reuse of buildings as opposed to the demolition and construction of new buildings, as building construction alone can be a very energy intensive activity.

**Policy 1.4.3**

Whenever feasible, the City shall purchase fuel efficient vehicles for its fleet.

**Policy 1.4.4**

The City shall explore the feasibility of equipping City-owned buildings with solar panels or other devices that produce a clean, renewable supply of energy.

**Policy 1.4.5**

The City shall conserve energy by initiating a Low Impact Development program.

**Policy 1.4.6**

The Low Impact Development program shall include the following aims 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.

**Policy 1.4.7**

The City shall conserve energy by initiating a citywide Tree Inventory and Planting program.

**Policy 1.4.8**

The Tree Inventory and Planting program shall include the following aims pertaining to the objective of conserving energy:

1. Recommend changes to the land development and zoning regulations to encourage tree and shrub planting in strategic locations to shade walls, windows, and outdoor air conditioning units.

**Policy 1.4.9**

The City shall conserve energy locally by continuing to fund and improve its Community Bus Service program.

**Policy 1.4.10**

The Community Bus Service program shall have the following aims pertaining to the objective of energy conservation:

1. Ensure that public transit is safe, comfortable, convenient, and reliable so that it can serve as an alternative to the personal automobile.
2. Purchase and operate energy efficient bus transit vehicles.

Omission	Item	Reason
9J-5.013(2)(c)2	Conservation of Minerals	There is no mineral extraction activity within the City
9J-5.013(3)	Protection of Wetlands	There are no wetlands in the City of Lauderdale Lakes

# **City of Lauderdale Lakes**

**RECREATION & OPEN SPACE ELEMENT  
VOLUME I: GOALS, OBJECTIVES & POLICIES**

## VI. Recreation and Open Space Element

### Goal 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' residents.

### Objective 1.1

The City will ensure that all parks, open space, and recreational facilities, including water resources and events are accessible to all citizens in accordance with Federal and State standards.

#### Monitoring and Evaluation:

- Maintain and annually update an inventory of the accessibility of all recreational facilities by 2011.

### Policy 1.1.1

The City shall continue to maintain and retrofit existing recreation 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.

### Policy 1.1.2

The City shall continue to develop areas along the C-13 Canal Greenway system that support the interconnectivity among and between recreational areas, school facilities, and City administrative buildings as a means of improving access.

### Objective 1.2

Continue Lauderdale Lakes' commitment 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.

### Policy 1.2.1

The City shall continue to utilize the LOS standard of three acres per 1,000 persons.

**Policy 1.2.2**

The Parks and Recreation Department shall continue to maintain an inventory of all public and private recreational lands and facilities.

**Policy 1.2.3**

The City shall coordinate with the appropriate agencies, including the Broward County School Board, to pursue the co-location of parks, schools, and other public facilities where appropriate for use and access.

**Policy 1.2.4**

The City shall continue with existing, and consider 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 1.2.5**

By 2011, the Parks and Recreation Department shall consider developing and using population based recreation facility standards for use in determining detailed future facility and/or equipment needs.

**Policy 1.2.6**

The City shall place passive recreational furniture, equipment and displays in all new passive public parks such as open pavilions, benches, tables, nature and walkway trails, interpretive sign displays and wildlife observation areas.

**Policy 1.2.7**

The City will maintain a five-year program and annual capital budget for the development, acquisition, and maintenance of facilities and programs.

**Policy 1.2.8**

The City shall encourage the incorporation of urban open spaces, such as plazas, waterfronts, and linear corridors into the greenway system.

**Policy 1.2.9**

Encourage open space in the form of small parks and squares in close proximity to mixed-use residential areas.

**Policy 1.2.10**

The City, in concert with Broward County, shall periodically re-evaluate the methodology for qualifying and quantifying recreation and open space in an urban environment.

**Policy 1.2.11**

The City shall collaborate with Broward County to develop a framework of creditable urban recreation and open spaces such as green roofs, community

gardens, small ecological parks, private open spaces, and other forms of urban green space that will need to be utilized as Broward County urbanizes.

**Policy 1.2.12**

The City shall comply with any recommendations and/or rulings by Broward County concerning recreation and open space re-evaluations and calculations.

**Objective 1.3**

Continue to coordinate public and private resources to meet recreation 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 1.3.1**

The City will continue to require private development and redevelopment to provide for the park, open space, and recreational needs of the future residents of the developed areas.

**Policy 1.3.2**

The City shall continue to require a developer to provide lands, funds, or a combination thereof to meet the recreational needs created by the additional residential demand of the proposed development.

**Policy 1.3.3**

In order to provide for the requirements of Policy 1.3.2 of this element, the City shall require a developer, 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.
2. Agree to deposit in the City's park development 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 1.3.4**

The City shall ensure that no development be approved 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 1.3.5**

The City shall continue to require the private sector provide active and passive recreation and open space within residential developments in accordance with City Land Development Regulations.

**Objective 1.4**

Maintain a high standard of aesthetic quality, program diversity and continue to improve the appearance of, and programs offered at, municipal recreation areas, facilities, and public open space.

**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 1.4.1**

The City will continue to maintain the appearance of parks, recreation, and open space facilities, including renovating facilities, upgrading equipment and purchasing vehicles.

**Policy 1.4.2**

The City shall continue to develop new park and recreation facilities, 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 1.4.3**

The City shall continue to improve its recreation programs by increasing both contractual and cultural recreation programs.

**Policy 1.4.4**

The City will continue to develop and implement a full range of recreation programs, activities and events including but not limited to aquatic programs, cultural events, and passive and active opportunities.

**Objective 1.5**

The Parks and Recreation Department will maintain a high level of management efficiency, cost effectiveness and community participation to ensure parks and recreation facilities are appropriately funded, staffed, and equipped.

**Monitoring and Evaluation:**

- The funds appropriated for the Parks and Recreation Department within the City budget.

- The annual update of the Parks and Recreation Department five-year capital improvements program.

**Policy 1.5.1**

The City will maintain a staff of qualified maintenance personnel on a continuous basis, to the greatest extent feasible.

**Policy 1.5.2**

The City shall apply for appropriate Federal and State grants to aid in park and open space land acquisition and development.

**Policy 1.5.3**

The Parks and Recreation Department will promote ongoing programs and special events to gain maximum use of the City's facilities.

# **City of Lauderdale Lakes**

## **INTERGOVERNMENTAL COORDINATION ELEMENT VOLUME I: GOALS, OBJECTIVES & POLICIES**

## VII. Intergovernmental Coordination Element

### Goal 1

The City of Lauderdale Lakes shall take the necessary actions to establish and maintain intergovernmental relationships designed to improve communication and coordination with public and private entities involved in development and economic development activities, resource conservation, transportation, and infrastructure, and growth management.

### General Coordination Mechanisms

#### Objective 1.1

The City shall continue and improve upon coordination activities with federal, state, regional and county agencies with planning and associated duties affecting the City, with units of government providing services but not having regulatory authority, which 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 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 1.1.1

The City shall ensure that an active and effective program of monitoring and communication is maintained with adjacent and area communities, Federal, State, regional, County and other local governments and agencies, including both public and private.

#### Policy 1.1.2

The City shall participate in federal, state, regional and local workshops, meetings, public hearings, and the like relating to topics affecting the City.

#### Policy 1.1.3

In an effort to further intergovernmental coordination, the City shall continue to participate in coordination with appropriate agencies and provide effective coordination through interlocal agreements, joint planning and service agreements, special legislation and joint meetings or work groups.

**Policy 1.1.4**

Special coordination emphasis shall be placed on maintaining effective lines of communication with county, regional and state 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 1.1.5**

The City's Comprehensive Plan will be consistent, as required by law, with the State of Florida Strategic Plan, the South Florida Strategic Regional Policy Plan, the Broward County Comprehensive Plan, the Comprehensive Plans of adjacent local governments, applicable regional water supply plan(s), and applicable campus master plans.

**Policy 1.1.6**

When appropriate, the City shall utilize the mediation procedures established by the South Florida Regional Planning Council (SFRPC) to resolve intergovernmental disputes.

**Policy 1.1.7**

The City shall continue to exchange information with municipalities and private entities with which it has formed service and/or interlocal agreements.

**Policy 1.1.8**

The City shall continue to review existing coordination mechanisms for effectiveness and adopt new coordinating mechanisms, as necessary.

**Policy 1.1.9**

The City shall coordinate with appropriate county, state, and federal agencies to ensure that Lauderdale Lakes receives its fair share of revenue sharing allocations, and facilities and services improvements.

**Policy 1.1.10**

The City shall continue to coordinate with Broward County, the state, and other appropriate agencies regarding hurricane and natural disaster relief, to ensure the City receives necessary aid.

**Policy 1.1.11**

The City shall continue to coordinate with the Broward County School Board to ensure the continuance of existing shared/joint use agreements of public school recreation facilities.

**Policy 1.1.12**

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

**Policy 1.1.13**

The City shall coordinate with the Broward County, the School Board, SFWMD, and other appropriate agencies to identify opportunities for additional shared/joint use agreements and collocation opportunities.

**Policy 1.1.14**

The City shall coordinate with Broward County regarding alternative methods to achieve parks and recreation level of service standards.

**Policy 1.1.15**

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 1.1.16**

The City shall coordinate 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 1.1.17**

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

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

**Coordination of Plans, Development Review and Improvements****Objective 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 1.2.1**

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 1.2.2**

The City shall provide written comments to those agencies, government, and/or entities on any areas of concern to the City as a means to ensure that mutually beneficial projects are encouraged and developed.

**Policy 1.2.3**

To facilitate and expedite the plan or project review process, the City shall consider designating specific City personnel to act as liaisons with various 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 1.2.4**

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

**Coordination of Public Facilities Planning****Objective 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 1.3.1**

The City shall continue to coordinate 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 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 1.3.3**

In order to evaluate and coordinate level of service standards, the City shall periodically 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 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 1.3.5**

The City should actively pursue public and private grant opportunities that will enhance City services and facilities.

**Policy 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 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 1.3.8**

On an annual basis, the City shall consider participating in the South Florida Water Management District's Water Savings Incentive Program (WaterSIP) to help reduce water usage in the City.

**Coordination With Transportation Agencies****Objective 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 1.4.1**

The City shall work with FDOT, the MPO, and Broward County to promote multi-modal transportation plans and programs to adequately provide future capacity for the City.

**Policy 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 1.4.3**

The City shall participate in pedestrian, greenway, blueway, and bicycle planning programs of Broward County and other appropriate agencies.

**Policy 1.4.4**

Lauderdale Lakes shall coordinate with FDOT, Broward County and other appropriate agencies to implement the applicable streetscape portions of the City's Tree Inventory and Plantingscape program.

**Policy 1.4.5**

Lauderdale Lakes shall continue to coordinate with Broward County Transit regarding the City's community bus service.

**Coordination of Public School Facilities Planning****Objective 1.5**

The City of Lauderdale Lakes, in conjunction with Broward County, Broward County municipalities, and the Broward County School Board, will follow 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 1.5.1**

The City shall coordinate 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 1.5.2**

The City shall coordinate their planning and permitting processes with Broward County, Broward County municipalities, and the 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 annual comprehensive plan updates and the School Board's annual update of the DEFP to ensure consistency between the plans.
5. 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.
6. Revise County and City land development codes and School Board policies to establish a county-wide public school concurrency system.

**Policy 1.5.3**

Lauderdale Lakes shall continue to coordinate 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.

# **City of Lauderdale Lakes**

## **ECONOMIC DEVELOPMENT ELEMENT VOLUME I: GOALS, OBJECTIVES & POLICIES**

## VIII. Economic Development Element

*The Economic Element is an optional element which is not required by Florida Statutes Chapter 163.*

### Goal 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.

### Retention and Development of Existing Businesses

#### Objective 1.1

To retain and expand existing businesses through the development of technical assistance programs and through the provision of business retention incentives.

#### Monitoring and Evaluation:

- Number of businesses expanded in the City by 2013.
- This objective shall also be measured by implementation of its supporting policies which list specific target dates.

#### Policy 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 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 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 1.1.4

By December 2011 the City will collaborate with the CRA to develop a "one stop shop" resource portal via the internet that identifies local, State and Federal funding sources that may provide grant assistance to existing businesses.

#### Policy 1.1.5

The City shall continue to conduct and foster networking opportunities for businesses.

**Policy 1.1.6**

Seek funding, in collaboration with the Community Redevelopment Agency (CRA), to create a commercial façade program to improve aesthetics of existing businesses by December 2010.

**Policy 1.1.7**

The City shall coordinate its efforts with business redevelopment agencies to strengthen local businesses' opportunities in order to implement the various programs and strategies outlined in this Element.

**Business Recruitment and Attraction****Objective 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 1.2.1**

The City should complete an Economic Positioning Strategy, identifying market trends and specific market niches unique to Lauderdale Lakes by January 2011. The City should periodically update this strategy to align with changing market conditions.

**Policy 1.2.2**

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

**Policy 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 1.2.4**

The City should seek to attract key niche market retailers to create a cluster of businesses producing similar goods and services.

**Policy 1.2.5**

The City should seek to attract 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 1.2.6**

The City should seek to reduce regulatory barriers to the business relocation process and maintain an efficient, timely, and customer-friendly permit process.

**Policy 1.2.7**

Encourage joint ventures by promoting and developing public and private sector businesses partnerships.

**Policy 1.2.8**

Develop programs that strive to attract “after 5:30 pm” business and customers to the City.

**Policy 1.2.9**

Establish a Business Assistance program that consists of financial and technical assistance for local and out of city businesses interested in locating in the CRA.

**Marketing and Cultural Diversity****Objective 1.3**

The City shall develop a comprehensive branding and marketing strategy to highlight its diversity, economic advantages and attract business and consumers to the City.

**Monitoring and Evaluation:**

- Host at least three cultural events annually.

**Policy 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 1.3.2**

The City shall install appropriate signage and way finding markers as part of the City's marketing initiative.

**Policy 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 1.3.4**

The City should seek 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 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 1.3.6**

The City should retain the services of a professional/marketing branding firm to identify a new city motto and develop new strategies to market the city by December 2010.

**Community Redevelopment Agency****Objective 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 1.4.1**

In conjunction with the Housing Element, the City should create a residential enhancement program to accomplish citywide residential improvement and communicate the benefits of engaging in the redevelopment process.

**Policy 1.4.2**

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

**Policy 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.

**Policy 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 1.4.5**

The City should provide technical assistance to businesses owners displaced as a result of redevelopment initiatives in accordance with the CRA's relocation policy and the Federal Uniform Relocation Assistance Act.

**Coordination with the Future Land Use Element****Objective 1.5**

To establish land use designations and development regulations aimed at facilitating the 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 1.5.1**

The City will encourage a mix of uses within the redevelopment area, providing for a variety of retail, office, commercial and residential uses to stimulate vibrant redevelopment projects in the City.

**Policy 1.5.2**

The City should create a vacant parcel database identifying parcels of various sizes to suit a range of business types and sizes and also to support larger industries, aiding in the development of a niche market.

**Policy 1.5.3**

To create land use designations and zoning regulations that encourage attraction and expansion of businesses and support quality redevelopment in the City.

**Policy 1.5.4**

Provide clear and easily accessible information online, in an intuitive format with regard to land development, signage and property maintenance. The City should clarify, simplify and reorganize the zoning and land development regulations into an intuitive format for target users.

**Policy 1.5.5**

Create 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 1.5.6**

Develop incentives for infill redevelopment and converting vacant land and greyfields into redevelopment projects through a process of negotiation with property owners and investors.

**Policy 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 1.5.8**

The City should seek to implement redevelopment incentives such as:

1. Streamlined and expedited permitting process
2. Creative land use and density bonuses

**Infrastructure to Support Redevelopment****Objective 1.6**

To make the necessary infrastructure improvements to facilitate planned economic development.

**Monitoring and Evaluation:**

- Adopt urban design and performance standards by December 2012.

**Policy 1.6.1**

Encourage structured parking to utilize space efficiently, ensure that parking requirements are not prohibitive and encourage redevelopment that supports transit oriented development.

**Policy 1.6.2**

Prepare 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 1.6.3**

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

**Policy 1.6.4**

Provide for range of housing options for existing and future residents and encourage the development of mixed income housing developments.

**Policy 1.6.5**

Encourage adequate child care and adult care facilities to support the workforce population.

## **Workforce Development**

### **Objective 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 1.7.1**

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

#### **Policy 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 1.7.3**

The City should create youth workforce development programs by recruiting local youth and encouraging business owners to mentor and work with youth in order to help them develop necessary work related skills.

#### **Policy 1.7.4**

The City should encourage employers to assist in continuing education and workforce development by encouraging employer based assistance and education incentives.

#### **Policy 1.7.5**

The City should continue to develop training workshops that encourage citizens to pursue entrepreneurial endeavors by educating them about business development plans and skills.

#### **Policy 1.7.6**

The City shall partner with local education centers to facilitate job training and workforce development programs.

#### **Policy 1.7.7**

Provide to the extent possible classroom space in City facilities for adult education and language courses.

**Policy 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.

**Green Initiatives****Objective 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 1.8.1**

The City should engender corporate and environmental responsibility by encouraging businesses to adopt sustainable and efficient business practices.

**Policy 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 1.8.3**

By December 2010, the City should conduct a study 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 1.8.4**

The CRA should seek to implement green standards in its redevelopment projects and utilize the standards as a marketing strategy to encourage green friendly businesses in the City.

**Technology****Objective 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 1.9.1**

Complete feasibility study for providing a fiber optic network and wireless internet services citywide by December 2012.

**Policy 1.9.2**

In coordination with the City's workforce development initiatives, the City should identify and develop opportunities, based on Internet and web based competency to assist residents in acquiring the skills necessary to participate in a computer-based society.

# **City of Lauderdale Lakes**

## **PUBLIC SCHOOL FACILITIES ELEMENT VOLUME I: GOALS, OBJECTIVES & POLICIES**

## IX. Public School Facilities Element

### Goal 1.0

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 1.1

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 1.1.1**

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 1.1.2**

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 1.1.3**

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 1.1.4**

The DEFP shall be 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 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 LOS will be achieved and maintained.

**Objective 1.2**

The City of Lauderdale Lakes shall adopt a 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 1.2.1**

The City will continue to implement and update when necessary land development regulations which ensure that 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 1.2.2**

The CSA's shall be the annually adopted school attendance boundaries for each elementary, middle and high school. The maps of the CSA's are maintained in the data and analysis section of the PSFE.

**Policy 1.2.3**

The Level of Service Standard shall be 110% of the permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school.

**Policy 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 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 LDR's.

**Policy 1.2.6**

The City of Lauderdale Lakes shall not approve a residential plat or site plan (or functional equivalent) until the 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 LDR's.

**Policy 1.2.7**

The CSA's shall be established and subsequently modified 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 1.2.8**

The projected student impact of a proposed residential development shall be determined 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 1.2.9**

The public school concurrency approval for residential plats shall expire if development within the plat does not commence within 5 years following the date of county commission approval.

**Policy 1.2.10**

The public school concurrency approval for residential site plans shall expire if development within the site plan does not commence within 5 years following the date of City Commission approval.

**Objective 1.3**

The School Board, pursuant to chapter 163.3180 F.S., and the ILA shall adopt proportionate share mitigation alternatives which provide an option for residential developments unable to meet the public school concurrency requirement. 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 1.3.1**

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 1.3.2**

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.

**Policy 1.3.3**

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.

### **Objective 1.4**

The City of Lauderdale Lakes, Broward County, and the School Board shall establish coordination mechanisms to 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 adequate public infrastructure available to serve existing and planned school sites including infrastructure which 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 1.4.1**

The City of Lauderdale Lakes, Broward County, and the School Board will coordinate 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 1.4.2**

The City of Lauderdale Lakes, Broward County, and the School Board shall coordinate 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 1.4.3**

Consistent with Section 163.3177(12)(g), F.S., the city and county PSFE shall include future condition maps showing 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.

#### **Policy 1.4.4**

Consistent with provisions and procedures in the ILA, the School Board will advise the

city and county of inconsistencies in comprehensive plans and plan amendments with the DEFP and Long Range Facilities Plan.

**Policy 1.4.5**

The School Board shall monitor and participate in the city's plat, site plan, Development of Regional Impact, land use plan amendment, and other development order/permit processes that may have an impact on current or planned public educational facilities in Broward County.

**Policy 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 1.4.7**

The School Board shall annually update and adopt the DEFP and transmit it, including any supplemental amendments, to the city and county for amendment to their respective CIE's to incorporate the updated DEFP consistent with the provisions and procedures of the ILA.

**Policy 1.4.8**

The City of Lauderdale Lakes, Broward County, and the School Board shall share and coordinate information through the plat, site plan, and school siting 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 1.4.9**

The City of Lauderdale Lakes shall coordinate with the county and 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 the location of public school facilities relative to the location of other public facilities such as parks, libraries and community centers, and 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 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 coordinate with Broward County and the 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 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 1.5.3**

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 1.5.4**

The City of Lauderdale Lakes will coordinate with the county and School Board in efforts to build new school facilities and redevelop existing school facilities which are designed 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.

LIST OF ADOPTION MAPS

MAP 9.1 - FUTURE CONDITIONS - ELEMENTARY SCHOOLS - FIVE YEAR PLAN

MAP 9.2 - FUTURE CONDITIONS - MIDDLE SCHOOLS - FIVE YEAR PLAN

MAP 9.3 - FUTURE CONDITIONS - HIGH SCHOOLS - FIVE YEAR PLAN

MAP 9.4 - FUTURE CONDITIONS - CHARTER SCHOOLS - FIVE YEAR PLAN

MAP 9.5 - FUTURE CONDITIONS - SPECIAL SCHOOLS - FIVE YEAR PLAN

MAP 9.6 - FUTURE CONDITIONS - ANCILLARY PLANT LOCATIONS -FIVE YEAR PLAN MAP 9.7 -

FUTURE CONDITIONS - ELEMENTARY SCHOOLS - TEN YEAR PLAN

MAP 9.8 - FUTURE CONDITIONS - MIDDLE SCHOOLS - TEN YEAR PLAN

MAP 9.9 - FUTURE CONDITIONS - HIGH SCHOOLS - TEN YEAR PLAN

MAP 9.10 - FUTURE CONDITIONS - CHARTER SCHOOLS - TEN YEAR PLAN

MAP 9.11 - FUTURE CONDITIONS - SPECIAL SCHOOLS - TEN YEAR PLAN

MAP 9.12 - FUTURE CONDITIONS - ANCILLARY PLANT LOCATIONS - TEN YEAR PLAN

# **City of Lauderdale Lakes**

## **Comprehensive Plan Amendments**

### **CAPITAL IMPROVEMENTS ELEMENT VOLUME I: GOALS, OBJECTIVES & POLICIES**

## **X. Capital Improvements Element**

### **Goal 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.

### **Capital Facility Planning**

#### **Objective 1.1**

To use the capital improvements element as a means to meet the needs 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.

#### **Monitoring and Evaluation:**

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

#### **Policy 1.1.1**

As part of the City's annual budget cycle, the Lauderdale Lakes Community Development Department shall prepare an inventory of concurrency related facilities for the purposes of establishing a five-year Schedule of Capital Improvements.

#### **Policy 1.1.2**

The Schedule of Capital Improvements shall be a five year schedule of capital improvements needed to ensure that Lauderdale Lakes maintains its adopted level of service standards for all concurrency related facilities.

#### **Policy 1.1.3**

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

#### **Policy 1.1.4**

After the adoption of the Capital Improvement Program, the City shall make any changes necessary to the Capital Improvements Element, and submit both the CIE and CIP to the Department of Community Affairs (DCA), annually as a Comprehensive Plan Amendment.

#### **Policy 1.1.5**

The annual budget adopted by the City shall contain an annual capital budget that corresponds to the first year of the Capital Improvement Program and Schedule of Improvements.

**Policy 1.1.6**

Capital improvements shall be evaluated and prioritized 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?

**Policy 1.1.7**

The City of Lauderdale Lakes hereby adopts the Capital Improvements Program provided within this element.

**Coordination with Land Use****Objective 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 1.2.1**

The City shall maintain an up-to-date concurrency management system to evaluate whether sufficient capacity exists to serve new development and redevelopment.

**Policy 1.2.2**

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

**Policy 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 1.2.4**

The City shall coordinate land use changes and development with projected fiscal resources and planned capital improvements.

**Policy 1.2.5**

The City shall utilize the Capital Improvements Element and the concurrency management system to better coordinate land use decisions with projected capital improvements.

**Policy 1.2.6**

The City shall aggressively seek all grant opportunities to fund Capital Improvement Program projects tied to desired land use patterns.

**Policy 1.2.7**

The City shall coordinate planning for City improvements with the plans of state agencies, the South Florida Water Management District (SFWMD), Broward County and adjacent municipalities when applicable.

**Policy 1.2.8**

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 will be available to serve the new development no later than the anticipated date of issuance of a certificate of occupancy or its function equivalent by the City.

**Level of Service Standards****Objective 1.3**

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 1.3.1**

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

**Policy 1.3.2**

The level of service standard for the water treatment plant serving Lauderdale Lakes is the maximum day.

**Policy 1.3.3**

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 1.3.4**

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:

<b>Land Use</b>	<b>Level of Service Standards / Generation Rates</b>
Residential	8.9 lbs. per unit per day
Industrial & Commercial	
Factory/Warehouse	2 lbs. per 100 square feet per day
Office Building	1 lb. per 100 square feet per day
Department Store	4 lbs. per 100 square feet per day
Supermarket	9 lbs. per 100 square feet per day
Restaurant	2 lbs. per meal per day
Drug Store	5 lbs. per 100 square feet per day
School	
Grade School	10 lbs. per room & ¼ lbs. per pupil per day
High School	8 lbs. per room & ¼ lbs. per pupil per day
Institutional	
Hospital	8 lbs. per bed per day
Nurse or Intern Home	3 lbs. per person per day
Home for Aged	3 lbs. per person per day
Rest Home	3 lbs. per person per day

Source: Broward County Comprehensive Plan, Solid Waste Sub-Element, 2005 Update.

#### **Policy 1.3.5**

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

<b>Stormwater Regulation</b>	<b>Return Period and Frequency</b>	<b>Design Criteria</b>
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

Stormwater Regulation	Return Period and Frequency	Design Criteria
	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
	Dry detention	75 percent of Wet detention requirement
	Dry retention	50 percent of Wet detention requirement
	Commercial or Industrial Development	½ inch of dry retention or detention pre-treatment is required

Source: Broward County Chapter 27-14 and SFWMD Permit Volume IV, as shown in the City of Lauderdale Lakes Stormwater Management Master Plan Report, April 2007, prepared by A.D.A. Engineering Consultants.

**Policy 1.3.6**

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

Facility Type	Level of Service Standard
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	<ol style="list-style-type: none"> <li>1. Overall, increase number of bus stop shelters by 25 percent from FY 2009 to FY 2013.</li> <li>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</li> </ol>

	<p>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.</p> <p><u>3.</u> Roadway LOS standards as listed above.</p>
--	---

Source: Lauderdale Lakes Transportation Element and Broward County Comprehensive Plan, Transportation Element, 2009 Update.

Note: Florida Administrative Code abbreviation is F.A.C.

### Policy 1.3.7

For its Public School System, Lauderdale Lakes adopts the following level of service (LOS) standards as consistent with the Broward County School Board:

Facility Type	Level of Service Standard
Elementary School	100 percent of FISH
Middle School	100 percent of FISH
High School	100 percent of FISH

Source: Broward County Comprehensive Plan, Public Schools Facilities Element, 2008 Update.

### Policy 1.3.8

For its Park and Recreation System, Lauderdale Lakes adopts the following level of service (LOS) standards:

Facility Type	Level of Service Standard
Park Acreage	3 acres per 1,000 residents

Source: Broward County Comprehensive Plan, Recreation and Open Space Element, 2005 Update.

## Public Schools Capital Facility Planning

### Objective 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 1.4.1

Consistent with policies and procedures within the Amended Interlocal Agreement for Public School Facility Planning (ILA), the DEFP shall 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 1.4.2**

The uniform, district-wide LOS shall be 100 percent of the permanent Florida Inventory of School Houses (FISH) capacity for each public elementary, middle, and high school.

**Policy 1.4.3**

Pursuant to the ILA, the adopted LOS shall be applied consistently by Broward County, the City, the municipalities and the School Board, district-wide to all schools of the same type.

**Policy 1.4.4**

The School Board's DEFP, as adopted by the School Board on August 25, 2009, is hereby adopted by reference

**Transportation Capital Facility Planning****Objective 1.5**

To ensure that transportation facilities are scheduled in a manner that will ensure that adopted level of service standards are maintained.

**Monitoring and Evaluation:**

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

**Policy 1.5.1**

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

**Policy 1.5.2**

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

**Policy 1.5.3**

Lauderdale Lakes hereby adopts by reference the 2030 Broward County MPO Long Range Transportation Plan (LRTP).

**Policy 1.5.4**

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

## **Proportionate Fair Share**

### **Objective 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 1.6.1**

The City shall use capital improvement cost estimates and adopted or State approved development impact methodologies to determine and assess proportionate fair share payments or dedications.

#### **Policy 1.6.2**

At its discretion, the City may exempt certain development projects from paying impact fees or proportionate share payments when the project adheres to City adopted incentive programs and is approved by the City Commission.

#### **Policy 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.

## **Financial Controls**

### **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 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 1.7.2**

The City shall explore the possibility of adopting an impact fee or user fee to fund capital improvements.

**Policy 1.7.3**

The Finance Director will review all proposed capital improvement projects and make a recommendation to the City Manager concerning the City's ability to finance such proposals. The recommendation shall include 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.
4. Availability of grant funds.

**City of Lauderdale Lakes Fiscal Year 2009-2014  
Schedule of Capital Improvements**

Capital Improvement	Policy/ Plan Implementation	FY09/10	FY10/11	FY11/12	FY12/13	FY13/14	Funded in:
NW 49 <sup>th</sup> Avenue Roadway Improvement (Project ID ES-4)	Policy 1.3.6 (Transportation Concurrency)	\$1,625,500	\$0	\$0	\$0	\$0	Lauderdale Lakes FY10-14 CIP