



**City of Lauderdale Lakes**  
**Comprehensive Plan**  
**Volume II: Data, Inventory & Analysis**



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# **City of Lauderdale Lakes**

## **FUTURE LAND USE ELEMENT VOLUME II: DATA, INVENTORY & ANALYSIS**

# TABLE OF CONTENTS

<b>I. FUTURE LAND USE ELEMENT</b> .....	<b>1</b>
<b>Introduction</b> .....	<b>1</b>
Purpose .....	1
The City in Context .....	1
<b>Existing Land Use</b> .....	<b>4</b>
<b>Future Land Use</b> .....	<b>6</b>
<b>Vacant Land Analysis</b> .....	<b>7</b>
Adjacent Uses .....	8
<b>Historic Resources</b> .....	<b>8</b>
<b>Population History, Trends and Projections</b> .....	<b>8</b>
Population Projections .....	9
Land Needed for Projected Population.....	11
Flexibility and Reserve Units and Zones .....	12
<b>Redevelopment</b> .....	<b>13</b>
Community Redevelopment Area .....	14
Local Activity Center and Town Center .....	15
Lauderdale Market Place .....	16
Neighborhoods.....	17
<b>Urban Design Guidelines</b> .....	<b>18</b>
Land Development Regulations .....	19
<b>Availability of Facilities and Services</b> .....	<b>19</b>
Potable Water and Supply .....	20
Sanitary Sewer .....	21
Solid Waste Capacity .....	21
Public and Private Parks and Recreation.....	21
Transportation.....	22
Stormwater Management (Drainage) .....	22
Natural Groundwater Aquifer Recharge.....	23

<b>Natural Resources</b> .....	<b>23</b>
Environmentally Sensitive Lands .....	23
Water Bodies .....	23
Flood Prone Areas.....	24
Wetlands .....	25
Wellfields and Wellhead Protection Areas.....	25
Soils .....	26

## LIST OF TABLES

Table 1.1: City of Lauderdale Lakes Existing Land Uses .....	5
Table 1.2: Lauderdale Lakes Future Land Use Designations .....	6
Table 1.3: Lauderdale Lakes Vacant Lands by Land Use Designation.....	7
Table 1.4: Historical Population Growth of City of Lauderdale Lakes and Broward County.....	9
Table 1.5: Projected Population Growth - City of Lauderdale Lakes .....	11
Table 1.6: Dwelling Unit and Resident Population Estimates and Projections .....	11
Table 1.7: Maximum Permitted Density and Intensity in the LAC.....	15
Table 1.8: FEMA Flood Zone Definitions .....	24

# I. Future Land Use Element

## Introduction

### **Purpose**

The data, inventory, and analysis of the Future Land Use Element, Part II analyzes land use, population data and other conditions in the City as a baseline for analyzing future projected needs and the desired future conditions during the short and long-range planning horizons, which are five and ten years, respectively. The element also forms the basis for the development and periodic updating of the adopted future land use goals, objectives and policies contained in Part I of the Comprehensive Plan.

Part I of the Future Land Use Element is intended to prudently and strategically guide the growth and redevelopment of Lauderdale Lakes in accordance with the City's adopted vision. The Future Land Use Element coordinates its land use policies with the existing and projected availability of public facilities and services (and therefore the Capital Improvement Element to ensure financial feasibility), identified housing needs of the existing and future population, and the City's economic development policies.

This element has been prepared consistent with the governing provisions of the Broward County Land Use Plan, Florida Statutes Chapter 163 Part II and Rule 9J-5 Florida Administrative Code (F.A.C.). Public participation has and will continue to play an important role in all future use decisions. The short and long term planning horizons established for this plan are 2012 and 2017.

### **The City in Context**

The City of Lauderdale Lakes is located near the geographical center of Broward County, prompting the City to brand itself as the "Heart of Broward County". Major

roadway access is provided by State Road 7/US 441 and Oakland Park Boulevard. Oakland Park Boulevard experiences one of the highest daily traffic counts in Broward County. Each day more than 75,000 vehicles pass through this centrally located intersection.

Lauderdale Lakes is a vibrant and culturally diverse community now undergoing redevelopment, and within recent years has implemented several initiatives to spur economic development and revitalization within its boundaries. In particular, Lauderdale Lakes has been working to specifically address these issues:

- Creation of employment opportunities,
- Improvement of the tax base,
- Increase in property values,
- Stimulation of small business development,
- Attraction of new businesses,
- Revitalizing the SR7/US441 and Oakland Park Boulevard corridors,
- Upgrade of the City's infrastructure,
- Beautification of the City's parks and neighborhoods, and
- Preservation of existing dwelling units and diversification the housing stock.

In 1999 the City created a Community Redevelopment Agency (CRA) and subsequently adopted a Redevelopment Plan in 2001. In 2003, the City conducted a seven day charrette in order to refine the Redevelopment Plan and to secure community consensus on the redevelopment process. A master plan was developed as a result of the charrette process and is aptly termed the *Citizens Master Plan*. The City has implemented portions of this master plan such as the recommendation to adopt a Local Activity Center (LAC), which includes mixed uses such as commercial and residential uses. The Master Plan was not inclusive of the entire City. It focused only on the CRA, SR7/US441 corridor and surrounding neighborhoods.

Lauderdale Lakes, like many other cities along the SR7 Corridor in Broward County, is faced with the challenges of redeveloping aged and dilapidated corridors and turning them into functioning and attractive places that provide livability, mobility and employment. The neighboring jurisdictions of Oakland Park, Lauderhill and Tamarac each are confronting redevelopment under similar conditions and have initiated strategies that will affect Lauderdale Lakes. The City of Lauderhill, for example, worked with Broward County to create the first cricket stadium in the US, which will undoubtedly draw tourists to the area. It is expected that the impacts of this new project will spill over into Lauderdale Lakes. The City of Oakland Park is now in the process of attracting market rate housing along the Oakland Park Boulevard corridor under transit oriented development (TOD) guidelines, which will likely affect Lauderdale Lakes as these new residents will have more disposable income to support business development in Lauderdale Lakes.

The City is now at an exciting juncture. The City has embraced principles of sustainable community development and is implementing its vision through long-term comprehensive planning and ongoing implementation of its Citizen Master Plan. Some of the sustainability efforts the City intends to focus on are directly within the purview of the Future Land Use Element, such as increasing the availability of parking, improving streetscapes through a capital improvement program and developer requirements, form-based land development regulations and architectural regulations and guidelines. The City will also implement programs such as a Low Impact Development program to encourage developers to create green buildings, a Tree Inventory and Tree Planting program and continuation with the City's Community Bus Program.

The City also has an opportunity to redevelop in a more sustainable context given the reality of resource limitations, particularly potable water, road capacity relative to automobiles, and land for recreation and open space. Emphasis is now being placed on water conservation measures and limiting carbon dioxide emissions, encouraging the design of development projects and individual buildings that will efficiently

decrease the use of vital resources and limit energy consumption. Although financial deterrents to economic development are nearly impossible to avoid, the City and CRA are active in implementing their vision *"to be the best City of its size through commitment to safety, quality of life, government and efficient use of resources."*

## **Existing Land Use**

Lauderdale Lakes is approximately 3.8 square miles in size with a total municipal area of approximately 2,389 acres. The City is bounded on the east by the City of Oakland Park, on the west by the Florida Turnpike, on the south and west by the City of Lauderhill and on the north by the City of Oakland Park and the City of Tamarac.

Residential uses dominate the City's landscape with single family units (up to 5 du/acre) making up 40.40 percent of the City and medium multi-family units (up to 25 du/acre) making up 12.76 percent, as illustrated in Table 1.1. The City's most significant residential growth period occurred from 1965 to 1975. Single family developments such as Oakland Estates, Oriole Homes, and East Gate subdivision were built in this 10 year span. Condominium projects such as Hawaiian Gardens, Tahiti Gardens, Somerset Condominiums, Cypress Chase, and Lauderdale Lakes were also built during that time.

Commercial uses make up 13.59 percent of the City's land area and are primarily concentrated along the SR7 corridor and Oakland Park Boulevard. Significant commercial development includes retail malls, the Oriole Shopping Center, the Oakland Shopping Center, and the Lauderdale Market Place Mall. Retail businesses have been the most common type of commercial land use. In recent years, however, several office buildings have been developed on commercially designated land. This increase in office space diversifies the community's economic base, provides for potentially higher paying employment opportunities within the City, and may introduce professional services for which residents previously had to go outside of the

City. The additional office space may also bring nonresidents into the City as employees or those seeking professional services, where they could potentially enhance the City's retail, restaurant and service businesses. As redevelopment occurs it will be important for Lauderdale Lakes to expand commercial land uses and other like uses that have higher ad valorem tax revenue potential, as these types of uses, commercial, etc., lessen the burden of residents to pay for needed improvements within the City.

Lauderdale Lakes has a limited amount of industrial uses, making up a little more than one percent of the City's overall land use. The type of development found within the industrial use category is light manufacturing in row warehouses. No large industrial parks are located in Lauderdale Lakes. Map 1.1: Existing Land Use Map, shows the current distribution of existing land uses in the City.

**Table 1.1: City of Lauderdale Lakes Existing Land Uses**

Land Use Category	2007 Acreage	Percent of Total
Single Family (up to 5 DU/Acre)	965.34	40.40%
Low-Medium Residential (6 to 9.9 DU/Acre)	25.95	1.09%
Multi-Family Residential (10 to 16 DU/Acre)	183.51	7.68%
Medium Multi-Family Residential (up to 25 DU/Acre)	304.93	12.76%
High Multi-Family Residential (up to 50 DU/Acre)	18.41	0.77%
Mixed Use	32.98	1.38%
Commercial	324.82	13.59%
Community Facilities	203.69	8.52%
Industrial	30.13	1.26%
Professional Offices	14.12	0.59%
Private Recreation	32.66	1.37%
Public Recreation	40.78	1.71%
Utilities	13.42	0.56%
Vacant	133.82	5.60%
Water	65.08	2.72%
<b>Total</b>	<b>2389.65</b>	<b>100.00%</b>

Source: City of Lauderdale Lakes Existing Land Use GIS Data, 2007.

## **Future Land Use**

The density, intensity and distribution of land uses on the Future Land Use Map (FLUM) allows for a visual representation of the planned growth and allowable uses in the City. The FLUM is depicted on Map 1.2: Future Land Use Map. The future land use acreage breakdown is presented below in Table 1.2. All redevelopment and new development in the City must be consistent with the applicable land use designation shown on the FLUM.

**Table 1.2: Lauderdale Lakes Future Land Use Designations**

<b>Future Land Use Category</b>	<b>Total Acreage</b>	<b>Percentage of Total</b>
Commercial	377.55	15.8%
Community Facilities	178.42	7.5%
Industrial	30.13	1.3%
Local Activity Center	141.08	5.9%
Low-Medium Residential (6 to 9.9 DU/Acre)	42.86	1.8%
Multi-Family Residential (10 to 16 DU/Acre)	203.61	8.5%
Medium Multi-Family Residential (up to 25 DU/Acre)	290.01	12.1%
High Multi-Family Residential (up to 50 DU/Acre)	18.41	0.8%
Private Recreation	32.66	1.4%
Public Recreation	36.50	1.5%
Single Family (up to 5 DU/Acre)	964.41	40.4%
Utilities	8.93	0.4%
Water	65.08	2.7%
	2389.65	100%

Source: City of Lauderdale Lakes Future Land Use GIS Data, 2007.

The Local Activity Center includes a variety of uses (residential, commercial, parks and community facility), and accounts for 5.9 percent of the City's total land acreage. In comparison with the existing land use acreage breakdown, single family uses still dominate the City with 40.4 percent of the total land area. The commercial uses on the Future Land Use Map account for 15.8 percent, an approximate difference

of 2.3 percent from the existing commercial land uses. Other Future Land Use designations that represent higher percentages than those shown on the Existing Land Use Map are Industrial and the higher density Residential designations that would accommodate multi-family development.

## **Vacant Land Analysis**

Table 1.3 provides the land use delineation of the vacant land in the City. Vacant or undeveloped land area includes approximately 134 acres (about 5.5 percent) of land in the City in 2007. The City is more than 95 percent built-out, having less than 20 parcels in the entire city that can still be developed. The majority of the vacant land, or about 71 percent, has a Commercial land use plan designation. Additionally, there are 8.84 acres, or 6.5 percent, of the City's vacant land designated as Local Activity Center. Therefore the City has about 103 acres of vacant land designated for uses that can potentially generate high ad valorem tax revenues. It will be important for the City to maintain these land use plan designations as it moves forward with redevelopment plans. Approximately 23 acres, or 17 percent, is designated for residential; of which about 12.9 percent is allotted for multi-family. There is approximately 5.5 percent of vacant land designated for community facilities.

**Table 1.3: Lauderdale Lakes Vacant Lands by Land Use Designation**

Land Use	Acres	Remaining Dwelling Units Possible
Commercial	94.48	-
Community Facilities	7.56	-
Local Activity Center	8.84	-
Low Medium Residential (6 to 9.9 DU/Acre)	5.19	51
Multi-Family Residential (10 to 16 DU/Acre)	17.26	276

Single Family (Up to 5 DU/Acre)	0.49	2
<b>Total</b>	<b>133.82</b>	<b>329</b>

Source: City of Lauderdale Lakes Existing Land Use GIS Data, 2007.

### **Adjacent Uses**

Currently there are no major incompatible land uses adjacent to the City. The adjacent land uses to the north in the City of Tamarac consist of residential and commercial/recreation uses, which abut predominantly residential uses in Lauderdale Lakes. To the west, the City is buffered from adjacent uses by the Florida Turnpike. To the south, the City abuts the City of Lauderhill, with predominant residential uses in Lauderhill abutting commercial, and high and low density residential development in Lauderdale Lakes. To the east are low-density residential, recreation and open space and an industrial use that is adjacent to the Holiday Park Mobile Home Park. The location of adjacent land uses is depicted on Map 1.3: Adjacent Land Uses.

### **Historic Resources**

Lauderdale Lakes does not contain any historic resources listed on the Florida Master Site File or on the National Register of Historic Places. It also does not contain any structures deemed to be historic by local ordinance and therefore, a historic resources map is omitted from the map series. However, there are 594 housing units currently fifty years of age or closely approach fifty years of age. These structures are assessed in the Housing Element.

### **Population History, Trends and Projections**

Table 1.4 shows the resident population growth of Lauderdale Lakes since 1970 in comparison to Broward County. The City experienced its most rapid rate of growth during the 1970s as development moved through the area from east to west increasing Lauderdale Lakes' population by 140 percent in 1980. The 1980 population of Lauderdale Lakes accounted for 2.5 percent of Broward County's total population.

Since that time, Lauderdale Lakes population has accounted for an average of 2 percent of the County's total population.

The City experienced another growth peak between 1990 and 2000, increasing its population by 14 percent. Population growth between 1980 and 2007 was steady but slower, increasing on average by 1.1 percent annually.

**Table 1.4: Historical Population Growth of City of Lauderdale Lakes and Broward County**

Year	Lauderdale Lakes	Percentage Growth	Broward County	Percentage Growth
1970	10,577	-	620,100	-
1980	25,426	140%	1,018,257	64%
1990	27,761	9%	1,255,531	23%
2000	31,705	14%	1,623,018	29%
2007*	33,565	6%	1,799,112	11%

Source: U.S. Census Bureau.

\*Broward County Population Forecasting Model.

## Population Projections

### *Methodology*

Population forecasts for each jurisdiction in Broward County are prepared by the Planning Services Division of the County. These estimates and projections are developed using the Broward County Population Forecasting Model (BCPFM). The model methodology begins with the preparation of countywide population forecasts by age, race and sex. Birth and death rates from the 1990 Census are used initially but are adjusted every five years based on demographic trend information received from the U.S. Department of Commerce and other sources.

Broward County projections are made by determining the anticipated population for the County as a whole and then assigning the growth to Traffic Analysis Zones (TAZs). Projections for TAZs are then aggregated into municipal projections. Broward County

anticipates build-out (i.e. having no vacant land for new development) in 2010, with an assumption that the population will continue to rise, beyond natural increase, in spite of build-out. Therefore, the Broward County model makes assumptions in regards to where redevelopment and, presumably, increases in residential density, will occur. These are anticipated to occur mainly in areas east of the Turnpike, closer to urban centers. It should be noted that during the preparation of this Plan, the County was planning to re-visit its population forecasts to more accurately reflect the decline in current housing sales to avoid over estimating population growth projections.

### ***Projections***

Table 1.5 shows current projections provided by the Broward County Planning Services Division. The short-term planning time frame is considered to be the 5-year time frame, 2012, when the permanent population of the City is expected to be 39,032. The long term planning horizon is 2017, although Broward County projections extend to 2025. The population figures provided by The University of Florida's Shimberg Center for Affordable Housing (Shimberg), which projects a diminishing population, are shown for comparative purposes.

As of 2007 the City's population was 33,565. Over the short-term planning time frame of five years, the population is projected to increase by 16.3 percent for a total of 39,032 residents in 2012. Broward County projections anticipate this upward trend to continue through the long term planning horizon, and through 2025, at which point the population is anticipated to have increased by 48 percent or 16,125 people. As shown in the table, Shimberg projects a decline in population beginning in 2020 and continuing through 2025, accounting for a projected loss of 74 residents. Table 1.6 illustrates dwelling unit projections, which shows that by 2015, 2,204 additional units will be needed to accommodate the City's population. Further analysis on the land to accommodate this need can be found below.

**Table 1.5: Projected Population Growth - City of Lauderdale Lakes**

	2007	2010	2012*	2015	2020	2025
Shimberg	32,641	33,353	33,485	33,683	33,635	33,609
Broward County	33,565	36,890	39,032*	42,244	46,944	49,690
Seasonal	1,427	1,400	1,388	1,360	1,194	1,028

Source: The Shimberg Center for Affordable Housing and Broward County Population Forecasting Model (BCPFM).  
\*The short term planning horizon estimate was extrapolated from the BCPFM estimates by The Mellgren Planning Group, Inc., 2007.

**Table 1.6: Dwelling Unit and Resident Population Estimates and Projections**

Year	Units	Population
2007	15,145	33,565
2010	15,949	36,890
2015	17,339	42,244
2020	18,599	46,944
2025	19,336	49,690

Sources: U.S. Census Bureau. Broward County Population Forecasting Model, 2007.

### Land Needed for Projected Population

The 2015 population is estimated at 42,244, and the projected population through 2025 is 49,690. This represents an increase of approximately 16,125 people, or 48 percent, through the year 2025.

By 2015 the City will need 2,194 units and an additional 1,260 by 2020, for a total of 3,454 units through 2020. As is discussed throughout this Comprehensive Plan, the City approved a Local Activity Center (LAC) with a designated pool of 3,000 units, of which 473 are under construction. There are nearly 134 acres of vacant land as was shown in Table 1.3. Of this amount, there are 22.9 acres with a residential land use plan designation, and 8.84 acres designated LAC. Based on the densities permitted by the various residential land use categories, Lauderdale Lakes can accommodate 1,311 additional housing units, including 982 "flexibility" units currently provided for in the

Broward County Land Use Plan (see flexibility and reserve unit discussion below) as well as an undetermined number of potential residential units within the LAC (future mix of land uses to occur on the vacant 8.84 acres designated LAC is unknown).

The City does not have a sufficient amount of vacant residentially designated land to accommodate future growth in the overall planning period. Additional housing units will need to be provided through the redevelopment process, even if allowable densities on residentially designated vacant land are increased. Although vacant land is insufficient to accommodate the future population, the City anticipated being able to accommodate the projected population through redevelopment within the LAC.

### **Flexibility and Reserve Units and Zones**

The Broward County Land Use Plan utilizes a system of flexibility units and zones throughout the County to manage the amount and distribution of residential development throughout the County. "Flexibility units" means the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Future Land Use Map (FLUM) and the number of dwelling units permitted within the same flexibility zone by Lauderdale Lakes' certified Future Land Use Map. The City has 698 remaining flexibility units within Flex Zone 43, which encompasses all of Lauderdale Lakes.

In addition, "reserve units" were created at adoption of Broward County's Land Use Plan in 1989 and are available for assignment by the City within flexibility zones. The "reserve units" for Lauderdale Lakes were set at 2 percent of the total number of dwelling units represented on the Broward County Land Use Plan map in each flexibility zone. The rearrangement of residential densities utilizing reserve units is also administered within flexibility zones. The maximum number of dwelling units within each zone cannot exceed the units permitted for that zone by the County FLUM. Commercial flexibility acreage may also be utilized to allow up to 5 percent of the area designated for residential within a flexibility zone to be rezoned for

neighborhood commercial or office use. At this time, there are 123 remaining reserve units, and only 4.4 acres have been used for residential to commercial flexibility.

Finally, Broward County Land Use Plan provides for a number of bonus units to be used for the creation of affordable housing. Known as “affordable housing units” (AFUs), these units may be transferred across flexibility zones and municipal boundaries. In such cases, a unit of local government may request and receive a transfer of available AFUs from another unit of local government in Broward County. The City of Lauderdale Lakes currently has 161 affordable housing units.

The Administrative Rules Document of the Broward County Land Use Plan was amended in May, 2006 to allow flex and reserve units to be allocated as bonus market-rate dwelling units for construction of affordable housing without the need for a land use plan amendment, with the number of bonus units tied to the affordability level of each new affordable dwelling unit, as follows:

<u>Affordability Level</u>	<u>Number of market rate bonus units per affordable unit</u>	<u>Maximum increase over density of mapped land use plan designation</u>
Workforce (100%-120% of median)	1 bonus unit	50 percent
Moderate Workforce (80%-100% of median)	3 bonus units	50 percent
Low (up to 80% of median)	5 bonus units	100 percent

## **Redevelopment**

Many opportunities for redevelopment exist in Lauderdale Lakes. Within the context of State Road Seven (SR7) and Oakland Park Boulevard, the City has the opportunity to transform major strip-commercial corridors into vibrant livable places. Much of the

economic opportunity for commercial development lies within the plazas along SR7 and Oakland Park Boulevard and is evident with the existing businesses that are now thriving in the area. The City can utilize principles of Smart Growth and help to encourage access to employment opportunities, transit, and adequate open space. Likewise, it can utilize principles of form based codes to achieve the desired urban form illustrated in the Citizens Master Plan. The City is committed to redevelopment and will implement appropriate strategies over the planning period utilizing the Comprehensive Plan, Five-Year Capital Improvement Program, annual budget process, special redevelopment studies, federal, state and local grants, and strong intergovernmental coordination.

### **Community Redevelopment Area**

As mentioned above, the Lauderdale Lakes Community Redevelopment Area (CRA) was created in 1999 to establish strategies for community and economic renewal based on priorities determined through dialogue with the citizens of the community. The CRA currently consists of approximately 551 acres of primarily commercial properties, with some residential and industrial properties. This constitutes approximately 23 percent of the total acreage of the City of Lauderdale Lakes. The current boundaries of the Community Redevelopment Area are shown in Map 1.4: CRA Boundary.

The commercial properties within the CRA are located primarily along SR7/US441, West Oakland Park Boulevard, and NW 31<sup>st</sup> Avenue. Also included is the Lauderdale Lakes Industrial Park which is located on the east side of NW 31<sup>st</sup> Avenue, one-quarter mile south of Oakland Park Boulevard. The residential properties within the CRA are located in the Westgate subdivision south of Oakland Park Boulevard, in the area North of NW 29<sup>th</sup> Street and south of Oakland Park Boulevard, in the southeast corner of the Northgate subdivision and the multi-family zoned area east of the Northgate subdivision, including the Holiday Park mobile home park, in the eastern portion of the Oriole Estate subdivision and the multi-family zoned area on both sides of NW 21<sup>st</sup>

Avenue north of the C-13 Canal, and finally a single condominium building located just east of the Municipal Complex.

Lauderdale Lakes is also a part of the State Road 7/US 441 Collaborative, a regional effort to revitalize the SR7 corridor along a transit oriented development pattern. The area along the SR7 Corridor is eligible for many federal and state grant programs. These include the federal Community Development Block Grant (CDBG) program, U.S. Department of Housing and Urban Development (HUD) housing programs, Economic Development Administration (EDA) programs and state programs, such as the State Housing Initiative Partnership (SHIP) program. Lauderdale Lakes is already utilizing many of these program opportunities, which should significantly improve the quality of life, property and investment atmosphere in eastern Lauderdale Lakes.

### **Local Activity Center and Town Center**

The Local Activity Center (LAC), a land use designation, is the implementing mechanism for the mixed use development envisioned along Oakland Park Boulevard and State Road 7. As discussed in the Housing and Economic Elements, Lauderdale Lakes itself is seeking to diversify its housing stock, which is almost entirely low and moderate income, to introduce more market rate units. The City must seek to diversify its housing stock, yet ensure that adequate affordable housing remains for its low income residents. For that reason the City places an emphasis on code enforcement and preservation of units. Within the LAC, 3,000 units have been approved, many of which will hopefully be built at market rate to lure new residents with enough disposable income to help support additional business development and redevelopment and contribute to the City's tax base. The maximum permitted density and intensity of the LAC is shown in Table 1.7 below.

**Table 1.7: Maximum Permitted Density and Intensity in the LAC**

Future Land Use Category	Maximum Permitted Density and Intensity
Residential	1,500 high rise dwelling units

	1,000 townhomes <u>500</u> garden apartments 3,000 Total units
Commercial	500,000 square feet
Hotel	300 rooms
Community Facilities	5 acres (minimum)
Recreation and Open Space	5 acres (minimum); all defined areas such as buffers and berms, for purposed of this criterion, shall not be considered park land or open space.

Source:

Within the LAC is the City’s Town Center, which is comprised of all four corners of the State Road 7 and Oakland Park Boulevard intersection, as well as the 32-acre Bella Vista site to the east. The Town Center is envisioned in the Citizens Master Plan to be centered on two proposed public greens, one facing Oakland Park Boulevard and the other facing State Road 7. The "Greens" are connected by a new "Main Street," and are each anchored by one civic building site. The plan calls for the remaining faces of the "Greens" and "Main Street" to be fronted by architecturally inspiring five-story mixed-use buildings, having retail uses on the ground floor. Offices and residences would exist above the retail. Once complete, it is hoped that the "Greens" and "Main Street" will become active civic places that people will remember and return to time and time again.

**Lauderdale Market Place**

The marketplace site is located at the southeastern corner of Oakland Park Boulevard and State Road 7. This once strong community shopping center has lost many of its retail and restaurant tenants, some of which are being replaced by miscellaneous office, government service, and medical office uses. The site has been identified as having strong redevelopment potential. The City envisions that this parcel will be incorporated into the overall Town Center and be developed as mixed use.

## Neighborhoods

The City has not proposed any specific neighborhood redevelopment plans, as the focus is centered on the commercial areas that will help to revitalize the City's economy. Encouraging residents to participate in the redevelopment process encourages a sense of ownership of the ideals described in the redevelopment plan. It has long been understood that the benefits of redevelopment are sometimes tempered with the loss of neighborhood character and displacement of some portions of the working population. As redevelopment often affects the resident population in cities, it was important to identify some of the communities in the City. The following homeowners associations were identified:

- Cypress Chase North Property Owners Association
- Cypress Chase South
- East Gate Homeowners Association
- Glen Cove Condominium Association
- Hawaii Gardens Condominium Association
- Northgate Homeowners Association
- Oakland Estates Condominium Association
- Oakland Estates Homeowners Association
- Oakland Villa Homeowners Association
- Oriole Estates Homeowners Association
- Somerset
- Sunset Hills Condominium Association
- The Colonies Homeowners Association
- Town & Country Condominium Association

It is not anticipated that large scale displacement will occur because of the City's focus on commercial areas. However, it is recognized that although the City intends to focus on the commercial areas, residential property values can increase as a result of commercial redevelopment, thus allowing for displacement to occur within the

business and residential sectors of the community. As such, the City should adopt a Relocation Assistance Plan, in conjunction with the CRA Redevelopment Plan. In accordance with national standards should residents or business owners be in need of relocation assistance due to displacement, this plan would assist the City in its decision making process.

## **Urban Design Guidelines**

The City's Community Redevelopment Plan, adopted in 2001, evaluated the quality of urban design in the City. It concluded that the existing commercial patterns gave the City a dull and boring image. As a result, the Redevelopment Plan recommended updating the city's architectural design code, landscape code, and its signage code.

The Citizens Master Plan also included streetscape recommendations, such as street furniture, pedestrian scale of streets, entrance features, and plazas. The Citizen Master Plan also suggested updating the zoning code to require reduced building setbacks and to provide for continuous frontage on the street as well as establishing minimum and maximum building heights.

Signage could play a large role creating an identity for the City, especially since public parks, trails, municipal buildings, commercial plazas, mixed use buildings, pedestrian or vehicular connectivity of existing neighborhoods are all a part of the anticipated redevelopment.

A feeling of pride or belonging can also be achieved by encouraging participation by local artists in the community. The City could invest in the community by providing display areas for art work such as sculptures and murals, within the streets, plazas and municipal structures. Establishment of an arts district, or a public arts program for the Town Center could generate continuing interest and involvement of the community, for years to come.

Another use of urban design concepts to enhance the quality of life is crime prevention. Crime Prevention Through Environment Design (CPTED) establishes principles for integrating design elements into communities to enhance their safety. Integration of these policies in the Land Development Regulations, to the extent possible, is recommended.

At the time of the preparation of this document, the City is in the process of preparing design guidelines for the CRA. Adoption and integration of these guidelines into its code in a timely manner is critical for unified redevelopment.

### **Land Development Regulations**

The City of Lauderdale Lakes is no longer envisioned to be the suburban community that it was when it was originally developed. The City needs to rewrite substantial portions of its land development regulations to be consistent with new mixed use corridors desired by residents, and to ensure that new development is compatible with existing well-established homes and businesses. Zoning regulations are needed to implement the LAC designation. These regulations will also govern development of the City's Town Center.

### **Availability of Facilities and Services**

Lauderdale Lakes has sufficient infrastructure or service agreements in place to accommodate its existing development and will ensure that facilities are available to support future development. The general conditions and availability of facilities and services are discussed below. More detailed information is provided in the Infrastructure, Parks and Recreation and Transportation elements.

### **Potable Water and Supply**

Potable water for the City is provided through an interlocal agreement with Broward County Water and Wastewater Services (BCWWS), which includes both the distribution and treatment of the City's potable water. The City is served by BCWWS 1A Treatment Plant and wellfields. As discussed in the potable water sub-element, the County will build a new water treatment plant and associated wells in 2013 to meet the projected demand of the District 1 water service area that includes the entire City. This new water treatment system will be supplied by water from an unconventional source, the Floridian Aquifer.

The Biscayne Aquifer has supplied south Florida with potable water for decades, however, it has been recently discovered that the Biscayne Aquifer is on the brink of becoming dangerously overdrawn resulting in a loss of wetlands, further saltwater intrusion, and on-going water shortages. For this reason, the South Florida Water Management District (SFWMD) has required that local water utilities develop alternative sources of water supply and has strongly encouraged water conservation. Water from the Floridian Aquifer, like other alternative sources, however, is more expensive to treat than water from the Biscayne Aquifer. Higher treatment costs get passed on to residents and businesses in the form of higher water bills which, in turn, may promote individual reductions in consumption.

Although the City of Lauderdale Lakes has always encouraged water conservation, there are now clearly identifiable economic and environmental implications associated with water conservation efforts. The residents of Lauderdale Lakes would like to redevelop major areas of the City. Much of this redevelopment is likely to be more intense than the development it replaces and therefore, will require more water. As the City pursues its redevelopment goals, new development should be encouraged to minimize its potable water demand through such measures as water conserving fixtures, gray water reuse, and stormwater capture. It is also appropriate for the City to begin focusing on water conservation measures to reduce resident usage and demand.

### **Sanitary Sewer**

All collection, transmission and treatment of City sewage is provided by BCWWS. No septic tanks exist in Lauderdale Lakes. All residential and non-residential uses are served by the County system. BCWWS is responsible for the maintenance and improvement of the City's sewage system. BCWWS recently upgraded its wastewater treatment plant to meet projected demand until the year 2025. In addition, it has undertaken a major sanitary sewer rehabilitation project that will ensure that Lauderdale Lakes and other contract communities continue to have sufficient sanitary sewer service.

### **Solid Waste Capacity**

Solid waste collection in Lauderdale Lakes is managed through contracts with private waste haulers. Solid waste disposal is managed by Broward County through an interlocal agreement. There continues to be sufficient capacity to collect and dispose of solid waste in Lauderdale Lakes, as discussed in the solid waste sub-element.

### **Public and Private Parks and Recreation**

Lauderdale Lakes has a total of 135.87 acres of land serving the City's parks and recreation needs. Of this total, 63.55 acres (including the C-13 greenway) are held in public ownership, 40.82 acres are privately owned, and 31.5 acres are leased from school complexes. The City will continue to meet its adopted level of service standards for parks and recreation facilities through the long term planning horizon.

Lauderdale Lakes, like dozens of South Florida municipalities, is highly constrained in its ability to acquire new park land, due to the near build-out of the community, high land costs and the increasingly urban densities to which the City will redevelop. The current public recreation and open space requirement of 3 acres per 1,000 population is not sustainable in an urban environment. Recognizing this fact, the Broward County Planning Council will be exploring alternate urban open space paradigms to replace its suburb-oriented countywide minimum LOS standard. The City should

collaborate with Broward County and similarly affected municipalities in developing 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.

### **Transportation**

The City's land use pattern is well designed for roadway and transit usage providing high density uses and employment centers near major travel corridors with trip-generating residential uses located between these corridors. It is important to note that the transportation system in and around Lauderdale Lakes was designed for automobile traffic, and only in relatively recent times has the importance of transit come to the fore. It is possible that alternative land use patterns in specific locations may increase the efficiency of the transportation system both to carry vehicles as well as provide increased transit ridership. However, this transportation alternatives analysis can be properly performed only on a regional intergovernmental basis through coordination with area municipalities and Broward County due to the complexity and integrated nature of the transportation system in central Broward County. Thus Lauderdale Lakes is coordinating with the County and regional municipalities to address land use alternatives to enhance roadway and transit systems, designed through compliance with the County's recently-adopted Transportation Element. As stated above the City will also focus on transit oriented development in the redevelopment process.

### **Stormwater Management (Drainage)**

The City's drainage is currently handled through a system of direct swales, catch basins, storm sewers and secondary canals. The system eventually empties rainwater directly in the C-13 Canal which bisects the community. The City has recently developed a Stormwater Master Plan which outlines six scenarios of improvements that can be undertaken by the City to improve its level of flood protection and quality of stormwater. There is no indication at this time which scenario will be pursued. Nonetheless, there are a number of stormwater system improvements that are

planned for in the current capital improvements plan which ensure adequate flood protection will continue to be provided for existing and planned development.

### **Natural Groundwater Aquifer Recharge**

The primary source of potable water in Lauderdale Lakes as well as the remainder of the County is the Biscayne Aquifer. Certain areas of the City recharge the aquifer through infiltration. Additional recharge for the aquifer is provided through the construction of lakes and canals that hold stormwater run-off. The SFWMD monitors withdrawals from the Biscayne Aquifer to protect the long term sustainability of this resource.

Broward County Water and Wastewater Services, the City's water service provider, proposes to develop new groundwater resources (the Floridian Aquifer) in future years. This will ensure that the City is provided with adequate water supply to meet existing and planned development within Lauderdale Lakes.

## **Natural Resources**

Natural resources include such items as soils, rivers, wetlands and estuarine systems, etc., which are discussed below and in greater detail in the Conservation Element.

### **Environmentally Sensitive Lands**

Other than one small cypress hammock lying adjacent to the Turnpike, natural vacant lands do not exist in the City. Years of urbanization has disturbed the native vegetation. In 2002, Broward County's Land Preservation Trust agreed to fund the acquisition of the remaining natural cypress hammock for conservation purposes.

### **Water Bodies**

There are no natural lakes or rivers within Lauderdale Lakes. As a result of the Central and South Florida Drainage project, urban development, and quarrying activities, several manmade surface water bodies including canals and lakes now exist

in Lauderdale Lakes. It is important to note that while the City does not have any natural water bodies, the primary canal in Lauderdale Lakes (C-13) does connect into natural river systems in eastern Broward County. The location of all water bodies in the City is shown in Map 1.5: Water Bodies.

### **Flood Prone Areas**

According to the FEMA Flood Insurance Rate Maps (FIRM), more than 93.8 percent of the City of Lauderdale Lakes lies within the AH zone, 6.1 percent lies in the AE zone, and less than one-hundredth of a percent lies in the X zone. The definitions of these zones are included in Table 1.8.

**Table 1.8: FEMA Flood Zone Definitions**

Flood Zone	Description of Zone
AH	An area inundated by 100-year flooding (usually an area of ponding), for which Base Flood Elevations (BFEs) have been determined; flood depths range from one to three feet.
AE	An area inundated by 100-year flooding, for which no BFEs have been determined.
X	An area determined to be outside the 100- and 500 year floodplains. No BFEs or depths are shown within this zone.

Source: FEMA Flood Zone Definitions, retrieved January, 2008 from [http://www.fema.gov/plan/prevent/fhm/fq\\_gen13.shtm](http://www.fema.gov/plan/prevent/fhm/fq_gen13.shtm).

The most flood-prone areas of the City are zones AE and AH, which encompass 96 percent of the City. The area to the west of NW 31st Avenue lies in the AH zone, while the area of the City to the east of NW 31st Avenue contains the AE. Lauderdale Lakes is a fully developed community and all new development must meet flood management regulations. The locations of all flood plains within the City are shown in Map 1.6: Flood Plains.

The National Flood Insurance Program's (NFIP) Community Rating System (CRS) is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. As a result,

flood insurance premium rates are discounted to reflect the reduced flood risk resulting from community actions meeting the three goals of the CRS:

- Reduce flood losses;
- Facilitate accurate insurance rating; and
- Promote the awareness of flood insurance.

Cities can implement programs targeted to flood preparation, flood damage reduction, mapping and regulatory activities and public information programs, and as a result benefit citizens in the City by receiving a rating from CRS which can help to decrease homeowner flood insurance costs. Lauderdale Lakes currently does not participate in this program.

### **Wetlands**

Wetlands are generally classified as areas where the water table is near or above the surface except during extended dry periods. Wetlands are typically adjacent to natural water bodies and lakes, and in low-lying depressions, and have poorly drained, level, organic or marl soils. Wetlands provide needed habitat for aquatic and land species, including migrating birds. Wetlands also provide storage areas for stormwater and a “filtration system” to cleanse the water.

Most of Broward County’s wetlands have been drained for the purposes of land reclamation since 1920 via numerous canals. The fresh water wetlands remaining in Broward County today are made up of cypress swamps, pond apple and cypress sloughs, freshwater marshes, sawgrass marshes and wet prairies. There are no longer wetlands in Lauderdale Lakes and thus, a map delineating wetlands has been omitted.

### **Wellfields and Wellhead Protection Areas**

The County has a Wellfield Protection Ordinance in place to prevent contamination from incompatible land uses in the vicinity of wellheads. The ordinance applies to

both existing and proposed wellfields. There are no incompatible uses in wellfield drawdown areas in Lauderdale Lakes. However, there are a few existing sites in the City that have been identified as being contaminated. Many of these sites are being remediated by a responsible party (i.e., landowner, business owner). All of the contaminated sites are monitored by Broward County Division of Pollution Prevention and Remediation. The wellfield protection area's zones of influence and contaminated sites are shown in Map 1.7: Wellhead Protection Areas and Contaminated Sites.

### **Soils**

The principal soil characteristics of Lauderdale Lakes are primarily poorly drained, nearly level soils with a thin surface layer of fine sand, followed by a layer of organic solid. Beneath the subsoil is hard limestone, usually found at a depth of 60 inches. The overall soil conditions in the City allow for typical development practices utilized throughout Broward County. Areas that have isolated organics and muck may need to be filled with soil that can support construction. The soil types are shown on Map 1.8: Soil Survey, the City and the County utilize the Soil Survey of Eastern Broward County prepared by the U.S. Department of Agriculture in 1984.

# **City of Lauderdale Lakes**

## **TRANSPORTATION ELEMENT VOLUME II: DATA, INVENTORY & ANALYSIS**

# TABLE OF CONTENTS

- II. TRANSPORTATION ELEMENT ..... 1**
- Introduction ..... 1**
- Purpose ..... 1
- Existing Transportation System..... 1**
- Existing Road System ..... 2
- Public Transit System ..... 4
- Bicycle and Pedestrian System ..... 4
- Port Facilities..... 5
- Airport Facilities ..... 5
- Freight and Passenger Rail Facilities ..... 6
- Intermodal Facilities ..... 6
- Existing Transportation System Analysis ..... 6**
- Existing Roadway System Analysis..... 6
- Public Transit System Analysis..... 14**
- Routes, Headways, and Hours of Operation ..... 14
- Bicycle and Pedestrian Systems Analysis ..... 20**
- Analysis of Bicycle System..... 20
- Analysis of Pedestrian System ..... 20
- Conclusion on Pedestrian and Bicycle Systems Analysis ..... 21
- Existing Land Use Analysis ..... 22**
- Major Transit Trip Generators and Attractors..... 22
- Pattern of Development ..... 22
- Existing Land Use/Transportation System Compatibility ..... 23
- Other Considerations ..... 23**
- Transportation Disadvantaged ..... 23
- Evacuation of Coastal Population prior to an Impending Natural Disaster ..... 24
- Future Transportation System ..... 25**
- Future Road System ..... 25

Future Public Transit System .....	32
Future Bicycle and Pedestrian System .....	34
Future Intermodal Facilities .....	36
<b>Future Transportation System Analysis.....</b>	<b>36</b>
Future Road System Analysis.....	36
Future Transit System Analysis .....	38
Future Bicycle and Pedestrian System Analysis .....	38
Future Intermodal Facilities Analysis.....	39
Future Land Use Analysis .....	39
<b>Conclusion .....</b>	<b>41</b>

## LIST OF TABLES

Table 2.1: Functional Classification and Maintenance Responsibility for Roadway Segments within the City of Lauderdale Lakes (2005) .....	7
Table 2.2: Number of Lanes for Roadway Segments within the City of Lauderdale Lakes (2005).....	7
Table 2.3: 2007 Two-Way, Peak-Hour Traffic Volumes for East-West County and State Roadways in Lauderdale Lakes .....	8
Table 2.4: 2007 Two-Way, Peak-Hour Traffic Volumes for North-South County and State Roadways in Lauderdale Lakes.....	9
Table 2.5: 2007 Annual Average Traffic Volumes for East-West County and State Roadways in Lauderdale Lakes .....	10
Table 2.6: 2007 Annual Average Traffic Volumes for North-South County and State Roadways in Lauderdale Lakes .....	10
Table 2.7: Level of Service Standards for Roadways in Lauderdale Lakes .....	12
Table 2.8: Availability of Autos in Broward County and the State of Florida .....	13
Table 2.9: Headway Times and Hours of Operation of Fixed Bus Routes operating within the City of Lauderdale Lakes .....	14
Table 2.10: Bus Transit Ridership by BCT Route (Fiscal Years 2004 and 2005).....	16

Table 2.11: Estimated Public Transit Modal Split 2000-2005, and 2030 .....	17
Table 2.12: Lauderdale Lakes Population Characteristics pertaining to the Transportation Disadvantaged (2000) .....	23
Table 2.13: Roadway Improvements Scheduled in the City’s Capital Improvement Program, FY 2008-2012 .....	25
Table 2.14: Roadway Improvements Scheduled in Broward County MPO’s Transportation Improvement Plan, FY2008-2012 .....	26
Table 2.15: Roadway Improvements Scheduled in Broward County MPO’s 2030 Cost Feasible LRTP .....	27
Table 2.16: Number of Lanes for Roadway Segments within the City of Lauderdale Lakes (2030) .....	27
Table 2.17: 2030 Two-Way, Peak-Hour Traffic Volumes for East-West County and State Roadways in Lauderdale Lakes .....	28
Table 2.18: 2030 Two-Way, Peak-Hour Traffic Volumes for North-South County and State Roadways in Lauderdale Lakes .....	29
Table 2.19: 2030 Annual Average Traffic Volumes for East-West County and State Roadways in Lauderdale Lakes .....	29
Table 2.20: 2030 Annual Average Traffic Volumes for North-South County and State Roadways in Lauderdale Lakes .....	30
Table 2.21: Public Transit Improvements Scheduled in Lauderdale Lakes’ Capital Improvement Program, FY 2008-2012 .....	32
Table 2.22: Public Transit Improvements Scheduled in Broward County MPO’s Transportation Improvement Plan, FY2008-2012 .....	33
Table 2.23: Public Bus Transit Improvements Scheduled in Broward County’s Transit Development Plan, FY2005-2009 Major Update .....	33
Table 2.24: Public Transit Improvements Scheduled in Broward County MPO’s 2030 Cost Feasible Long Range Transportation Plan .....	34
Table 2.25: Bicycle and Pedestrian Improvements Scheduled in the Lauderdale Lakes Capital Improvement Program, FY 2008-2012 .....	35
Table 2.26: Bicycle and Pedestrian Improvements Scheduled in Broward County MPO’s Transportation Improvement Plan, FY2008-2012 .....	35

Table 2.27: Bicycle and Pedestrian Improvements Scheduled in Broward County MPO's  
2030 Cost Feasible Long Range Transportation Plan ..... 36

Table 2.28: Maximum Permitted Density and Intensity in the Local Activity Center  
Land Use Category ..... 40

## II. Transportation Element

### Introduction

#### **Purpose**

The purpose of this Transportation Element is to plan for a multimodal transportation system that places emphasis on the use of public transportation systems. As such, a major thrust of this Element is to coordinate current and planned transportation facilities (local, county, and state-maintained) with existing and future land uses so that all users of the transportation system, including pedestrians, bicyclists, bus and rail transit riders, automobile drivers, and the transportation disadvantaged, can be better served.

Pursuant to Section 339.175 Florida Statutes (F.S.), this Transportation Element is written to be consistent with Rule 9J-5.019 of the Florida Administrative Code (F.A.C.), and coordinated with the plans of the Broward County Metropolitan Planning Organization (MPO) and the Florida Department of Transportation (FDOT).

### Existing Transportation System

The City of Lauderdale Lakes is located in central Broward County, among a vast and well-developed network of roads and highways. Of this network, two arterial roadways in particular - Oakland Park Boulevard and State Road 7/US 441 - serve as the main crossroads of the City and therefore, contribute significantly to how Lauderdale Lakes is viewed by its residents, business owners, and visitors. At this time, the City of Lauderdale Lakes is in the midst of redefining itself through the redevelopment of these two commercial corridors; an effort that began in 1999 with the creation of a Community Redevelopment Agency (CRA), furthered in 2003 with

the creation of the State Road 7 (SR7) Collaborative and Citizen's Master Plan (also referred to as the State Road 7 Corridor Plan), and again strengthened by the County's Transit-Housing Oriented Redevelopment (THOR) planning initiative launched in 2007.

Consistent with regional trends, roadways and highways in Lauderdale Lakes are anticipated to reach capacity over the next twenty years with little to no room for further expansion. After a half century of building wider roads as a means to alleviate growing congestion levels, it is now widely recognized that a city cannot build itself out of automobile traffic congestion and that road building does not serve the needs of all residents. For this reason, the City of Lauderdale Lakes will undertake a series of strategies to "civilize" its existing street network and plan for improvements that will create a multimodal transportation system that serves all residents and better utilizes its limited land area.<sup>1</sup>

### **Existing Road System**

The existing roadway system is shown in Map 2.1: Roadway Maintenance Responsibility and Federal Functional Classification.

#### ***Local Roads***

The City of Lauderdale Lakes maintains a total of 106 lane-miles of roadway. In general, the local roadway network forms a grid-like pattern and is well connected to collector and arterial roadways.

#### ***Collector Roads***

The City has the following six roadway segments classified as collectors: NW 44<sup>th</sup> Street (east of NW 31<sup>st</sup> Avenue), NW 38<sup>th</sup> Street (east of NW 31<sup>st</sup> Avenue), NW 31<sup>st</sup> Street west of State Road 7, NW 26<sup>th</sup> Street (east of NW 31<sup>st</sup> Avenue), NW 19<sup>th</sup> Street

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<sup>1</sup> The term *civilize* is used in the State Road 7 Collaborative Master Plan to describe urban design and traffic calming strategies that, when implemented, will allow other modes of travel to play a larger role in the City of Lauderdale Lakes and thus, lessen congestion and improve mobility.

(east of SR7) and NW 49<sup>th</sup> Avenue (south of Oakland Park Blvd.). All of the collector roadways are maintained by the City of Lauderdale Lakes except for NW 19<sup>th</sup> Street which is maintained by Broward County.

### ***Arterial Roads***

Lauderdale Lakes has three principal arterials and one minor arterial located within its city limits. State Road 7 is a north-south arterial that stretches from Palm Beach County to Miami-Dade County. Oakland Park Boulevard and Commercial Boulevard are east-west arterials that stretch from the Sawgrass Expressway to the Atlantic Ocean, the entire east-west extent of developed Broward County. All three of these roads are maintained by the State of Florida. Northwest 31<sup>st</sup> Avenue is a minor arterial maintained by Broward County. It runs as far south as State Road 84 and as far north as McNab Road, within Broward County.

### ***Limited and Controlled Access Facilities***

The Florida Turnpike is adjacent to and west of the City of Lauderdale Lakes. Currently, no access is provided to the Turnpike from within the City. However, the Turnpike can be accessed outside the City at Commercial Boulevard (north of the City) or Sunrise Boulevard (south of the City). There are no other limited and controlled access facilities within or adjacent to the City of Lauderdale Lakes.

### ***Significant Parking Facilities and Duration Limitations***

Significant parking facilities are defined here as parking lots or structures of 100 spaces or greater which serve public transit facilities or serve multiple developments off-site. The purpose of mapping these facilities is to identify medium to large parking lots or structures where a resident, visitor, or business owner could park a personal automobile and reach an off-site destination or public transit facility within a ¼ mile walk. Currently, the City of Lauderdale Lakes does not contain any facilities that meet this definition and so the map is omitted.

## **Public Transit System**

The public transit system that serves the City is shown in Map 2.2: Broward County Fixed Transit Routes and Map 2.3: Community Bus Routes and Stops.

### ***Public Bus Transit Routes***

There are a total of nine bus routes operating within Lauderdale Lakes that are maintained by Broward County Transit (BCT). In addition, there are two community bus routes operating within Lauderdale Lakes that are maintained by the City. Finally, there are four routes operated within Lauderdale Lakes that are maintained by other municipalities. The routes operated by other municipalities serve small portions of the City mostly in areas adjacent to the municipality providing the transit service. At this time, Lauderdale Lakes is not served by any other mode of public transit than bus transit service.

### ***Public Transit Terminals and Transfer Stations***

There are no public transit terminals or transfer stations within the city limits of Lauderdale Lakes. However, there is a bus transfer station north of the City at the intersection of State Road 7 and Commercial Boulevard, and there is a public transit terminal south of the City on State Road 7, between NW 19<sup>th</sup> Street and Sunrise Boulevard.

### ***Public Transit Rights-of-Way and Exclusive Public Transit Corridors***

There are no exclusive public rights-of-way or exclusive public transit corridors within the City of Lauderdale Lakes. The nearest facility of this type is Tri-Rail, the commuter rail line linking Miami-Dade, Broward, and Palm Beach counties. The Tri-Rail line is located approximately 1.5 miles east of the City and is operated by the South Florida Regional Transportation Authority (SFRTA).

## **Bicycle and Pedestrian System**

The bicycle and pedestrian systems are shown in Map 2.4: Bicycle Facilities and Suitability and Map 2.5: Pedestrian Ways: Missing Sidewalks, respectively.

### ***Bicycle Facilities***

The City of Lauderdale Lakes currently has two bicycle routes that are recognized by Broward County and the City as existing bicycle facilities. First, there is an undesignated bicycle route located along both sides of Commercial Boulevard adjacent to the northern city limits. This route has a high interaction with traffic along Commercial Boulevard and thus, it does not currently provide a favorable environment for bicyclists. Second, there is an undesignated bicycle route located along both sides of Oakland Park Boulevard between NW 43<sup>rd</sup> Terrace and NW 50<sup>th</sup> Avenue. It also has high interaction with traffic and does not currently provide a favorable environment for bicyclists.

### ***Paved Sidewalks***

Paved sidewalks have been constructed within each public right of way in Lauderdale Lakes except for two locations. On NW 26<sup>th</sup> Street, the sidewalk is missing from NW 49<sup>th</sup> Avenue east to Lauderdale Lakes city limits. On NW 31<sup>st</sup> Avenue, the sidewalk is missing from NW 41<sup>st</sup> Street south to NW 39<sup>th</sup> Street. Data concerning the condition of sidewalks is not available on a city wide basis.

### ***Port Facilities***

The City of Lauderdale Lakes is located approximately 5.5 miles inland and thus, does not contain port facilities. The nearest port facility is Port Everglades located in the Cities of Fort Lauderdale, Dania Beach and Hollywood.

### ***Airport Facilities***

The City of Lauderdale Lakes does not contain airport facilities. The nearest major airport is Fort Lauderdale-Hollywood International Airport located approximately five miles southeast of the City.

### **Freight and Passenger Rail Facilities**

The City of Lauderdale Lakes does not contain freight and passenger rail facilities. The nearest rail line is the CSX/Tri-Rail line located approximately 1.5 miles east of the City and is operated by the SFRTA.

### **Intermodal Facilities**

The City of Lauderdale Lakes does not contain any intermodal facilities. The nearest facility of this type is located east of the City near Broward Boulevard and Interstate 95, where there is an Amtrak Station, a bus shuttle service, and Tri-Rail stop. In addition, Downtown Fort Lauderdale's Transportation Management Association has an informal agreement to operate a park and ride service at the shopping center located at the southeast corner of Oakland Park Boulevard and SR7/US 441. Approximately 30 to 40 passengers a day use this service which connects riders from central Lauderdale Lakes to downtown Fort Lauderdale.

## **Existing Transportation System Analysis**

The following analysis provides the means to identify existing deficiencies in the transportation system.

### **Existing Roadway System Analysis**

The existing roadway system is shown in Map 2.6: Number of Lanes and Map 2.7: Two-Way, Peak Hour Traffic Level of Service.

### ***Functional Classification and Maintenance Responsibility***

As can be seen below in Table 2.1, the roads most responsible for maintaining mobility through the City of Lauderdale Lakes and the region are maintained by the State of Florida or Broward County. The City is responsible for five of the six urban collectors in Lauderdale Lakes and all other local roads.

**Table 2.1: Functional Classification and Maintenance Responsibility for Roadway Segments within the City of Lauderdale Lakes (2005)**

ROADWAY SEGMENT	FUNCTIONAL CLASSIFICATION	MAINTENANCE RESPONSIBILITY
State Road 7 (SR7)(NW 19 <sup>th</sup> Street to Commercial Boulevard)	Urban Principal Arterial - Other	State
Commercial Boulevard (east of SR7 to west of NW 31 <sup>st</sup> Avenue)	Urban Principal Arterial - Other	State
West Oakland Park Boulevard (Florida Turnpike to NW 31 <sup>st</sup> Avenue)	Urban Principal Arterial - Other	State
NW 31 <sup>st</sup> Avenue (NW 19 <sup>th</sup> Street to NW 44 <sup>th</sup> Street)	Urban Minor Arterial	County
NW 19 <sup>th</sup> Street (SR7 to NW 31 <sup>st</sup> Street)	Urban Collector	County
NW 44 <sup>th</sup> Street (NW 31 <sup>st</sup> Avenue to NW 21 <sup>st</sup> Avenue)	Urban Collector	City
NW 38 <sup>th</sup> Street (NW 31 <sup>st</sup> Avenue to NW 21 <sup>st</sup> Avenue)	Urban Collector	City
NW 31 <sup>st</sup> Street (NW 48 <sup>th</sup> Avenue to SR7)	Urban Collector	City
NW 26 <sup>th</sup> Street (NW 31 <sup>st</sup> Avenue to NW 21 <sup>st</sup> Avenue)	Urban Collector	City
NW 49 <sup>th</sup> Avenue (NW 19 <sup>th</sup> Street to Oakland Park Boulevard)	Urban Collector	City

Source: Broward County Metropolitan Planning Organization Roadway Capacity and Level of Service Analysis for 2005 and 2030.

### ***Number of Through Lanes for Each Roadway***

Since the City of Lauderdale Lakes does not contain any interstate highways or expressways which typically have many lanes, the widest roads in Lauderdale Lakes contain six lanes. Nonetheless, two of the six-lane roads, SR7 and Oakland Park Boulevard, intersect at the center of the City creating a large area within the heart of the City dominated by automobile traffic.

**Table 2.2: Number of Lanes for Roadway Segments within the City of Lauderdale Lakes (2005)**

ROADWAY SEGMENT	NUMBER OF LANES
State Road 7 (SR7)(NW 19 <sup>th</sup> Street to Commercial Boulevard)	6
Commercial Boulevard (east of SR7 to west of NW 31 <sup>st</sup> Avenue)	6
West Oakland Park Boulevard (Florida Turnpike to	6

ROADWAY SEGMENT	NUMBER OF LANES
NW 31 <sup>st</sup> Avenue)	
NW 31 <sup>st</sup> Avenue (NW 19 <sup>th</sup> Street to NW 44 <sup>th</sup> Street)	6
NW 19 <sup>th</sup> Street (SR7 to NW 31 <sup>st</sup> Street)	4
NW 44 <sup>th</sup> Street (NW 31 <sup>st</sup> Avenue to NW 21 <sup>st</sup> Avenue)	4
NW 38 <sup>th</sup> Street (NW 31 <sup>st</sup> Avenue to NW 21 <sup>st</sup> Avenue)	2
NW 31 <sup>st</sup> Street (NW 48 <sup>th</sup> Avenue to SR7)	2
NW 26 <sup>th</sup> Street (NW 31 <sup>st</sup> Avenue to NW 21 <sup>st</sup> Avenue)	2
NW 49 <sup>th</sup> Avenue (NW 19 <sup>th</sup> Street to Oakland Park Boulevard)	2

Source: Broward County Metropolitan Planning Organization Roadway Capacity and Level of Service Analysis for 2005 and 2030.

### ***Existing Two-Way, Peak-Hour Traffic Volumes and Level of Service***

As shown in the tables below, a number of roadways in Lauderdale Lakes have a failing (F) level of service during the peak hour. Many of these roads are regional in nature and thus, are only slightly impacted by developed areas in Lauderdale Lakes. Two roads in particular, Oakland Park Boulevard and State Road 7, carry an enormous amount of traffic through the heart of Lauderdale Lakes.

**Table 2.3: 2007 Two-Way, Peak-Hour Traffic Volumes for East-West County and State Roadways in Lauderdale Lakes**

EAST/WEST ROADWAYS	ID #	SEGMENT	DESIGN CODE	2007 PEAK HOUR VOLUME	PEAK HOUR LOS D CAP	2007 VOL./CAP.	PEAK HOUR LOS
Commercial Boulevard	654	east of SR7	632	4,750	4,680	1.01	D +75%
NW 44 <sup>th</sup> Street	1142	east of NW 31 <sup>st</sup> Avenue	264	650	950	0.68	D
NW 38 <sup>th</sup> Street	612	east of NW 31 <sup>st</sup> Avenue	264	500	950	0.53	D
Oakland Park Boulevard	598	east of Inverrary Boulevard	632	6,250	4,680	1.34	D +75%
Oakland Park Boulevard	600	east of SR7	632	4,800	4,680	1.03	D +75%
Oakland Park Boulevard	602	east of SW 31 <sup>st</sup> Avenue	632	4,950	4,680	1.06	D +75%
NW 26 <sup>th</sup> Street	1092	east of NW 31 <sup>st</sup> Avenue	264	450	950	0.47	C
NW 19 <sup>th</sup> Street	566	east of SR7	474	1,850	2,950	0.63	C

Source: Broward County Metropolitan Planning Organization Roadway Capacity and Level of Service Analysis for 2005 and 2030. Year 2007 peak hour volumes were interpolated using 2030 projected volumes. Calculations performed by The Mellgren Planning Group.

**Table 2.4: 2007 Two-Way, Peak-Hour Traffic Volumes for North-South County and State Roadways in Lauderdale Lakes**

NORTH/SOUTH ROADWAYS	ID #	SEGMENT	DESIGN CODE	2007 PEAK HOUR VOLUME	PEAK HOUR LOS D CAP	2007 VOL./CAP.	PEAK HOUR LOS
NW 49 <sup>th</sup> Avenue	481	north of NW 19 <sup>th</sup> Street	264	1,350	950	1.42	F
NW 49 <sup>th</sup> Avenue	1055	north of NW 26 <sup>th</sup> Street	264	1,300	950	1.37	F
State Road 7	509	north of Sunrise Boulevard	632	4,300	4,680	0.92	D
State Road 7	511	north of NW 19 <sup>th</sup> Street	632	4,500	4,680	0.96	D
State Road 7	513	north of Oakland Park Boulevard	632	4,250	4,680	0.91	D
NW 31 <sup>st</sup> Avenue	591	north of NW 19 <sup>th</sup> Street	622	3,400	4,826	0.70	B
NW 31 <sup>st</sup> Avenue	593	north of Oakland Park Boulevard	632	3,150	4,680	0.67	C

Source: Broward County Metropolitan Planning Organization Roadway Capacity and Level of Service Analysis for 2005 and 2030. Year 2007 peak hour volumes were interpolated using 2030 projected volumes. Calculations performed by The Mellgren Planning Group.

### ***Existing Average Annual Daily Traffic Volumes and Level of Service***

As shown in the tables below, a number of roadways in Lauderdale Lakes have a failing (F) level of service on an average day basis. Many of these roads serve the region and thus, are only slightly impacted by developed areas in Lauderdale Lakes. Two roads in particular, Oakland Park Boulevard and State Road 7, carry an enormous amount of traffic through the heart of Lauderdale Lakes.

**Table 2.5: 2007 Annual Average Traffic Volumes for East-West County and State Roadways in Lauderdale Lakes**

EAST/WEST ROADWAYS	ID #	ROAD SEGMENT	DESIGN CODE	2007 AADT VOLUME	AADT LOS D CAP	2007 VOL./ CAP.	2007 AADT LOS
Commercial Boulevard	654	east of SR7	632	58,000	49,200	1.18	F
NW 44 <sup>th</sup> Street	1142	east of NW 31 <sup>st</sup> Avenue	264	6,800	10,000	0.68	D
NW 38 <sup>th</sup> Street	612	east of NW 31 <sup>st</sup> Avenue	264	7,200	10,000	0.72	D
Oakland Park Boulevard	598	east of Inverrary Boulevard	632	62,500	49,200	1.27	F
Oakland Park Boulevard	600	east of SR7	632	58,600	49,200	1.19	F
Oakland Park Boulevard	602	east of SW 31 <sup>st</sup> Avenue	632	60,600	49,200	1.23	F
NW 26 <sup>th</sup> Street	1092	east of SW 31 <sup>st</sup> Avenue	264	4,000	10,000	0.40	C
NW 19 <sup>th</sup> Street	564	east of NW 49 <sup>th</sup> Avenue	264	12,500	10,000	1.25	E
NW 19 <sup>th</sup> Street	566	east of SR7	474	23,400	31,100	0.75	D

Source: Broward County Metropolitan Planning Organization Roadway Capacity and Level of Service Analysis for 2005 and 2030. Year 2007 AADT volumes were interpolated using 2030 projected volumes. Calculations performed by The Mellgren Planning Group.

**Table 2.6: 2007 Annual Average Traffic Volumes for North-South County and State Roadways in Lauderdale Lakes**

NORTH/SOUTH ROADWAYS	ID #	SEGMENT	DESIGN CODE	2007 AADT VOLUME	AADT LOS D CAP	2007 VOL./ CAP.	2007 AADT LOS
NW 49 <sup>th</sup> Avenue	481	north of NW 19 <sup>th</sup> Street	264	16,500	10,000	1.65	F
NW 49 <sup>th</sup> Avenue	1055	north of NW 26 <sup>th</sup> Street	264	16,100	10,000	1.61	F
State Road 7	509	north of Sunrise Boulevard	632	52,500	49,200	1.07	F
State Road 7	511	north of NW 19 <sup>th</sup> Street	632	54,900	49,200	1.12	F
State Road 7	513	north of Oakland Park Boulevard	632	51,900	49,200	1.05	F
NW 31 <sup>st</sup> Avenue	591	north of NW 19 <sup>th</sup> Street	622	40,000	50,825	0.79	B

NW 31 <sup>st</sup> Avenue	593	north of Oakland Park Boulevard	632	34,600	49,200	0.70	C
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Source: Broward County Metropolitan Planning Organization Roadway Capacity and Level of Service Analysis for 2005 and 2030. Year 2007 AADT volumes were interpolated using 2030 projected volumes. Calculations performed by The Mellgren Planning Group.

Broward County created Transportation Concurrency Exception Areas (TCEAs) in 1993. The purpose of the TCEA was to encourage urban infill and redevelopment in eastern Broward County where most major roadways continue to be over-capacity at present. Developments within a TCEA were exempt from roadway concurrency review but Transit Impact Fees were required by the County if platting was necessary.

In 2005, Broward County eliminated the TCEA and replaced it with a Transit Oriented Concurrency Management System. The Transit Oriented Concurrency Management System divides the County into ten concurrency districts. Two of these districts (Northwest and Southwest Districts) maintain the existing roadway concurrency system, and the remaining eight districts are Transit Oriented Concurrency (TOC) Districts. All of Lauderdale Lakes lies within the Central TOC District as shown in Map 2.8.

Each TOC District has specific LOS standards based primarily on transit service requirements, while standard roadway concurrency districts continue to have standards based on two-way, peak hour LOS standard volumes. The City of Lauderdale Lakes is subject to meeting the LOS standards of the Central District. The transit component of the LOS standard adopted by Broward County for its regional transportation network is for Broward County Transit to achieve a headway of 30 minutes or less on 80 percent of routes and establish at least one neighborhood transit center and at least two additional community bus routes. Table 2.7, below, delineates the adopted roadway LOS standards for the Central District.

To ensure that LOS standards are maintained, the County requires that a transportation concurrency satisfaction certificate be issued before the issuance of

any building permits; the County maintains a charter form of government which allows for this arrangement. In order to receive a satisfaction certificate, applicants pay transit concurrency assessments which help fund enhancements in the five-year County Transit Program (CTP). The CTP is the plan that seeks to achieve the level of service standards for each district, and it is updated annually to ensure that it remains financially feasible.

**Table 2.7: Level of Service Standards for Roadways in Lauderdale Lakes**

Type of Facility	LOS Standards
Arterials	Peak Hour LOS D + 75%
Collectors	Peak Hour LOS D
Local Roads	Peak Hour LOS C

Source: Broward County Transportation Element, 2005.

### ***Existing Roadway Deficiencies***

Based on the two-way peak, hour volumes shown in Tables 2.3 and 2.4, there are two roadway segments in Lauderdale Lakes that are currently failing level of service standards. NW 49<sup>th</sup> Avenue (north of NW 19<sup>th</sup> Street) is currently exceeding its LOS standard by 42 percent, and NW 49<sup>th</sup> Avenue (north of NW 26<sup>th</sup> Street) is exceeding its LOS standard by 37 percent.

### ***Analysis of Existing Parking Facilities and Duration Limitations***

With the large amount of automobile traffic traveling through the commercial corridors of the City, automobile parking facilities in Lauderdale Lakes are extremely important from a traffic operations standpoint as well as from an economic development standpoint. In order to capitalize on this traffic (potential customers) and maintain mobility within the City, Lauderdale Lakes will need to ensure that adequate parking continues to be provided for the convenience of its residents, business-owners, and visitors. Currently, on-site, surface parking lots surrounding individual developments satisfy this need. However, large surface parking lots are in conflict with policies to better utilize the limited land area of the City and to develop

Lauderdale Lakes into an attractive urban village built upon a multi-modal transportation system. For this reason, future parking facilities in the heart of the City should be developed as structured parking in combination with on-street parking where applicable. In pursuing this strategy, the City should begin exploring opportunities to develop structured parking itself or partner with the private development community to develop public parking in strategic locations throughout the City of Lauderdale Lakes. In addition, the City should 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.

### ***Auto Availability and Vehicle Occupancy Rates***

The 2000 U.S. Census identified automobile availability by tabulating the number of households with zero, one, two, and three or more vehicles. Table 2.8 shows auto availability for Broward County and Florida. The U.S. Census Bureau, 2004 American Community Survey, finds that Broward County has an automobile availability rate of 1.6 automobiles per household. The Broward County's Florida Standard Urban Transportation Model Structure (FSUTMS), Travel Forecast Estimate also reports that in 2000, the Broward County average daily vehicle occupancy rate is 1.35 persons per vehicle.<sup>2</sup>

**Table 2.8: Availability of Autos in Broward County and the State of Florida**

JURISDICTION	0 VEHICLES	1 VEHICLE	2 VEHICLES	3 OR MORE VEHICLES
Broward County	7.5%	42.5%	38.5%	11.5%
Florida	6.5%	40.3%	39.7%	13.5%

Source: U.S. Census Bureau, 2004 American Community Survey, Table B25044, found in Broward County Planning Services Division, Broward County Comprehensive Plan Transportation Element, Volume II Support Documents, 2005.

### ***Conclusion***

As it currently exists, the transportation system in Lauderdale Lakes has nearly reached its capacity in terms of how it was originally designed to function. Almost

<sup>2</sup> Broward County Planning Services Division, Broward County Comprehensive Plan Transportation Element, Volume IV Support Documents, 2005.

the entire transportation system was built upon the concept that people would reach destinations by using a personal automobile and that most goods and services would be delivered in a similar fashion. Now that roadways are failing and can no longer be expanded due to a limited land area, the concept has proven to be unsustainable in a relatively short period of time. At the same time, it is widely recognized that a single modal transportation system does not serve all members of the community, and that automobile emissions, in particular, can cause urban air quality concerns. Nonetheless, as the population in the region continues to grow so does the number of trips. With a limited transit system in place, a large number of future trips in Broward County are projected to be in the form of automobile trips spread across a street network that is projected to expand only slightly. As such, roadway level of service is projected to further degrade through the short and long term planning horizons in every community in Broward County.

## **Public Transit System Analysis**

The public transit system is depicted in Maps 2.2 and 2.3, as well Map 2.8 shows the Transit Concurrency District the City of Lauderdale Lakes falls within.

### **Routes, Headways, and Hours of Operation**

In total, there are 15 fixed bus routes serving the City of Lauderdale Lakes. Nine of the routes are maintained by Broward County Transit (BCT) Division, two routes are maintained by the City of Lauderdale Lakes Parks and Leisure Services Department, one route is maintained by the City of Oakland Park, and three routes are maintained by the City of Lauderhill. Shown below in Table 2.9 are the 14 fixed bus routes serving Lauderdale Lakes and their corresponding headway times and hours of operation.

### **Table 2.9: Headway Times and Hours of Operation of Fixed Bus Routes operating within the City of Lauderdale Lakes**

BCT ROUTES	HEADWAYS		HOURS OF OPERATION	
	WEEKDAY	SATURDAY	WEEKDAY	SATURDAY
18	15-30 minutes	20-40 minutes	5:00 a.m. to 12:00 a.m.	5:00 a.m. to 12:00 a.m.
31	20-30 minutes	30-40 minutes	5:30 a.m. to 11:30 p.m.	6:00 a.m. to 11:30 p.m.
40	20-30 minutes	30 minutes	5:30 a.m. to 11:30 p.m.	6:00 a.m. to 11:00 p.m.
55	40 minutes	60 minutes	5:30 a.m. to 9:00 p.m.	5:30 a.m. to 9:00 a.m.
56	30 minutes	40 minutes	6:30 a.m. to 10:00 p.m.	6:30 a.m. to 8:00 a.m.
57	80 minutes	70 minutes	7:00 a.m. to 7:30 p.m.	8:30 a.m. to 6:30 p.m.
72	15-20 minutes	30 minutes	5:00 a.m. to 12:00 a.m.	5:30 a.m. to 12:00 a.m.
81	30 minutes	30 minutes	6:00 a.m. to 12:00 a.m.	6:00 a.m. to 12:00 a.m.
441 Breeze	30 minutes	No Service	5:30 a.m. to 7:30 p.m.	No Service
LAUDERDALE LAKES ROUTES	HEADWAYS		HOURS OF OPERATION	
	WEEKDAY	SATURDAY	WEEKDAY	SATURDAY
East/West	60 minutes	60 minutes	6:30 a.m. to 6:30 p.m.	6:30 a.m. to 6:30 p.m.
North/South	60 minutes	60 minutes	9:00 a.m. to 7:30 p.m.	9:00 a.m. to 7:30 p.m.
OAKLAND PARK ROUTES	HEADWAYS		HOURS OF OPERATION	
	WEEKDAY	SATURDAY	WEEKDAY	SATURDAY
West	45 minutes	No Service	8:05 a.m. to 5:45 p.m.	No Service
LAUDERHILL ROUTES	HEADWAYS		HOURS OF OPERATION	
	WEEKDAY	SATURDAY	WEEKDAY	SATURDAY
1	50-55 minutes	No Service	6:30 a.m. to 6:30 p.m.	No Service
5	50-55 minutes	No Service	8:25 a.m. to 8:25 p.m.	No Service
6	50 minutes	No Service	6:20 a.m. to 7:40 p.m.	No Service

Source: Broward County Transit Division, "Maps and Schedules" available at <http://www.broward.org/bct/mapsandschedules.htm>

### ***Transit Ridership***

The Broward County Transit Division tracks and monitors bus transit ridership on all of its routes operating in Broward County. Community bus service ridership statistics are

not available at this time. In general, bus transit ridership in Broward County has been increasingly steadily.<sup>3</sup>

**Table 2.10: Bus Transit Ridership by BCT Route (Fiscal Years 2004 and 2005)**

BROWARD COUNTY TRANSIT ROUTES	OCT. 2003 TO SEPTEMBER 2004	OCT. 2004 TO SEPTEMBER 2005	PERCENTAGE CHANGE
Route 18	4,321,886	4,443,953	2.8%
Route 31	1,822,949	1,290,439	-29.2%
Route 40	1,292,478	1,400,718	8.4%
Route 55	584,077	618,253	5.9%
Route 56	628,608	668,628	6.4%
Route 57	55,220	53,800	-2.6%
Route 72	2,163,555	2,270,341	4.9%
Route 81	807,211	812,995	0.7%
441 Breeze	N/A	N/A	N/A

Source: Broward County Planning Services Division, Broward County Comprehensive Plan Transportation Element, Volume IV Support Documents, 2005.

### ***Bus Stops, Shelters, and Amenities***

Along each fixed bus transit route, there are numerous bus stop locations for passengers to board or get off the bus. Each bus stop location is equipped with a sign notifying the bus transit user of the route(s) serving that location. In Lauderdale Lakes, there are a total of 118 bus stops which includes stops for BCT and community bus transit service. Not all stops are equipped with bus shelters, bus benches, or both. Currently, 49 bus stops are without benches, 47 have benches but no shelter, and 22 have both a bench and a shelter. The City of Lauderdale Lakes is responsible for the amenities provided at bus stop locations pursuant to Broward County's charter agreement.

<sup>3</sup> Broward County Government News Release on 9/22/2006, found at <http://bcegov2.broward.org/newsrelease/viewscreen.asp?MessageID=1245>

### ***Transit Modal Split***

Modal split is the proportion of total person trips that use each of various specified modes of transportation. Table 2.11 indicates that public transit modal split in Broward County has increased from 1.2 percent in 2000 to 1.64 percent in 2005, an increase of 0.026 annually. Projecting the annual increase to the year 2030 would result in a 3.14 percent public transit modal split.<sup>4</sup>

**Table 2.11: Estimated Public Transit Modal Split 2000-2005, and 2030**

YEAR	BROWARD COUNTY POPULATION	TRANSIT DAILY RIDERSHIP (UNLINKED TRIPS)	TOTAL DAILY TRIPS	TRANSIT MARKET SHARE
2000	1,600,000	86,523	6,816,107	1.27%
2001	1,650,000	98,940	7,029,110	1.41%
2002	1,680,000	105,938	7,156,912	1.48%
2003	1,710,000	113,004	7,284,714	1.55%
2004	1,740,000	119,729	7,412,516	1.62%
2005	1,770,000	123,511	7,540,318	1.64%
2030	2,330,000	319,184	10,149,991	3.14%

Source: Broward County Planning Services Division, Broward County Comprehensive Plan Transportation Element, Volume II Support Documents, 2005.

### ***Conclusion on Transit Service***

Lauderdale Lakes has a somewhat limited public transit system, which consists primarily of bus transit service operating on non-exclusive rights-of-way. Nonetheless, bus transit in Lauderdale Lakes is well-developed as compared to other Broward County municipalities and thus, the City is well-positioned to undergo future growth and development oriented around transit in Broward County. As with any bus transit system, the number of routes, headway times, service coverage, and hours of operation are largely dependent on the funding available to operate the system. Broward County Transit Division and municipal operators schedule the service in a manner that will provide the most efficient and effective service to those who rely on public bus transportation services.

<sup>4</sup> Broward County Planning Services Division, Broward County Comprehensive Plan Transportation Element, Volume II Support Documents, 2005.

As was demonstrated in this analysis, transit ridership is increasing by a small percentage each year. It is anticipated that by 2030, there will be over 10 million trips generated by the population in Broward County, an increase of over 2.5 million trips from 2005. At the same time, public transit is estimated to capture only slightly over 3 percent of those new trips, with the large majority of trips still being made by the personal automobile. In order to capture a larger percentage of trips on the bus transit system, Broward County Transit and municipal service providers will need to enhance operating and environmental conditions of the bus transit service. For example, in order to make bus transit more comfortable and convenient to the user, bus stop infrastructure shall include the following elements as discussed in the Broward County Transit Development Plan 2005-2009:

- Benches that allow passengers to sit while waiting for a transit vehicle.
- Shelters that provide protection from the elements (wind, rain, and sun).
- Informational signage that identifies the routes by number, route beginning and ending points, location of stops at the times.
- Trash receptacles that reduce the amount of litter around the bus stop
- Vending facilities for convenience that can range from newspaper racks at commuter bus stops to staffed newsstands, flower stands, food carts, transit ticket and pass sales.

In addition, the following guidelines provided in the Broward County Transit Development Plan 2005-2009 can be adopted by municipalities to utilize when considering the construction of bus shelters:

- Design and build sidewalks of adequate width for convenient access.
- Design and build shelters with ample seating.
- Arrange landscaping for shade and enhancement.
- Create pedestrian access into adjacent neighborhoods and businesses.
- Build transit stops near business clusters.

- Engineer wheelchair access ramps with adequate clearance.
- Provide trash receptacles.
- Maintain good lighting.
- Develop street geometrics to accommodate bus loadings and alightings.

Finally, one of the goals established in the BCT Strategic Plan is “to enhance the mobility of disabled persons throughout Broward County by maximizing accessibility to public transit.” Of the 118 bus stops in Lauderdale Lakes, only 33 are ADA accessible; this figure can be improved. Factors that impact bus stop accessibility include:<sup>5</sup>

- Lack of sidewalks.
- Availability of right-of-way.
- Drainage issues.
- Roadway configurations.
- Natural barriers.

The City of Lauderdale Lakes should proactively improve its public bus transit system by enhancing its infrastructure and service operations so that it can maintain mobility within the City as traffic congestion grows throughout Broward County. A well-designed and well-operated public bus transit can be a major asset for the City to leverage when trying to attract new businesses and residents to the City and the Region.

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<sup>5</sup> Broward County Transit Development Plan FY2005-2009, “A New Generation of Service.” December, 2004.

## **Bicycle and Pedestrian Systems Analysis**

The bicycle and pedestrian systems within Lauderdale Lakes are depicted in Maps 2.4 and 2.5, respectively. Map 2.5 also shows the location of missing sidewalks within the City.

### **Analysis of Bicycle System**

The City of Lauderdale Lakes currently has two bicycle routes that are disconnected from each other and which are not part of a larger bicycle network. In addition, both routes have a high interaction with automobile traffic and thus, do not provide a favorable environment for the bicyclist. Bicycle travel along the identified facilities in Lauderdale Lakes is virtually non-existent at this time.

Bicycling is considered to be one of the most socially-responsible modes of travel since it is clean, energy-efficient, and not space-intensive. It can also expand the distance a person can travel without reliance on automobiles and offers public health benefits. For a community, it can reduce complex and costly parking problems and be incorporated with greenways development or urban redevelopment. As part of a larger effort to plan for the transportation system in Lauderdale Lakes, the City should study the feasibility of developing an interlinked bicycle network in the city to serve as another component of a multimodal transportation system. For more information on bicycle facility planning, City staff and residents can refer to the *Florida Bicycle Facilities Planning and Design Handbook* provided by the Florida Department of Transportation website.

### **Analysis of Pedestrian System**

Walking is the most basic form of travel possible. As stated in the Florida Pedestrian Safety Plan, "walking provides free, immediate, healthful, energy-efficient motion. Evidence shows that when neighborhoods and communities are designed at a human scale to support walking trips, there are increases in community interaction and involvement. There are also reduced costs of transporting the elderly, children, the

poor, and the physically challenged. A walking community also greatly increases the success of transit. These increases in walking and transit greatly reduce the congestion of roadways, and hence help maintain the mobility of all.”<sup>6</sup>

A well-connected, paved sidewalk network is perhaps the best single strategy to encourage pedestrian activity and support transit usage. In Lauderdale Lakes, the paved sidewalk network appears to have excellent connectivity, as only two locations in the City have been identified as having missing sidewalks. Unfortunately, however, no data exists on the condition or quality of the sidewalk network in Lauderdale Lakes to determine whether there are other factors present that dissuade residents and visitors from using existing sidewalks.

### **Conclusion on Pedestrian and Bicycle Systems Analysis**

Although there are a few conclusions that can be drawn from the above analysis, a lack of comprehensive data on each system prevents the City from conducting a more useful, detailed analysis. From a macro point of view, the pedestrian network appears to be largely sufficient, as only two locations in the entire city are missing sidewalks. As with other communities, however, the condition of the sidewalks and the surrounding environment can play a major role in determining whether the sidewalk network is functioning as the community intended. Lauderdale Lakes can benefit from conducting an inventory of its existing sidewalk network to determine its quality and condition. The results of the inventory can then be used for future planning analysis and project prioritization.

The bicycle system in Lauderdale Lakes is underdeveloped and poorly connected to a larger bicycle network. In addition, existing bicycle routes have a high interaction with automobile traffic. The City will need to determine how it can introduce bicycle travel in the city in a safe, convenient, and enjoyable manner. A study examining the feasibility of expanding the bicycle network and related facilities is warranted. In

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<sup>6</sup> Florida Department of Transportation. “Florida Pedestrian Facilities Planning and Design Handbook.”

addition, the City should develop a bicycle circulation map to prioritize future improvements and visualize possible connections.

## **Existing Land Use Analysis**

Existing land uses and development patterns impact the number of trips generated, Map 2.9: Major Public Transit Trip Generators and Attractors, depicts such within the City.

### **Major Transit Trip Generators and Attractors**

Broward County's Transportation Planning Division inventories the major transit trip generators and attractors within the County based on data collected within traffic analysis zones. The areas with the greatest residential density in Lauderdale Lakes are considered to be major transit trip generators. There are no major transit trip attractors within Lauderdale Lakes based on the methodology used by Broward County's Transportation Planning Division.

### **Pattern of Development**

Much of Lauderdale Lakes' built environment can be characterized as suburban style development. This is despite the fact that the City is centrally located within a recognized urban agglomeration. A transportation system that serves suburban style development is typically one-dimensional in nature due to the fact that the distance between generators and attractors is typically greater than can be traveled by foot or bicycle, while the developments themselves are not compact or dense enough to support public transit. This applies to the City of Lauderdale Lakes. In order to address this state of flux, Broward County is encouraging cities to permit greater density along major corridors to support its bus transit system and move closer towards a multi-dimensional transportation system. Two of these major corridors are Oakland Park Boulevard and State Road 7 (SR7/US 441) in Lauderdale Lakes. It would be beneficial for the City to ensure that new development/redevelopment along

Oakland Park Boulevard and SR7/US 441 are designed in a manner that would support transit usage and allow residents to reach destinations by foot or bicycle.

### **Existing Land Use/Transportation System Compatibility**

The transportation system in Lauderdale Lakes serves many different land uses. In general, the more intense uses are located on principal arterials such as Oakland Park Boulevard and SR7 while the less intense uses are located on collectors or local roadways. For example, at the intersection of Oakland Park Boulevard and SR7, two principal arterials, there is a department store, regional shopping center, and community shopping center. Each of these uses attracts a large amount of traffic and must be proximately located to a major roadway. A hierarchy of roads, such as this, prevents excessive automobile traffic from being drawn into neighborhoods and promotes an efficient movement of people and goods.

## **Other Considerations**

### **Transportation Disadvantaged**

The Transportation Disadvantaged are defined as those individuals who because of physical or mental disability, income status, or age are unable to transport themselves 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. Table 2.12 presents an estimate of the population in Lauderdale Lakes that may meet this definition.

**Table 2.12: Lauderdale Lakes Population Characteristics pertaining to the Transportation Disadvantaged (2000)**

CATEGORY	MEASURE
Total Population in Lauderdale Lakes	31,705
Population Age 65 and Above	5,661
Population Age 14 and Under	7,362
Disabled	7,863

Per Capital Personal Income	\$14,039 (1999) dollars
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Source: 2000 U.S. Census, American Fact Finder, Lauderdale Lakes Fact Sheet.

Although the population in Lauderdale Lakes has increased from the figure shown in the latest U.S. Census, the percentage of the population that may be defined as transportation disadvantaged has likely stayed the same. As noted in the Broward County Comprehensive Plan, an important component of public transit service is to accommodate the transportation disadvantaged. BCT is in full compliance with the safety requirements mandated by the System Safety Program Plan (SSPP), Chapter 14-90, "Equipment and Operational Safety Standards Governing Public Sector Bus Transit Systems". This is reflected in the Quality Assurance Performance Evaluation performed in May 2006 by the Florida Commission for the Transportation Disadvantaged (FCTD). The safety requirements are incorporated in every aspect of the operation including design and construction, procurement activities, and training and operation of the system.<sup>7</sup>

### **Evacuation of Coastal Population prior to an Impending Natural Disaster**

According to the Broward County Hurricane Evacuation Plan prepared by the Federal Emergency Management Agency (FEMA), there are no areas within the City of Lauderdale Lakes that are identified for evacuation during a hurricane of category three or higher. If residents choose to evacuate, the primary north-south routes would be Interstate 95 and the Florida Turnpike. Lauderdale Lakes is in the fortunate position to have a designated hurricane shelter within its jurisdiction. Park Lakes Elementary, located on SR7 at 39<sup>th</sup> Street, is a shelter opened, supplied, and operated by the Red Cross through coordination with the local school administration and Broward County School District. South of the City is Plantation Elementary School which is also a designated hurricane shelter.

<sup>7</sup> Broward County Planning Services Division, Broward County Comprehensive Plan Transportation Element, Volume II Support Documents, 2005.

## **Future Transportation System**

The transportation system that the City of Lauderdale Lakes is working towards will have greater reliance on “other” modes of travel including public bus transit and less reliance on the personal automobile as compared to today’s transportation system. The planned improvements/ enhancements to the City’s transportation system and its projected impact are discussed in the following sections.

### **Future Road System**

The future roadway system is shown in Map 2.10: Roadway Maintenance Responsibility and Federal Functional Classification - 2030, Map 2.11: Roadways by Number of Lanes - 2030, and Map 2.12: Future Roadway Level of Service - 2030.

### ***Road Improvements scheduled in the CIP, TIP, and LRTP***

Each year, the City of Lauderdale Lakes prepares and adopts a Capital Improvements Program (CIP) which includes transportation system projects (i.e., sidewalks, bicycle lanes, street resurfacing, etc.) planned to be completed over the next five years. In some instances, the planned improvements are directly related to adopted level of service standards. In other instances, the improvements are needed to address existing issues with the City’s transportation system. All roadway improvements planned over the next five years in Lauderdale Lakes’ CIP are shown below in Table 2.13. None of the projects listed are directly related to adopted level of service standards.

**Table 2.13: Roadway Improvements Scheduled in the City’s Capital Improvement Program, FY 2008-2012**

ROADWAYS	ID #	ROAD SEGMENT	FUNDING SOURCE	PHASE and YEAR	PROJECT DESCRIPTION
Local and City Collectors	ECM-2	Citywide (44 miles in total)	FY 04 Bond Proceeds	Construction in FY 08	Comprehensive Resurfacing
Local Roadways	ECM-4	Various	FY 03 Bond Proceeds	Design and Construction in FY 08	Traffic Calming

NW 29 <sup>th</sup> Street	ECM-11	NW 33 <sup>rd</sup> Ave to SR7	Assessment Fund	Construction in FY 08	Traffic Calming
NW 41 <sup>st</sup> Street	BCM-18	NW 31 <sup>st</sup> Ave to SR7	Unspecified Bond Proceeds	Construction in 2008	Traffic Calming

Source: Lauderdale Lakes Adopted Capital Improvement Program FY 2008 - FY 2012.

Similar to the City's CIP, the Broward County Metropolitan Planning Organization (MPO) annually prepares a Transportation Improvement Program (TIP). The TIP is a comprehensive, compilation of federal, state and locally funded transportation projects planned over the next five years. Many of these projects directly impact adopted level of service standards and have been planned for well over five years. Projects listed in the TIP are often conceived years before being placed in the TIP as part of a long range transportation planning strategy. The roadway projects planned in the TIP that will specifically serve the City of Lauderdale Lakes are listed below in Table 2.14.

**Table 2.14: Roadway Improvements Scheduled in Broward County MPO's Transportation Improvement Plan, FY2008-2012**

ROADWAYS	TIP #	ROAD SEGMENT	LENGTH (mi.)	TOTAL COST	PHASE & YEAR	PROJECT DESCRIPTION
NW 49 <sup>th</sup> Avenue	779	Oakland Park Blvd to NW 26 Street	0.4	\$1,559,000	Construction in FY2007	Add 2 Lanes (to be 4LD)
Oakland Park Blvd.	946	SR 7 to E to NW 31 <sup>st</sup> Avenue	2.7	\$3,741,000	Construction in FY2008	Resurfacing Roadway
State Road 7	22	S of Oakland Park Blvd. to S of Commercial Blvd	1.6	\$5,183,000	Construction in FY2008	Resurfacing Roadway

Source: Broward County Metropolitan Planning Organization Transportation Improvement Program FY08-02.

Finally, the Broward County Metropolitan Planning Organization prepares a 20-year Long Range Transportation Plan (LRTP) every five years to guide major transportation improvements within the County. Many of the projects planned in the LRTP are eventually placed in the TIP with a dedicated funding source. At this time, there is only one roadway project planned for Lauderdale Lakes over the long range planning

horizon. A new interchange connecting Oakland Park Boulevard to the Florida Turnpike is planned in future years.

**Table 2.15: Roadway Improvements Scheduled in Broward County MPO's 2030 Cost Feasible LRTP**

ROADWAYS	PROJECT ID #	ROAD SEGMENT	LENGTH (mi.)	TOTAL COST	PROJECT DESCRIPTION
Oakland Park Blvd	132	Oakland Park Blvd at the Florida Turnpike	0.2	\$18,600,000	New Interchange

Source: Broward County Metropolitan Planning Organization 2030 Long Range Transportation Plan.

***Proposed Number of Through Lanes for Each Roadway***

NW 49<sup>th</sup> Avenue (from NW 26<sup>th</sup> Street to Oakland Park Blvd) is the only facility that is proposed to be expanded in the short-term planning horizon, increasing from two lanes to four lanes. NW 49<sup>th</sup> Avenue (south of NW 26<sup>th</sup> Street) will remain a two-lane facility.

**Table 2.16: Number of Lanes for Roadway Segments within the City of Lauderdale Lakes (2030)**

ROADWAY SEGMENT	NUMBER OF LANES 2030
State Road 7 (SR7) (NW 19 <sup>th</sup> Street to Commercial Boulevard)	6
Commercial Boulevard (east of SR7 to west of NW 31 <sup>st</sup> Avenue)	6
West Oakland Park Boulevard (Florida Turnpike to NW 31 <sup>st</sup> Avenue)	6
NW 31 <sup>st</sup> Avenue (NW 19 <sup>th</sup> Street to NW 44 <sup>th</sup> Street)	6
NW 19 <sup>th</sup> Street (SR7 to NW 31 <sup>st</sup> Street)	4
NW 44 <sup>th</sup> Street (NW 31 <sup>st</sup> Avenue to NW 21 <sup>st</sup> Avenue)	4
NW 49 <sup>th</sup> Avenue (NW 26 <sup>th</sup> Street to Oakland Park Boulevard)	4
NW 38 <sup>th</sup> Street (NW 31 <sup>st</sup> Avenue to NW 21 <sup>st</sup> Avenue)	2
NW 31 <sup>st</sup> Street (NW 48 <sup>th</sup> Avenue to SR7)	2
NW 26 <sup>th</sup> Street (NW 31 <sup>st</sup> Avenue to NW 21 <sup>st</sup> Avenue)	2
NW 49 <sup>th</sup> Avenue (NW 19 <sup>th</sup> Street to NW 26 <sup>th</sup> Street)	2

Source: Broward County Metropolitan Planning Organization Roadway Capacity and Level of Service Analysis for 2005 and 2030.

### ***Projected Two-Way, Peak-Hour Traffic Conditions in Lauderdale Lakes (2030)***

The Broward County MPO projects future traffic volumes using the Florida Standard Urban Transportation Model Structure (FSUTMS). The following traffic volumes are projected to occur in the year 2030. Planned roadway capacity improvements are indicated in the capacity volumes listed.

**Table 2.17: 2030 Two-Way, Peak-Hour Traffic Volumes for East-West County and State Roadways in Lauderdale Lakes**

EAST/WEST ROADWAYS	ID #	SEGMENT	DESIGN CODE	2030 PEAK HOUR VOLUME	PEAK HOUR LOS D CAP	2030 VOL./CAP.	PEAK HOUR LOS
Commercial Boulevard	654	east of SR7	632	5,650	4,680	1.21	D +75%
NW 44 <sup>th</sup> Street	1142	east of NW 31 <sup>st</sup> Avenue	264	800	950	0.84	D
NW 38 <sup>th</sup> Street	612	east of NW 31 <sup>st</sup> Avenue	264	950	950	1.00	D
Oakland Park Boulevard	598	east of Inverrary Boulevard	632	6,800	4,680	1.45	D +75%
Oakland Park Boulevard	600	east of SR7	632	4,890	4,680	1.04	D +75%
Oakland Park Boulevard	602	east of SW 31 <sup>st</sup> Avenue	632	5,050	4,680	1.08	D +75%
NW 26 <sup>th</sup> Street	1092	east of SW 31 <sup>st</sup> Avenue	264	550	950	0.58	D
NW 19 <sup>th</sup> Street	564	east of NW 49 <sup>th</sup> Avenue	264	1,100	950	1.16	F
NW 19 <sup>th</sup> Street	566	east of SR7	474	2,000	2,950	0.68	C

Source: Broward County Metropolitan Planning Organization Roadway Capacity and Level of Service Analysis for 2005 and 2030. Calculations performed by The Mellgren Planning Group.

**Table 2.18: 2030 Two-Way, Peak-Hour Traffic Volumes for North-South County and State Roadways in Lauderdale Lakes**

NORTH/SOUTH ROADWAYS	ID #	SEGMENT	DESIGN CODE	2030 PEAK HOUR VOLUME	PEAK HOUR LOS D CAP	2030 VOL./CAP.	PEAK HOUR LOS
NW 49 <sup>th</sup> Avenue	481	north of NW 19 <sup>th</sup> Street	464	1,600	2,070*	0.77	D
NW 49 <sup>th</sup> Avenue	1055	north of NW 26 <sup>th</sup> Street	264	1,200	950	1.26	F
State Road 7	509	north of Sunrise Boulevard	632	4,350	4,680	0.92	D
State Road 7	511	north of NW 19 <sup>th</sup> Street	632	4,400	4,680	0.94	D
State Road 7	513	north of Oakland Park Boulevard	632	5,100	4,680	1.09	D +75%
NW 31 <sup>st</sup> Avenue	591	north of NW 19 <sup>th</sup> Street	622	4,750	4,826	0.98	D
NW 31 <sup>st</sup> Avenue	593	north of Oakland Park Boulevard	632	5,350	4,680	1.14	F

Source: Broward County Metropolitan Planning Organization Roadway Capacity and Level of Service Analysis for 2005 and 2030. Calculations performed by The Mellgren Planning Group.

\* The capacity of the roadway is to be increased.

***Projected Annual Average Daily Traffic Conditions in Lauderdale Lakes (2030)***

The information below is also projected by the Broward County MPO. It is provided for informational purposes only.

**Table 2.19: 2030 Annual Average Traffic Volumes for East-West County and State Roadways in Lauderdale Lakes**

EAST/WEST ROADWAYS	ID #	ROAD SEGMENT	DESIGN CODE	2030 AADT VOLUME	AADT LOS D CAP	2030 VOL./CAP.	2030 AADT LOS
Commercial Boulevard	654	east of SR7	632	69,126	49,200	1.40	F
NW 44 <sup>th</sup> Street	1142	east of NW 31 <sup>st</sup> Avenue	264	8,196	10,000	0.82	D

EAST/WEST ROADWAYS	ID #	ROAD SEGMENT	DESIGN CODE	2030 AADT VOLUME	AADT LOS D CAP	2030 VOL./CAP.	2030 AADT LOS
NW 38 <sup>th</sup> Street	612	east of NW 31 <sup>st</sup> Avenue	264	12,897	10,000	1.29	F
Oakland Park Boulevard	598	east of Inverrary Boulevard	632	67,710	49,200	1.38	F
Oakland Park Boulevard	600	east of SR7	632	59,726	49,200	1.21	F
Oakland Park Boulevard	602	east of SW 31 <sup>st</sup> Avenue	632	61,588	49,200	1.25	F
NW 26 <sup>th</sup> Street	1092	east of SW 31 <sup>st</sup> Avenue	264	4,876	10,000	0.49	D
NW 19 <sup>th</sup> Street	564	east of NW 49 <sup>th</sup> Avenue	264	12,866	10,000	1.29	F
NW 19 <sup>th</sup> Street	566	east of SR7	474	25,612	31,100	0.82	D

Source: Broward County Metropolitan Planning Organization Roadway Capacity and Level of Service Analysis for 2005 and 2030. Calculations performed by The Mellgren Planning Group.

**Table 2.20: 2030 Annual Average Traffic Volumes for North-South County and State Roadways in Lauderdale Lakes**

NORTH/SOUTH ROADWAYS	ID #	SEGMENT	DESIGN CODE	2030 AADT VOLUME	AADT LOS D CAP	2030 VOL./CAP.	2030 AADT LOS
NW 49 <sup>th</sup> Avenue	481	north of NW 19 <sup>th</sup> Street	464	19,773	21,700 *	0.91	D
NW 49 <sup>th</sup> Avenue	1055	north of NW 26 <sup>th</sup> Street	264	14,860	10,000	1.49	F
State Road 7	509	north of Sunrise Boulevard	632	52,863	49,200	1.07	F
State Road 7	511	north of NW 19 <sup>th</sup> Street	632	53,948	49,200	1.10	F
State Road 7	513	north of Oakland Park Boulevard	632	62,197	49,200	1.26	F
NW 31 <sup>st</sup> Avenue	591	north of NW 19 <sup>th</sup> Street	622	56,214	50,825	1.11	F

NORTH/SOUTH ROADWAYS	ID #	SEGMENT	DESIGN CODE	2030 AADT VOLUME	AADT LOS D CAP	2030 VOL./CAP.	2030 AADT LOS
NW 31 <sup>st</sup> Avenue	593	north of Oakland Park Boulevard	632	58,865	49,200	1.20	F

Source: Broward County Metropolitan Planning Organization Roadway Capacity and Level of Service Analysis for 2005 and 2030. Calculations performed by The Mellgren Planning Group.

\* Notes that the capacity of the roadway is to be increased.

### ***Projected Roadway Deficiencies***

Based on the projected traffic conditions shown in Tables 2.17 and 2.18, the City of Lauderdale Lakes will have four roadway segments that do not meet adopted level of service standards by 2030. Northwest 19<sup>th</sup> Street (east of NW 49<sup>th</sup> Ave.) is projected to exceed its LOS standard by 16 percent in the year 2030. Northwest 49<sup>th</sup> Avenue (north of NW 26<sup>th</sup> Street) is projected to exceed its LOS standard by 26 percent in the year 2030. Northwest 31<sup>st</sup> Avenue north of NW 19<sup>th</sup> Street is projected to exceed its level of service standard by 10.6 percent by 2030. Finally, NW 31<sup>st</sup> Avenue (north of Oakland Park Blvd.) is projected to exceed its level of service standard by 14 percent by the year 2030, however, this does not occur within the short term planning horizon.

Tables 2.19 and 2.20 are provided for informational purposes only and have no bearing on the evaluation of level of service standards.

### ***Future Parking Facilities***

According to the City of Lauderdale Lakes SR7/US 441 Corridor and CRA Redevelopment Plans, structured parking is being planned for a parcel of land located at the southwest corner of SR7/US 441 and Oakland Park Boulevard. Building a parking facility at this location will benefit Lauderdale Lakes by ensuring that adequate parking is provided in the City's future downtown area. As discussed in the analysis, structured parking is favored over surface parking as it is less space intensive and is, generally, more suitable for local activity centers and downtowns. The structured parking discussed in the Redevelopment Plan is the only facility being

planned at this time and if built, will be the only facility in the City meeting the definition of a significant parking facility.

### **Future Public Transit System**

The future public transit routes are shown in Map 2.13: Existing and Cost Feasible Public Transit Routes - 2030.

#### ***Public Transit Improvements scheduled in the CIP, TIP, TDP and LRTP.***

The City of Lauderdale Lakes has launched a bus shelter project that is designed to make bus transit service more attractive in the City by improving the safety, aesthetics, and comfort of transit shelters within major corridors. The design and construction of bus shelters is funded in year 2008 of the City's Capital Improvement Program as shown in Table 2.21.

**Table 2.21: Public Transit Improvements Scheduled in Lauderdale Lakes' Capital Improvement Program, FY 2008-2012**

PROJECT	ID #	LOCATION	FUNDING SOURCE	PHASE and YEAR
Bus Shelter Installations	ECM-1	Various Locations	SFRPC Grant and Bond Proceeds	Design and Construction in FY 08

Source: Lauderdale Lakes Adopted Capital Improvement Program FY 2008 - FY 2012.

Broward County MPO's Transportation Improvement Plan has a number of transit improvements scheduled over the next five years. Two of these improvements will directly impact the quality of transit service in Lauderdale Lakes. First, the county plans to replace a portion of its bus fleet with newer models and make improvements to bus stops on State Road 7. Second, a transit center is planned to be constructed at the intersection of State Road 7 and Oakland Park Boulevard. See Table 2.22 below.

**Table 2.22: Public Transit Improvements Scheduled in Broward County MPO's Transportation Improvement Plan, FY2008-2012**

PROJECT	ID #	LOCATION	FUNDING SOURCE	PHASE and YEAR
B.C. Buses and Bus Stop Improvements on SR 7	1291	Various Locations and Buses	Federal Transit Administration	Capital Grant to be received in 08
SR 7 Transit Center	1423	At Oakland Park Boulevard	Local Funds & TRIP	Site Development in FY 08

Source: Broward County Metropolitan Planning Organization Transportation Improvement Program FY08-02.

Operational improvements planned for the County's public transit system are contained in the Broward County Transit Development Plan (TDP). The TDP is a five-year plan, which undergoes a major update every few years and a minor update annually to reflect the overall strategy of increasing public transit usage within the County. Shown in Table 2.23 are bus transit improvements currently planned by the County that will benefit the City of Lauderdale Lakes. No other public transit modes are being supported at this time within the City.

**Table 2.23: Public Bus Transit Improvements Scheduled in Broward County's Transit Development Plan, FY2005-2009 Major Update**

SYSTEM COMPONENT	NATURE OF IMPROVEMENT	YEAR	TOTAL COST
Route 18	Weekday 10 minute headways	2006	\$3,978,000
Route 55	Sunday/Holiday headway improvements	2006	\$271,440
Route 72	Weekday 10 minute headways	2007	\$1,193,400
Route 31	Weekday 15 minute headways	2007	\$2,784,600
Route 31	Saturday headway improvements	2007	\$243,360
Route 40	Weekday 15 minute headways	2008	\$1,790,100
Route 40	Sunday/Holiday headway improvements	2008	\$90,480
Route 55	Weekday 30 minute headways	2008	\$994,500
Route 55	Saturday headway improvements	2008	\$121,680
Route 57	Weekday 40 minute headways	2008	\$183,600

Source: Broward County Transit Development Plan FY05-09; Major Update.

In the long term, Broward County MPO would like to establish a light rail transit service along SR7, however, it was determined to be not cost-feasible at this time and thus, not included in the Broward County MPO's LRTP. Bus Rapid Transit (BRT) was judged to be a more reasonable step and is planned for the corridors of Oakland Park Boulevard and SR7/US 441. It is believed that as ridership builds and as new funding sources become available, BRT service can evolve into a light rail transit service.<sup>8</sup>

**Table 2.24: Public Transit Improvements Scheduled in Broward County MPO's 2030 Cost Feasible Long Range Transportation Plan**

TRANSIT PROJECT TYPE	PROJECT ID #	PROJECT ALIGNMENT	LENGTH (mi.)	TOTAL SUBSIDY	PROJECT DESCRIPTION
Bus Rapid Transit	5	Phase 1: Miami-Dade Co. to I-595. Phase 2: I-595 to Palm Beach County	25.50	\$10,852,000	SR 7 Transit "Bridge"
Bus Rapid Transit	7	From Sawgrass Mills to Downtown via US 1	18.03	\$49,153,000	Oakland Park Boulevard

Source: Broward County Metropolitan Planning Organization 2030 Long Range Transportation Plan.

### Future Bicycle and Pedestrian System

The future bicycle and pedestrian systems are depicted in Map 2.14: Future Bicycle Facilities and Map 2.15: Future Pedestrian Facilities, respectively.

### ***Bicycle and Pedestrian Improvements scheduled in the CIP, TIP, and LRTP***

Lauderdale Lakes has included a number of pedestrian and bicycle system capital improvements in its FY 2008-2012 Capital Improvement Program. Although these projects are not directly related to adopted level of service standards, they are designed to support non-automobile based travel and provide limited recreational value. Shown in the table below are projects included in the City's Five Year Capital

<sup>8</sup> Broward County Metropolitan Planning Organization "Long Range Transportation Plan, 2030" Available at <http://www.broward.org/transportationplanning/tpi02800.htm>

Improvement Program designed to improve upon the existing pedestrian and bicycle system in the City.

**Table 2.25: Bicycle and Pedestrian Improvements Scheduled in the Lauderdale Lakes Capital Improvement Program, FY 2008-2012**

PROJECT	ID #	LOCATION	FUNDING SOURCE	PHASE and YEAR
Street Island Improvements	ECM-6	SR7 and 36 <sup>th</sup> Street	Unspecified Grant	Construction in FY 2008
Pedestrian Bridge	ECM-8	Between Oriole Estates and Northgate	Unspecified Grant and Bond	Design and Construction in FY 2008
C-13 Western Greenway	ECM-9	SR7 to Florida Turnpike	Unspecified Grant and Bond	Design and Construction in FY 2008
C-13 Southeastern Greenway	ECM-10	NW 31 <sup>st</sup> Street to NW 37 <sup>th</sup> Street	Unspecified Grant and Bond	Design and Construction in FY 2008

Source: Lauderdale Lakes Adopted Capital Improvement Program FY 2008 - FY 2012.

Broward County MPO's Transportation Improvement Plan also outlines a number of bicycle and pedestrian improvements planned over the next five years. Shown in Table 2.26 are projects that will serve the City of Lauderdale Lakes.

**Table 2.26: Bicycle and Pedestrian Improvements Scheduled in Broward County MPO's Transportation Improvement Plan, FY2008-2012**

PROJECT	ID #	LOCATION	FUNDING SOURCE	PHASE and YEAR
Pedestrian Bridge	1086	C-13 Canal	Surface Transportation Program	Preliminary Engineering and Construction in FY 08
Greenway	1084	C-13 Canal	Surface Transportation Program	Preliminary Engineering and Construction in FY 08
Greenway	957	C-13 Canal	Surface Transportation Program	Construction in FY 08

PROJECT	ID #	LOCATION	FUNDING SOURCE	PHASE and YEAR
Greenway	84	C-13 Canal (from SR 7 to NW 31 Ave.)	Local Funds & Surface Transportation Program	Construction in FY 08
Sidewalk & Bicycle Lane	958	NW 21 Street (from SR7 to WLW Park)	Surface Transportation Program	Construction in FY 08

Source: Broward County Metropolitan Planning Organization Transportation Improvement Program FY08-12.

Additional bicycle and pedestrian improvements are planned in Broward County MPO's 2030 Long Range Transportation Plan. At this time, there is only one improvement, a new bike lane along SR 7, planned for Lauderdale Lakes in the long term transportation planning horizon.

**Table 2.27: Bicycle and Pedestrian Improvements Scheduled in Broward County MPO's 2030 Cost Feasible Long Range Transportation Plan**

PROJECT TYPE	PROJECT ID #	PROJECT ALIGNMENT	LENGTH (mi.)	TOTAL COST
Add Bicycle Lane	72	State Road 7 (Broward Blvd to Commercial Blvd.)	4.8	\$3,575,000

Source: Broward County Metropolitan Planning Organization 2030 Long Range Transportation Plan.

### Future Intermodal Facilities

There are no intermodal facilities currently planned in Lauderdale Lakes.

## Future Transportation System Analysis

### Future Road System Analysis

The roadway network in Lauderdale Lakes as currently developed has the capacity to handle a tremendous amount of automobile traffic. Nonetheless, this capacity is proving to be inadequate to maintain the roadway level of service desired by the

community as demonstrated in the capacity analyses above (Tables 2.17 - 2.20). As a result, the City is faced with pursuing one of the following three options:

- Option 1: Expand or improve roadway facilities that are currently operating below adopted level of service standards.
- Option 2: Adopt lower roadway level of service standards and focus on improvements to other modes of travel in an effort to relieve congestion.
- Option 3: Declare a moratorium on all new development that negatively impacts roadways operating below adopted level of service standards.

Many of the roadways in Lauderdale Lakes are constrained facilities that cannot be easily expanded or improved. Further, the expansion of these roadways can be extremely costly and the end result may have a negative impact on the surrounding neighborhoods and businesses. As expressed in the City of Lauderdale Lakes US 441 Corridor and CRA Redevelopment Plans for example, it is not the desire of residents to further expand SR7 or Oakland Park Boulevard to eight lanes. Instead the residents have encouraged the City to pursue other options which better support public bus transit. The same can be said for other roadway facilities in the City. Therefore, it is not advised that the City pursue Option 1 in general, unless it can be demonstrated that funds are available to expand the roadway and all negative impacts will be mitigated.

In accordance with Section 163.3180 F.S., local governments have the ability to declare a moratorium on development when it can be demonstrated through a concurrency management system that a facility is no longer meeting its adopted level of service standard. This option, referred to as a "concurrency moratorium," is not advised, however, as declaring a moratorium on new development in the City of Lauderdale Lakes threatens the economic sustainability of the City and may unduly restrict the rights of property owners. Further, the City has identified major sections of the community in need of reinvestment and redevelopment. Declaring a moratorium on new development in these areas runs counter to the desire of the City

and its residents to redevelop major portions of the City into a thriving, walkable, mixed-use destination. The declaration of a moratorium should therefore, be only pursued when it will not threaten the economic sustainability of the City and will not deprive property owners of a reasonable use of their property.

The third option is the most desirable as it furthers broad community goals and allows the City to bring in new housing and employment opportunities. Broward County has begun pursuing this option through its adoption of a transit oriented concurrency system and the lowering of its level of service standards to “LOS D+75 percent” for all major arterials in the county. The City can support this countywide effort and look out for its best interest by improving bus transit service within its jurisdiction and enhancing opportunities to bicycle or walk to nearby destinations.

### **Future Transit System Analysis**

The future public transit system will continue to be based primarily on bus transit service planned and operated by Broward County Transit (BCT). The City projects that it will continue to provide a community bus service for its residents to the greatest extent possible. At this time, BCT is exploring opportunities to introduce bus rapid transit service on highly traveled corridors in Broward County. As traffic congestion increases, it can be anticipated that bus rapid transit service will become more attractive to residents. The installation of bus shelters by the City is a positive step towards improving mobility within the City and County. In general, the City should continue to fund capital improvements that will support bus transit and begin requiring that all new development located along transit corridors be oriented towards transit service.

### **Future Bicycle and Pedestrian System Analysis**

#### ***Future Bicycle Facilities***

There are two bicycle facilities that are scheduled to be completed within the next five years and one facility that is planned for in the long term transportation planning

horizon. The most notable facility is the addition of a bike lane along State Road 7 planned for in the long term. This will provide a sort of spinal column through the city to link past and future bicycle facility improvements. The C-13 Canal Greenway and NW 21<sup>st</sup> Street bicycle improvements are dual use facilities accommodating both bicycle and pedestrian travel.

### ***Future Pedestrian Facilities***

Lauderdale Lakes is beginning construction on two new pedestrian facilities over the course of the next year. The C-13 Canal Greenway will create a multi-purpose use trail along the northern end of the C-13 Canal between State Road 7 and NW 31<sup>st</sup> Avenue. The trail will link both public school campuses in the City, Oriole Estates Neighborhood, Vincent Torres Park, the Davidow Multi-purpose Center, Alzheimer's Center, and current City administration buildings. The other facility will be built along NW 21<sup>st</sup> Street from State Road 7 to Willie Webb Park. Both of these facilities will expand upon a well connected pedestrian network in the City.

### **Future Intermodal Facilities Analysis**

There are no intermodal facilities planned at this time. It can be anticipated, however, that the need for intermodal facilities in the City will grow as other modes of travel become more popular.

### **Future Land Use Analysis**

Future land uses and development/redevelopment patterns impact the number of trips generated as shown in Map 2.16: Major Public Transit Trip Generators and Attractors - 2030.

### ***Future Transit Trip Generators and Attractors***

Lauderdale Lakes has designated a large area of land near the intersection of Oakland Park Boulevard and State Road 7/441 as a Local Activity Center. This future land use designation allows for a maximum permitted density and intensity at the values shown in the table below. In order to accommodate future population growth and generate

greater economic activity without further congesting roadways, it will be important for new development within this land use designation to be oriented around transit.

**Table 2.28: Maximum Permitted Density and Intensity in the Local Activity Center Land Use Category**

Future Land Use Category	Maximum Permitted Density and Intensity
Local Activity Center	<ul style="list-style-type: none"> <li>a. Residential - 1,500 high-rise dwelling units 500 garden apartments 1,000 townhomes</li> <li>b. Commercial - 500,000 square feet</li> <li>c. Hotel - 300 rooms</li> <li>d. Community Facilities - 5 acres (minimum)</li> <li>e. 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</li> </ul>

In addition, redevelopment within established neighborhoods and businesses will need to be well connected to transit corridors by constructing safe pedestrian and bicycle paths from homes and businesses to transit facilities. In general, the greater the distance a person must travel to reach a transit facility, the less likely transit is to be used. This is an important consideration when finding sites to accommodate future population growth. In order to best support transit, Lauderdale Lakes should require multi-family housing of 16 units per acre or greater to be located near established transit corridors to the greatest extent feasible. At the same time, however, it will be extremely important that commercial businesses and community facilities continue to have adequate sites to carry out their activities. Most commercial and community facilities land use designations are currently located along major transit corridors and thus, the only way to accommodate new residential growth without sacrificing non-residential operations is through mixed use development. Once the local activity

center is completely developed, an appropriate next step may be to permit mixed use development further along SR7/US 441 and Oakland Park Boulevard.

## **Conclusion**

The City of Lauderdale Lakes' transportation system is in a state of transition. It is very likely that congestion will continue to get worse before it begins to get better. The City will need to continue making improvements to its public transit system in order to alleviate congestion in the long term. Walking and bicycling is a healthy alternative to driving a personal automobile or using transit for local trips. It is also an important component of a multimodal system. However, it should be recognized that the distance that can be traveled by foot or bicycle is quite short compared to motorized modes of travel. As the City directs public funds towards transit improvements, it is extremely important that new development be supportive of transit through its design and function. This can be mandated through transit supportive land use policies and land development regulations, however, incentives are generally better received by the private development community. Finally, it is important to acknowledge that the personal automobile will continue to play a major role in transportation system over the short and long-term planning horizon. As a result, the City should carefully examine opportunities to expand road facilities and ensure that adequate parking continues to be provided.

# **City of Lauderdale Lakes**

## **HOUSING ELEMENT**

### **VOLUME II: DATA, INVENTORY & ANALYSIS**

# TABLE OF CONTENTS

III. HOUSING ELEMENT .....	1
Introduction .....	1
Inventory of Existing Housing Characteristics .....	1
Housing Types .....	1
Age of Housing Stock .....	3
Housing Occupancy Status.....	3
Occupied Housing Units.....	4
Housing Tenure.....	4
Housing Value .....	5
Monthly Cost of Owner-Occupied Units.....	6
Monthly Cost of Renter Occupied Units .....	9
Housing Cost-to-Income Ratios .....	10
Household Income.....	10
Household Cost to Income for Owners and Renters .....	13
Housing Conditions .....	16
Internal Housing Conditions .....	16
External Conditions .....	17
Assisted/Subsidized Housing .....	18
Group Homes and Assisted Living Facilities .....	19
Farmworker and Rural Housing .....	21
Mobile Homes.....	21
Historically-Significant Housing.....	21
Construction and Demolition.....	22
Housing Analysis .....	22
Methodology .....	22
Population and Household Projection .....	23
Household Size Projections.....	24
Affordable Housing Needs Assessment .....	25

Projections by Income Range .....	25
Housing Growth By Tenure .....	26
Cost burden .....	26
Analysis .....	27
Land Required for the City's Housing Needs .....	29
Housing Delivery .....	29
Private Sector Role .....	30
Municipality .....	30
Availability of Services .....	31
Infrastructure .....	31
Parks .....	31
Transportation.....	31
Elimination of Substandard Housing .....	32
<b>Provision of Adequate Sites for Housing.....</b>	<b>32</b>
Very Low, Low, Moderate Income Households .....	32
Mobile Homes.....	33
Group Homes and Foster Care Facilities .....	33
Conservation of Historically Significant Housing.....	33

## III. Housing Element

### Introduction

The City of Lauderdale Lakes is predominantly a residential community with a moderately aged housing stock. The majority of the units date back to the 1970s and are affordable compared to housing prices within the context of the larger South Florida region. In fact, the City provides one of the highest percentages of affordable housing for its residents compared to Broward County on the whole. Last estimates of affordable housing provision showed the City actually provided 34 percent of the County's housing for the very low and low income residents. As such the City must diversify its current housing stock with market rate housing, not only as a catalyst to economic development but also to increase property values and quality of life for its residents. This element first analyzes existing characteristics as required by 9J-5 Florida Administrative Code (F.A.C.) and then analyzes population and household projections and the desired direction of future housing provision in the City.

### Inventory of Existing Housing Characteristics

#### **Housing Types**

The City's housing stock is dominated by multi-family units, which comprise approximately 70 percent of the City's housing stock, although single-family detached residences account for nearly 63 percent of the gross residentially developed land in the City, and approximately 40 percent of the city's total land area (including adjacent rights-of-way). Table 3.1 presents the various types of housing units within the City of Lauderdale Lakes and Broward County.

The number of housing units in Lauderdale Lakes increased by approximately 430 units

from 1990 to 2000, and by approximately 460 units from 2000 to 2007, according to the Lauderdale Lakes Community Development Department. In contrast, the number of housing units in Broward County increased by 112,383 between 1990 and 2000, and by about 55,492 from 2000 to 2007. The majority of Lauderdale Lakes' existing housing stock is multi-family, 20 or more units, with about 28 percent of the housing stock being single family detached units and approximately 11.2 percent of the housing stock being multi-family units with 3 to 19 units. In comparison, when Broward County is considered as a whole, approximately 40.9 percent of housing units are single family detached homes, followed by units in structures with 50 units or more (15.5 percent), then structures with 20 to 49 units (12.0 percent). Lauderdale Lakes has a much lower percentage (28.4) of single family detached homes than Broward County (40.94 percent) and the State (52.26 percent). Additionally, when compared to the County and State, Lauderdale Lakes dwelling units are generally smaller in size, with a median number of rooms at 3.9, whereas the County median is 4.6 and the State median 5.0. This is most likely attributed to the majority of housing units being multi-family type dwellings, which typically have fewer rooms than detached homes. Table 3.1 illustrates dwelling units by type, compared with Broward County.

**Table 3.1: Dwelling Units by Type, Compared**

Units in Structure	Lauderdale Lakes		Broward County	
	Number	Percent	Number	Percent
1-unit, detached	4,076	28.40%	303,357	40.94%
1-unit, attached	209	1.46%	57,407	7.75%
2 units	61	0.43%	20,225	2.73%
3 or 4 units	462	3.22%	33,347	4.50%
5 to 9 units	468	3.26%	41,120	5.55%
10 to 19 units	675	4.70%	53,717	7.25%
20 or more units	8,236	57.39%	203,940	27.52%
Mobile home	153	1.01%	26,834	3.62%
Boat, RV, van, etc.	11	0.08%	1,096	0.15%
Total housing units	14,351	100.00%	741,043	100.00%

Source: U.S. Census Bureau; Census 2000, Summary File 3 (SF3) Table H30, The Mellgren Planning Group, September 2007.

### Age of Housing Stock

Lauderdale Lakes' housing stock is of average age for South Florida; reflective of such, approximately 73 percent of the City's housing stock was constructed between 1970 and 1989. Following the 1990s the City's construction rate declined by 94 percent. Lauderdale Lakes' housing stock is slightly younger than the Broward County average, as the median year for structures built in Lauderdale Lakes is 1975 compared to the county average of 1977. Table 3.2 shows the age of the housing stock.

Relatively few housing units have been converted, demolished, replaced or identified as substandard. As a final note, the number of mobile home units has not decreased since 1980, and no replacement of these units is anticipated.

**Table 3.2: Housing Units by Year Constructed**

Year Constructed	Number	Percent
Built 1999 to March 2000	9	0.06%
Built 1995 to 1998	228	1.59%
Built 1990 to 1994	252	1.76%
Built 1980 to 1989	2,436	16.97%
Built 1970 to 1979	8,102	56.46%
Built 1960 to 1969	2,730	19.02%
Built 1950 to 1959	419	2.92%
Built 1940 to 1949	72	0.50%
Built 1939 or earlier	103	0.72%
Total	14,351	100.00%
Median Year Structure Built	1975	

Source: U.S. Census Bureau; Census 2000, Summary File 3 (SF3) Tables H34 and H35, The Mellgren Planning Group, September 2007.

### Housing Occupancy Status

Approximately 84 percent of all units in Lauderdale Lakes are occupied, compared with 88.31 percent in the County. Owner-occupied and renter-occupied units are reflective of year-round occupancy, while the remaining units are vacant or held for seasonal or occupational use. The 2000 Census showed 2,257 vacant units or a vacancy rate of 15.73 percent. The City's vacancy rate is four percent higher than Broward County's rate of 11.69 percent. The vacancy rate has increased by 1.7

percent since the 1990 Census. Table 3.3 illustrates occupancy status in the City and Broward County.

### Occupied Housing Units

**Table 3.3: Occupancy Status, Compared**

Occupancy Status	Lauderdale Lakes		Broward County	
	Units	Percent	Unit	Percent
Occupied	12,094	84.27%	654,445	88.31%
Vacant	2,257	15.73%	86,598	11.69%
Total	14,351	100.00%	741,043	100.00%

Source: U.S. Census Bureau; Census 2000, Summary File 3 (SF3) Table H6, The Mellgren Planning Group, September 2007.

### Housing Tenure

About 62 percent or 7,477 units were owner-occupied in 2000 compared to 57 percent in 1990. Renter-occupied housing accounted for the remaining 38 percent of the units. Although the City has a lower owner-occupancy rate than the County (69.47 percent), Lauderdale Lakes has a higher renter-occupied housing rate (38.18 percent).

The U.S. Census showed 2,257 vacant units, of which 1,499 were for seasonal, recreational or occasional use. Table 3.4 and Table 3.5 illustrate housing tenure and vacancy status in the City.

**Table 3.4: Housing Tenure, Compared**

Housing Tenure	Lauderdale Lakes		Broward County	
	Units	Percent	Units	Percent
Occupied housing units	12,094	100.00%	654,445	100.00%
Owner-occupied housing units	7,477	61.82%	454,625	69.47%
Renter-occupied housing	4,617	38.18%	199,820	30.53%

units				
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Source: U.S. Census Bureau; Census 2000, Summary File 3 (SF3) Table H7, The Mellgren Planning Group, September 2007.

**Table 3.5: Vacancy Status, Compared**

Tenure	Lauderdale Lakes		Broward County	
	Number	Percent	Number	Percent
For rent	366	16.22%	13,843	15.99%
For sale only	213	9.44%	12,858	14.85%
Rented or sold, not occupied	80	3.54%	5,174	5.97%
For seasonal, recreational, or occasional use	1,499	66.42%	49,873	57.59%
For migrant workers	0	0	3	0
Other vacant	99	4.39%	4,847	5.60%
Total	2,257	100.00%	86,598	100.00%

Source: U.S. Census Bureau; Census 2000, Summary File 3 (SF3) Table H8, The Mellgren Planning Group, September 2007.

**Housing Value**

According to the 2000 Census, 58.77 percent of the City’s housing units are valued in the \$50,000 to \$99,000 price range, compared with 89 percent in the 1990 Census, as shown in Table 3.6. As of 2000, approximately 96 percent of housing is now valued between \$50,000 and \$149,000. In contrast with the County, Lauderdale Lakes homes have a lesser value, indicative of the income types in the City, to be discussed below. As of 2000, in Broward County, 60.2 percent of all owner-occupied units are valued between \$100,000 and \$299,999. The median value of the housing units sampled was \$94,900 in 2000 compared to \$79,600 in 1990 in Lauderdale Lakes. This is lower than in Broward County as a whole where the median housing value was \$128,600 in 2000 and \$91,800 in 1990. According to the Shimberg Center for Affordable Housing, median housing values in Lauderdale Lakes for 2005 averaged \$143,517 for a single family home.

**Table 3.6: Value of Owner-Occupied Units, Compared**

Value of Owner-Occupied Units	Lauderdale Lakes		Broward County	
	Number	Percent	Number	Percent

Value of Owner-Occupied Units	Lauderdale Lakes		Broward County	
	Number	Percent	Number	Percent
Less than \$50,000	87	2.35%	5,428	1.82%
\$50,000 to \$99,999	2,174	58.77%	90,604	30.33%
\$100,000 to \$149,999	1,362	36.82%	90,622	30.34%
\$150,000 to \$199,999	67	1.81%	54,293	18.17%
\$200,000 to \$299,999	0	0	34,833	11.66%
\$300,000 to \$499,999	0	0	15,769	5.28%
\$500,000 to \$999,999	9	0.24%	5,596	1.87%
\$1,000,000 or more	0	0	1,580	0.53%
Total:	3,699	100.00%	298,725	100.00%
Median Value	\$94,900		\$128,600	

Source: U.S. Census Bureau; Census 2000, Summary File 3 (SF3) Tables H74 and H76, The Mellgren Planning Group, September 2007.

Since the 2000 Census, a few trends have occurred within the housing market, particularly related to inflated and rising housing costs followed by a period of market decline. The following table reflects a truer picture of housing costs within the region since the 2000 Census.

**Table 3.7: Housing Cost Data, 2002-2005, Miami-Fort Lauderdale CMSA, National Association of Realtors (NAR) and American Community Survey (ACS)**

Year	NAR	Yearly change	ACS	Yearly change	ACS as a % of NAR
2002	\$192,700		\$155,267		80.6%
2003	\$231,600	20.2%	\$181,910	17.2%	78.5%
2004	\$286,400	23.7%	\$188,060	3.4%	65.7%
2005	\$371,100	29.6%	N/A	N/A	N/A

Source: National Association of Realtors. Available online at <http://www.realtor.org/Research.nsf/Pages/MetroPrice>. American Community Survey. Available online at [http://factfinder.census.gov/jsp/saff/SAFFInfo.jsp?\\_pagelid=sp1\\_acs](http://factfinder.census.gov/jsp/saff/SAFFInfo.jsp?_pagelid=sp1_acs). Accessed February 16, 2006.

### **Monthly Cost of Owner-Occupied Units**

Lauderdale Lakes has experienced a 38.25 percent increase in the median monthly mortgage costs from 1990. The median monthly mortgage cost in 1990 was \$753 in Lauderdale Lakes compared to \$1,041 in 2000. Approximately 90 percent of the owner-occupied units sampled in the 2000 Census had monthly mortgage costs ranging

between \$500 and \$1,499. The largest segment of this range is represented by units with monthly mortgage costs between \$700 and \$999, with the \$1,000 to \$1,249 range being the second largest, compared with \$500 to \$699 range being the second largest range in 1990. In Broward County, 78 percent of all owner occupied units with a mortgage paid between \$700 and \$1,999.

Since the 2000 Census, housing costs have rapidly increased especially with regard to higher real estate taxes, housing market inflation and recent hurricane activity resulting in substantially higher homeowner insurance rates. It is anticipated that these factors will show significant increases in the cost associated with housing in the 2010 Census. In contrast with monthly cost for owner occupied units with a mortgage, households in Lauderdale Lakes without a mortgage have a median monthly cost of \$314 compared to \$399 in Broward County. This reflects an increase of about 78 percent at both the City and County level when compared to the 1990 median monthly cost for households without a mortgage, which were \$176 and \$223 respectively. Table 3.8 shows the monthly costs of owner-occupied units, including units with and without a mortgage.

**Table 3.8: Monthly Cost of Owner-Occupied Units, Compared**

	Lauderdale Lakes		Broward County	
	Number	Percent	Number	Percent
<b>Total Units</b>	3,699		298,725	
<b>Housing Units with a Mortgage</b>				
Less than \$500	60	1.87%	4,494	1.84%
\$500 - \$699	256	7.97%	14,323	5.87%

\$700 - \$999	1,116	34.74%	53,572	21.97%
\$1,000 - \$1,249	1,070	33.31%	50,356	20.65%
\$1,250 - \$1,499	465	14.48%	40,909	16.78%
\$1,500 - \$1,999	227	7.07%	45,215	18.54%
\$2,000 and more	18	0.56%	34,945	14.33%
Total	3,212	100.00%	243,814	100.00%
Median Cost per Month	\$1,041		\$1,246	
<b>Housing Units without a Mortgage</b>				
Less than \$200	53	10.88%	3,636	6.62%
\$200 - \$349	261	53.59%	17,897	32.59%
\$350 - \$499	117	24.02%	15,902	28.96%
\$500 - \$699	47	9.65%	9,764	17.78%
\$700 - \$999	0	0	4,636	8.44%
\$1,000 or more	9	1.85%	3,076	5.60%

Total	487	100.00%	54,911	100.00%
Median Cost per Month	\$314		\$399	

Source: U.S. Census Bureau; Census 2000, Summary File 3 (SF3) Tables H90 and H91, The Mellgren Planning Group, September 2007.

**Monthly Cost of Renter Occupied Units**

Comparative monthly renter cost data for Lauderdale Lakes and Broward County are presented in Table 3.9. Approximately 81 percent of renter-occupied units pay between \$500 and \$1,499 in monthly gross rent. The median gross rent increased by about 22 percent since the 1990 Census. The median gross rent in 2000 was \$662 compared to \$544 in 1990.

For comparison, in Broward County 80.34 percent of renters pay between \$500 and \$1,499. The median rent in Broward County as a whole was \$757; about 12.5 percent higher than in Lauderdale Lakes.

**Table 3.9: Gross Rent of Housing, Compared**

Gross Rent	Lauderdale Lakes		Broward County	
	Number	Percent	Number	Percent
With cash rent:	4,524	98.18%	192,756	96.59%
Less than \$200	189	4.10%	3,892	1.95%
\$200 to \$299	96	2.08%	3,515	1.76%
\$300 to \$499	461	10.00%	17,640	8.84%
\$500 to \$749	2,559	55.53%	69,173	34.66%
\$750 to \$999	1,009	21.90%	62,862	31.50%
\$1,000 \$1,499	174	3.78%	28,298	14.18%
\$1,500 or more	36	0.78%	7,376	3.70%
No cash rent	84	1.82%	6,809	3.41%
Total:	4,608	100.00%	199,565	100.00%
Median Gross Rent	\$662		\$757	

Source: U.S. Census Bureau; Census 2000, Summary File 3 (SF3) Tables H62 and H63, The Mellgren Planning Group, September 2007.

## Housing Cost-to-Income Ratios

### *Household Income*

The median household income in 2000 was \$26,932, 35.4 percent less than the Broward County median income of \$41,691, as shown in Table 3.10. Based on percentage distribution, the income range with the greatest number of residents is the less than \$15,000 income range (3,275 households or 27.24 percent), a category representing mostly low income and likely a majority of elderly residents. Approximately 74 percent of all households in Lauderdale Lakes earn less than \$44,999, in comparison with 53.43 percent of Broward County residents.

Based on information from the State of the Cities Data System (SOCDS), illustrated in Table 3.11, 47.1 percent of all very low income households are elderly households. An important point to mention, however, is that the income data for elderly residents is often skewed due to limitations in data gathering. The income of this population is normally under-reported in U.S. Census median income figures, due to the fact that this group tends to have little yearly earned income and depends heavily on non-earned retirement income sources, such as proceeds from (typically northern) home sales, stocks, bonds, family trust funds, and social security. This age group tends also to not hold mortgages on homes; this will also lead to skewed data in the Housing Needs Analysis undertaken further in this element.

Table 3.11 uses State of the Cities Data System (SOCDS) data prepared by the U.S. Department of Housing and Urban Development (HUD) to estimate the distribution of households in Lauderdale Lakes by tenure among very-low, low and moderate income groups using 2000 Census figures with the Broward County median family income level as the base measurement. The following definitions are used: Very-low income = 31 percent to 50 percent of the median income; Low income = 51 percent to 80 percent of the median income; and Moderate income = 81 percent to 120 percent of the median income. Household distributions by income among renter and owner households are as follows:

Renter-Occupied Households, 2000

- 30.6 percent (982) very low income households
- 33.9 percent (1,086) low income households
- 35.5 percent (1,139) moderate income households

Owner-occupied households, 2000

- 21.1 percent (1,320) very low income households
- 23.8 percent (1,489) low income households
- 55.2 percent (6,628) moderate income households

Household income distribution for renter-occupied households is almost equally distributed in the 30 to 35 percent income range. Household income and household distribution by type is detailed in Table 3.10 and Table 3.11. The tables show a slight difference in household size due to the different tabulations used by the U.S. Census and by the Department of Housing and Urban Development (HUD) in generating the data.

**Table 3.10: Household Income, Compared**

Income Range	Lauderdale Lakes		Broward County	
	Households	Percent	Households	Percent
Less than \$15,000	3,275	27.24%	102,038	15.58%
\$15,000 to \$24,999	2,315	19.25%	86,088	13.15%
\$25,000 to \$34,999	1,840	15.30%	85,586	13.07%

\$35,000 to \$44,999	1,412	11.74%	76,164	11.63%
\$45,000 to \$59,999	1,394	11.59%	88,542	13.52%
\$60,000 to \$74,999	871	7.24%	66,383	10.14%
\$75,000 to \$99,999	559	4.65%	66,201	10.11%
\$100,000 to \$124,99	180	1.50%	35,475	5.42%
\$125,000 to \$149,999	62	0.52%	16,610	2.54%
\$150,000 or more	116	0.96%	31,700	4.84%
Total	12,024	100.00%	654,787	100.00%
Median Income	\$26,932		\$41,691	

Source: U.S. Census Bureau; Census 2000, Summary File 3 (SF3) Tables P52 and P53, The Mellgren Planning Group, September 2007.

**Table 3.11: Distribution of Households by Income Group**

Lauderdale Lakes				
A. Renter Households**	Very-Low	Low	Moderate+	Total
Elderly (1 & 2 Members)	129	128	85	342
Small Related (2 to 4 members)	528	480	500	1,508
Large Related (5 or more members)	210	234	150	594
All Other	115	244	404	763
Subtotals Renter Households	982	1,086	1,139	3,207

<b>B. Owner Households**</b>				
Elderly (1 & 2 Members)	955	605	980	2,540
Small Related (2 to 4 members)	190	525	1,645	2,360
Large Related (5 or more members)	130	190	450	770
All Other	45	169	384	598
Subtotals Owners	1,320	1,489	3,459	6,268
Totals—All Households	2,302	2,575	4,598	9,475
* Very-Low Income—31% to 50% of median; Low Income—51% to 80% of median; Moderate Income—81% and more of median income.				
** Small = 1 and 2 persons; Medium = 3 and 4 persons; and Large = 5 and more persons.				

Source: State of the Cities Data System (SOCDS), Housing Problems - 2000, Department of Housing and Urban Development, The Mellgren Planning Group, 2007.

### Household Cost to Income for Owners and Renters

The Florida Department of Community Affairs (DCA) considers a cost-to-income ratio of more than 30 percent to be a sign of excessive housing cost, i.e. a household is cost burdened. As shown in Table 3.12, of the housing units with a mortgage, 53.08 percent of households pay less than 30 percent of their income on housing, compared to 64.53 percent in Broward County. Approximately 46 percent of residents in Lauderdale Lakes pay more than 30 percent of their income on housing, which has increased from about 40 percent in 1990.

**Table 3.12: Owner Costs as Percent of Income, Compared**

	Lauderdale Lakes		Broward County	
	Number	Percent	Number	Percent
Total Units	3,699		298,725	
<b>Housing Units with a Mortgage</b>				
Less than 15 percent	325	10.12%	39,946	16.38%
15 to 19 percent	408	12.70%	43,022	17.65%
20 - 29 percent	972	30.26%	74,363	30.50%
30 - 39 percent	598	18.62%	35,793	14.68%
40 - 49 percent	331	10.31%	16,503	6.77%
50 percent and more	553	17.22%	32,244	13.22%
Not computed	25	0.78%	1,943	0.80%
Total	3,212	100.00%	243,814	100.00%
<b>Housing Units Without a Mortgage</b>				
Less than 15 percent	184	37.78%	30,997	56.45%
15 to 19 percent	98	20.12%	6,915	12.59%
20- 29 percent	58	11.91%	7,245	13.19%

30 - 39 percent	41	8.42%	3,198	5.82%
40 - 49 percent	6	1.23%	1,561	2.84%
50 percent and more	68	13.96%	3,662	6.67%
Not computed	32	6.57%	1,333	2.43%
Total	487	100.00%	54,911	100.00%

Source: U.S. Census Bureau; Census 2000, Summary File 3 (SF3) Table H94, The Mellgren Planning Group, September 2007.

For renter occupied households in Lauderdale Lakes, 43.41 percent pay less than 30 percent on housing compared to 49.8 in Broward County. Renter households paying more than 30 percent account for 51.8 percent of the households in Lauderdale Lakes; whereas, only 43.58 percent of Broward County renter households are paying more than 30 percent on housing. Comparatively, in 1990 about 45 percent of Lauderdale Lakes' renter occupied households were paying less than 30 percent on housing and about 50.3 percent were paying more than 30 percent on housing, resulting in a decrease of about 1.6 percent and an increase of 1.5 percent, respectively.

**Table 3.13: Gross Rent as Percentage of Household Income**

	Lauderdale Lakes		Broward County	
	Number	Percent	Number	Percent
Less than 20 percent	786	17.06%	51,186	25.65%
20 - 29 percent	1,214	26.35%	48,191	24.15%
30 - 39 percent	576	12.50%	28,689	14.38%
40- 49 percent	581	12.61%	16,649	8.34%
50 percent or more	1,230	26.69%	41,629	20.86%
Not Computed	221	4.80%	13,221	6.62%
Total	4,608	100.00%	199,565	100.00%

Source: U.S. Census Bureau; Census 2000, Summary File 3 (SF3) Table H69, The Mellgren Planning Group, September 2007.

Of the owner-occupied units earning between \$10,000 and \$34,999, about 10 percent are using less than 20 percent of their income for housing; however, about 64 percent are spending 35 percent or more on housing. Six percent of owner-occupied units earning between \$35,000 and \$49,999 are using less than 20 percent of their income for housing and about 32 percent are using 35 percent or more on housing. In comparison, owner-occupied units earning between \$50,000 and \$74,999 and those earning \$75,000 or more experience little burden, as about 38 percent and 90

percent, respectively, spend less than 20 percent of their incomes on housing.

**Table 3.15: Monthly Cost to Income Ratio for Owner-Occupied Units**

	Income Range							
	Less than \$10,000 to \$34,999		\$35,000 to \$49,999		\$50,000 to \$74,999		\$75,000 to more	
Cost-to-Income	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than 20 percent	156	10.25%	43	5.96%	357	37.66%	459	90.35%
20 to 24 percent	92	6.04%	89	12.34%	284	29.96%	33	6.50%
25 to 29 percent	113	7.42%	245	33.98%	167	17.62%	7	1.38%
30 to 34 percent	130	8.54%	115	15.95%	97	10.23%	0	0
35 percent or more	974	63.99%	229	31.76%	43	4.54%	9	1.77%
Not computed	57	3.75%	0	0	0	0	0	0
Category Total	1,522	100.00%	721	100.00%	948	100.00%	508	100.00%
Overall Total	3,699							

Source: U.S. Census Bureau; Census 2000, Summary File 3 (SF3) Table H97, The Mellgren Planning Group, September 2007.

About 60 percent of renter-occupied units earning between \$10,000 and \$34,999 are spending 35 percent or more on housing, and only four percent are spending less than 20 percent on housing. Of the renter-occupied units earning between \$35,000 and \$49,000, and \$50,000 and \$74,999, about four percent and two percent, respectively, are spending more than 35 percent on housing. Twenty-five percent of the renter-occupied units earning \$35,000 to \$49,999 are spending less than 20 percent on housing, compared to about 84 percent of renter-occupied units that are using less than 84 percent of their income for housing costs.

**Table 3.16: Monthly Cost to Income Ratio for Renter-Occupied Households**

	Income Range
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	Less than \$10,000 to \$34,999		\$35,000 to \$49,999		\$50,000 to \$74,999		\$75,000 to more	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Cost-to-Income								
Less than 20 percent	120	3.57%	170	25.00%	354	83.49%	142	100.00%
20 to 24 percent	283	8.42%	334	49.12%	47	11.08%	0	0
25 to 29 percent	402	11.96%	141	20.74%	7	1.65%	0	0
30 to 34 percent	345	10.26%	0	0	0	0	0	0
35 percent or more	2,006	59.67%	27	3.97%	9	2.12%	0	0
Not computed	206	6.13%	8	1.18%	7	1.65%	0	0
Category Total	3,362	100.00%	680	100.00%	424	100.00%	142	100.00%
Overall Total	4,608							

Source: U.S. Census Bureau; Census 2000, Summary File 3 (SF3) Table H73, The Mellgren Planning Group, September 2007.

**Housing Conditions**

Substandard unit: Pursuant to Rule 9J-5-010 (1)(c ), F.A.C., substandard units are those that fail to meet the applicable building code, the minimum housing code, or that lack complete plumbing, lack complete kitchen facilities, lack central heating, or are overcrowded. Local governments may determine that units without heating are not substandard if they are located in areas where the temperature extremes do not indicate heating as a life safety factor.

**Internal Housing Conditions**

The following indicators are used to determine internal housing conditions:

- Lack of indoor plumbing
- Lack of indoor kitchen facilities
- Lack of central heating (not a sufficient measure of substandard condition in sub-tropical South Florida)
- Overcrowding (number of occupants per room)

The U.S. Bureau of the Census considers more than 1.01 persons residing per room to be a measure of overcrowding and more than 1.50 persons per room as severely overcrowded. Approximately 7 percent, or almost double, of all occupied housing units in the City are overcrowded compared to 3.91 percent in the County. Both the City and the County have relatively low rates of units lacking complete plumbing and kitchen facilities, as shown in Table 3.17.

**Table 3.17: Internal Housing Conditions, Compared**

CONDITION	Lauderdale Lakes		Broward County	
	Units	Percent of Units	Units	Percent of units
<b>All Housing Units</b>	14,351		741,043	
Lacking complete plumbing facilities	75	0.52%	2,956	0.40%
Lacking complete kitchen facilities	88	0.61%	4,127	0.56%
<b>Occupied Housing Units</b>	12,094		654,445	
Overcrowded units	838	6.93%	25,581	3.91%
Severely overcrowded units	970	8.02%	22,756	3.48%

Source: U.S. Census Bureau; Census 2000, Summary File 3 (SF3), Tables H20, H48 and H50. The Mellgren Planning Group, September 2007.

### ***External Conditions***

The City has adopted the Florida Building Code, Broward County Edition, and as such follows the definitions outlined therein. In general deteriorated and dilapidated can be classified as follows:

- **Deteriorated:** meaning in need of some minor exterior repair which is indicative of a lack of maintenance. Examples include housing that requires painting, cracked and broken windows, roofs, and even severely overgrown yards which is generally accompanied by a lack of structural maintenance.
- **Dilapidated:** meaning in need of substantial rehabilitation. The unit may be considered unfit for human habitation or rapidly approaching that condition. This unit is categorized as substandard housing and would need immediate

rehabilitation or demolition, as the health and safety of the inhabitants may be threatened.

A recent windshield survey revealed the city has approximately 1,442 deteriorated units and 14 dilapidated units.

The City currently averages about 2,700 code violations yearly. Violations that are written in the City only reflect code violations that affect the aesthetic value of the community, such as landscaping maintenance, driveways in disrepair, building maintenance and exterior building maintenance.

The City Code Enforcement Department has realized a trend in certain areas in the City having higher concentration of violations than other areas. The financial inability of some residents to dedicate the necessary funds to upkeep and maintenance of their home has been a major factor in housing deterioration, according to the City Code Enforcement Department.

Currently the department reports there are only 5 residential structures within the City limits that are considered substandard. One of the units is the result of fire damage. The other 4 units are a neglect of maintenance.

### **Assisted/Subsidized Housing**

Assisted housing is dwelling units whose occupants receive some form of assistance toward the cost of housing. There are five facilities within the City that receive state and local funds and have been listed in Table 3.18.

At the County level, public sector housing is subsidized by one of four agencies according to the Broward County Comprehensive Plan:

- The Broward County Community Development Division,
- The Broward County Housing Authority (BCHA),

- The Broward County Housing Finance Authority (BCHFA), and
- The Broward County Office of Housing Finance.

There are a total of 5,150 Section 8 units subsidized by the County Housing Authority. According to the Broward County Housing Authority, there are 264 families receiving rent subsidies within the City of Lauderdale Lakes from this agency.

**Table 3.18: Assisted Housing Inventory**

Name of Facility	Address	Units	Population Served	Housing Program Assistance
Cambridge Square of Lauderdale Lakes I	3841 NW 21 <sup>st</sup> Street	168	Family	HUD <sup>1</sup> funded, Section 236
Cambridge Square of Lauderdale Lakes II	3841 NW 21 <sup>st</sup> Street	168	Family	HUD <sup>1</sup> funded, Section 236
Caravel Arms Apartments	4844 NW 24 <sup>th</sup> Court	110	Family	
St. Croix Apartments	4000 NW 34 <sup>th</sup> Street	246	Family	HUD <sup>1</sup> , FHFC <sup>2</sup> and LHFA <sup>3</sup> funded, Local Bonds, SAIL <sup>4</sup> , Section 542, Housing Credits
Saint Joseph's Towers	3475 NW 30 <sup>th</sup> Street	108	Elderly	
Whispering Palms	4540 NW 36 <sup>th</sup> Street	62	Family	LHFA <sup>3</sup> funded, Local Bonds
Woodsdale Oaks	2573 NW 49 <sup>th</sup> Avenue	172	Family and Elderly	FHFC <sup>2</sup> and LHFA <sup>3</sup> funded, State and Local Bonds, SAIL <sup>4</sup> , Housing Credits

Source: Shimberg Center for Affordable Housing, June 2007, The Mellgren Planning Group. <sup>1</sup>Department of Housing and Urban Development funded.

<sup>2</sup>Florida Housing Finance Corporation funded.

<sup>3</sup>Local Housing Finance Authority funded.

<sup>4</sup>State Apartment Incentive Loan funded.

### Group Homes and Assisted Living Facilities

Lauderdale Lakes provides for special housing needs of the community through a number of housing types such as nursing homes, group homes, and adult living facilities. These facilities serve special needs populations including but not limited to the elderly, children, mentally and physically handicapped. Many of these facilities

are licensed by the Florida Department of Children and Families, which are subject to operation standards that are assessed annually.

Additionally there are several foster homes located throughout the City of Lauderdale Lakes that provide shelter and care for children; these facilities are licensed by the Florida Department of Children and Families.

According to the 2000 U.S. Census, there are 350 residents living in group quarters in the City of Lauderdale Lakes. This number includes both the institutionalized and non-institutionalized population.

**Table 3.18: Inventory of Group Homes and Assisted Living Facilities**

Name of Facility	Address	Beds	State Supplementatio n
<b>Assisted Living Facilities</b>			
Ocean View Retirement Home	3091 NW 43 <sup>rd</sup> Street	32	Eight Beds
St. Joseph's Residence	3485 NW 30 <sup>th</sup> Street	144	
<b>Group Homes</b>			
Palms Rehabilitation and Nursing Center	3370 NW 47 <sup>th</sup> Terrace	120	Unknown
Saint Johns Nursing Center	3075 NW 35 <sup>th</sup> Avenue	181	Unknown

Emerald Manor II	4079 NW 35 <sup>th</sup> Way		Unknown
Golden Crest Retirement Home	3091 NW 43 Court		
Group Home	NW 35 Way	8	Unknown
Group Home	NW 35 Way	4	Unknown

Source: Florida Department of Elder Affairs, Florida Assisted Living Database; Agency for Health Care Administration, Nursing Home Guide, August 2007; Florida Department of Health, Division of Environmental Health, July 2007; The Mellgren Planning Group, 2007.

### **Farmworker and Rural Housing**

Farmworker and rural housing is presently not a part of the City's urban-suburban setting, and as such there is no need for farmworker housing.

### **Mobile Homes**

The City of Lauderdale Lakes has one mobile home park, called Carefree Cove. It is located in the northeastern section of the City, adjacent to the City of Oakland Park. The main address for the mobile home park is 3273 NW 37<sup>th</sup> Street. The mobile home park has a maximum capacity of 162 units within the designated subdivision.

### **Historically-Significant Housing**

Lauderdale Lakes does not have any historically significant housing listed with the Florida Master Site File, the National Register, or any historical housing deemed by local ordinance. Approximately 594 housing units were built prior to 1959, meaning they are either 50 years of age or closely approaching fifty. Although 50 years is an arbitrary number established by the National Register of Historic Places, it acts as a filter to ensure that enough time has passed to evaluate a structure in a historic context. This guide can be used at the National, State, and local level. Given that about four percent of the total housing units are 50 years or approaching, the City may consider developing policies to assess and evaluate structures of historical significance in the near future.

## Construction and Demolition

Table 3.20 below provides the construction and demolition figures for housing units within the City of Lauderdale Lakes over the past several years. As shown in the table, the city has had a net gain of units since 2000, the majority, or about 90 percent, of which are multi-family.

**Table 3.20: Construction and Demolition Activity, 2000 - 2007**

Activity	Single Family	Duplex	Multi-family	Total
Construction	50	0	410	460
Demolition	0	0	0	0
Total New Units	50	0	410	460

Source: City of Lauderdale Lakes, Community Development Department.

## Housing Analysis

### Methodology

The U.S. Census 2000, the Shimberg Center for Affordable Housing and locally prepared data by the Broward County Planning Services Division was used to compile the information required for the Housing Analysis. In reference to both the housing and affordable housing needs analysis, a caveat should be made in reference to the accuracy of the data sets. For the City of Lauderdale Lakes, the Shimberg Center estimates reflect a lower growth rate than actual expectations in the redeveloping city. The Shimberg Center utilizes past trends to produce future estimates, which is not suitable for a city that has been nearly built-out for more than a decade and is recently undergoing redevelopment.

The Broward County Planning Services Division utilizes a population projection model that includes past trends of net natural increase, net in-migration, remaining vacant land, and household size plus University of Florida projection data. The model's projections are then distributed among Traffic Analysis Zones using Development of

Regional Impact (DRI) development schedules and future land use map capacities. The projections are then fine-tuned based on local knowledge. It is assumed that the Broward County household and population projections are more accurate due to its applicability of local data and knowledge (i.e. availability of land, knowledge of current development and redevelopment, etc.). It should be noted, however, that during the preparation of this Comprehensive Plan update, the Broward County Planning Services Division was in the process of re-visiting the forecasts, as the current forecasts were prepared just prior to the current housing slump. According to the County demographer, it is expected that the estimates from now through 2015 will be lower; however, normal growth rates are expected to return after the 2015 period, thus not having a significant impact on the 2020, 2025, 2030 estimates.

Both data sets are utilized for the population and household projections to provide the most recent and available data, as required by the Florida Statutes. The City will continue to provide housing units for its existing and future population based on actual realized demographic changes that occur over time within the City.

### **Population and Household Projection**

By the year 2015, the City is expected to have 42,244 residents as projected by the Broward County Population Forecasting Model. As illustrated in Table 3.21, below, there is a significant difference in the population projections from Broward County and the Shimberg Center, for reasons mentioned above. The disparity between the two represents an 8,561 resident difference during the year 2015. Notwithstanding the differences, and focusing on the Broward County Projections which are used throughout the Comprehensive Plan, the City's population is estimated to increase by 16,459 residents or 49.5 percent from 2007 through 2025.

**Table 3.21: Population Projections, Compared**

	2007	2010	2015	2020	2025
Broward County	33,231	36,890	42,244	46,944	49,690
Shimberg Center	32,166*	33,353	33,683	33,635	33,609

Source: Broward County Population Forecasting Model, Broward County Planning Services Division. Shimberg Center

for Affordable Housing, Florida Housing Data Clearinghouse.

\* 2005 estimate.

By 2010 the City is projected to have 13,609 households and 15,949 dwelling units according to Broward County Planning Services Division. By the year 2025, the City will experience a 37.1 percent increase in households. Conversely the City's housing stock will grow by 27.7 percent, which takes into consideration a reasonable vacancy rate. Table 3.22 below illustrates household and dwelling unit projections from the Shimberg Center and Broward County. Within a seven year time frame (2015), the City is expected to need 2,194 dwelling units, which the City is well on their way of providing with the approval of 3,000 dwelling units in the City's Local Activity Center (LAC).

**Table 3.22: Household and Dwelling Unit, Projections**

	2007	2010	2015	2020	2025
<b>Households</b>					
Broward County	12,720	13,609	15,146	16,545	17,439
Shimberg Center	12,030*	12,481	12,766	12,964	13,180
<b>Dwelling Units</b>					
Broward County	15,145	15,949	17,339	18,599	19,336

Source: Broward County Population Forecasting Model, Broward County Planning Services Division. Shimberg Center for Affordable Housing, Florida Housing Data Clearinghouse.

\* 2005 estimate.

### ***Household Size Projections***

The following household size projections were retrieved from the Shimberg Center data set and have been illustrated in Table 3.23. Continuing through the year 2025, the one to two person household will be the dominate household type, followed by the three to four person household, which will make up 61.4 and 27.9 percent of the households respectively.

**Table 3.23: Household Size, Projections 2025**

Size	2005	2010	2015	2020	2025
1 to 2	7,282	7,550	7,746	7,902	8,059
3 to 4	3,414	3,548	3,610	3,639	3,679
5 and more	1,334	1,383	1,410	1,423	1,442

<b>Total</b>	12,030	12,481	12,766	12,964	13,180
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Source: Broward County Population Forecasting Model, Broward County Planning Services Division. Shimberg Center for Affordable Housing, Florida Housing Data Clearinghouse.

\* 2005 estimate.

### Affordable Housing Needs Assessment

The Affordable Housing Needs Assessment (AHNA) prepared by the Shimberg Center was used for housing projections as required by Florida Statutes. As stated by a representative of the Shimberg Center, several tables from the AHNA data set have been eliminated due to the finding that uncertainties created by the housing boom made it impossible to credibly report future construction needs. As such, the tables representing the construction demand and other market related indicators were not included in this assessment. The unpredictability of the housing market can be further confirmed by the Bella Vista project in Lauderdale Lakes where the current unsold inventory located in the development reflects nationwide trend of vacant and unsold units. This unsold inventory in a number of housing markets continues to make construction need projections fairly speculative.

### Projections by Income Range

The following table represents the current income limits in Broward County. The limits are used in conjunction with the Shimberg Projections to better understand the local context of income.

**Table 3.24: Income Limits of Income Group**

Income Group	Ratio to Median Income	Income Limits of Group	
		2007	2008
<b>Extremely Low Income</b>	30 percent	\$18,400	\$21,350
<b>Very Low Income</b>	31 percent to 50 percent*	\$30,700	\$35,600
<b>Low</b>	51 percent to 80 percent*	\$49,100	\$56,950
<b>Moderate - Workforce</b>	81 percent to 120 percent*	\$73,680	\$85,440

Source: U.S. Department of Housing and Urban Development and the Broward County Housing and Community Development Division.

Note: The table above represents income limits for a family of four.

According to the Shimberg Center, majority of the residents in the City will continue to be in the low to moderate income bracket through 2025, which by today's standard

for a family of four would range from \$35,600 to \$85,400. Overall however, the City is estimated to be dominated by residents earning less than 120 percent of Area Median Income (AMI). As such the City will need to continue to preserve the current affordable housing stock while pursuing strategies to attract higher rate market housing to encourage income diversity within the City. Table 3.25 illustrates a breakdown of income and estimated number of residents projected in each category.

**Table 3.25: Income Projections**

	2005	2010	2015	2020	2025
<=30 percent of AMI	1,736	1,802	1,861	1,912	1,964
30.01 - 50 percent of AMI	1,500	1,550	1,618	1,683	1,747
50.01 -80 percent of AMI	2,101	2,181	2,249	2,304	2,360
80.01 - 120 percent of AMI	2,238	2,326	2,375	2,405	2,434
120.01 percent of AMI	4,455	4,621	4,665	4,662	4,669
<b>Total</b>	<b>12,030</b>	<b>12,480</b>	<b>12,768</b>	<b>12,966</b>	<b>13,174</b>

Source: Shimberg Center for Affordable Housing, Affordable Housing Needs Assessment, February 2008.

***Housing Growth By Tenure***

As shown in Table 3.26, owner occupied units is estimated to grow by 13.4 percent and renter occupied units by 3.4 percent to the year 2025. The overall demand for units is estimated at 1,150 from 2005 to 2025. Given redevelopment efforts in the City and current private development initiatives, the City is expected to meet its housing demands for both tenure categories.

**Table 3.26: Projected Growth by Tenure**

Projected Demand By Tenure									
2005		2010		2015		2020		2025	
Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
7,188	4,842	7,391	5,090	7,648	5,118	7,907	5,057	8,157	5,023
12,030		12,481		12,766		12,964		13,180	

Source: Shimberg Center for Affordable Housing, Affordable Housing Needs Assessment, February 2008.

***Cost burden***

As is consistent with current rates of cost burden in the City, by the year 2015, approximately 29.3 percent of all households will pay more than 30 percent for

housing. The tables below show the projected cost burden for all owner-occupied household and the number of severely cost burdened households with incomes less than 80 percent of AMI. By 2015, the City is projected to have 840 owner occupied and 948 renter occupied households which are severely cost burdened and are in a low income category.

**Table 3.27: Projected Cost Burden in Owner-Occupied Units**

Housing Cost Burden	2005	2010	2015	2020	2025
< 30 percent	8,507	8,820	9,020	9,156	9,301
30.01- 50 percent	1,724	1,791	1,832	1,853	1,878
50.01 (+) percent	1,799	1,869	1,916	1,957	1,995
<b>Total</b>	<b>12,030</b>	<b>12,480</b>	<b>12,768</b>	<b>12,966</b>	<b>13,174</b>

Source: Shimberg Center for Affordable Housing, Affordable Housing Needs Assessment, February 2008.

**Table 3.28: Number of Severely Cost Burdened Households\***

Housing Cost Burden	2005	2010	2015	2020	2025
Owner	782	805	840	879	916
Renter	895	938	948	947	947
<b>Total</b>	<b>1,677</b>	<b>1,743</b>	<b>1,788</b>	<b>1,826</b>	<b>1,863</b>

Source: Shimberg Center for Affordable Housing, Affordable Housing Needs Assessment, February 2008.

\*50%+ households with income less than 80 percent AMI by tenure

### **Analysis**

Attaining affordable housing in the City has not traditionally been an issue. In fact, past estimates reported that the City provides at least 34 percent of all the affordable housing units in the County. The data above illustrates that the City will gain an additional 734 households earning less than 80 percent of AMI, which for a family of four now equates to \$56,950 in Broward County. The City, as well as other municipalities, must provide for all its residents, thus the continued preservation of existing units is vital for the City, as strategies are pursued to attract market rate and mixed income housing developments. The City provides more than a “fair share” of affordable housing units and other cities must begin to introduce affordable housing units to serve the regions residents. Lauderdale Lakes is seeking to increase the availability of units which can be targeted to individuals of various incomes,

particularly those of incomes greater than 80 percent of AMI (moderate income +) and provide for workforce and essential service personnel, such as teachers, police and fire fighters.

Notwithstanding the need to introduce mixed income units, the City will continue to provide for its low income residents and continue to assist low income buyers in purchasing appropriately priced units, thus being able to serve existing and future low income residents. In addition, the City will continue to support regional coordination and implementation efforts to provide housing for residents in the County.

The greater housing issue facing the City, however, will not be the preservation of existing units, but the attraction of higher income residents and mixed housing developments to achieve a more economically diverse community. The City will need to continue the aggressive marketing effort which is already underway by the Community Redevelopment Agency (CRA). The City's current marketing strategy utilizes ideals contained in the City's Citizen's Master Plan and the Community Redevelopment Plan. Both plans encourage the development of higher cost housing which would provide an increased tax base and provide revitalization to distressed neighborhoods. Locating higher cost/market rate housing in the City also encourages existing residents to purchase higher priced homes within the City, without locating out of the area.

During the redevelopment process it is essential that higher rate units are introduced while preserving the cultural integrity of the city, i.e. working with the community residents to rebuild and revitalize without mass displacement of residents and gentrification.

Thus far, 473 upscale apartments have been approved for development in the City's Town Center. These apartments are part of a mixed-use development, Bella Vista, which includes commercial and retail uses, a Broward County Public Library facility and a community center facility on the second floor of the library.

### Land Required for the City's Housing Needs

The City is 95 percent built out and will rely on redevelopment efforts to house the bulk of the projected population. There is a total of nearly 134 acres of vacant land today as was shown in Table 3.29 below. Of this amount, there are 22.9 acres with a residential land use designation. Based on the densities permitted by the various vacant residential land use categories, Lauderdale Lakes can accommodate 329 housing units. In addition, density bonuses currently provided for in the Broward County Land Use Plan allow for at least an additional 982 housing units (see flexibility and reserve unit discussion in the Future Land Use Element), for a total of 1,311 units. Even with the utilization of flex and reserve units, additional housing units will need to be provided through the redevelopment process. The units in the LAC will assist in providing the needed units for the projected population. It is not anticipated that the City will have any problems in housing the projected population through redevelopment efforts.

**Table 3.29: Vacant Land Available for Residential Development**

Land Use	2007 Acres	Remaining Dwelling Units Possible
Total Vacant Land	133.82	329
Local Activity Center	8.84	-
Single Family (up to 5 du/acre)	0.49	2
Low Medium Residential (6 to 9.9 du/acre)	5.19	51
Multi-family Residential (10-16 du/acre)	17.26	276

Source: City of Lauderdale Lakes Community Development Department, 2008.

### Housing Delivery

The housing delivery process is composed primarily of two principle components: 1) the public sector, controlling land development, regulations, zoning and needed infrastructure; and 2) the private sector which controls financing and construction. An effective administrative program at the public level can promote safe and desirable

housing for the community. An opposite effect can hamper the delivery of affordable and suitable housing. The private sector's responsibility is to provide housing according to community standards within the current market demand.

### ***Private Sector Role***

With regard to the private sector, the major factor in the housing delivery process is the ability to provide affordable housing. The two factors effecting the provision of affordable housing are housing cost and financing. Numerous multi-family units within the municipalities receive construction-funding subsidies and rental subsidies. These financial advantages are a result of the public programs offered through the U.S. Department of Housing and Urban Development (HUD) and not a result of the private market system.

Private developers construct housing units to meet a certain market area demand, reflecting the consumption abilities and income ranges of potential customers.

The government currently provides for low income housing through financial subsidies, notably Sections 8 and 236 programs.

### ***Municipality***

The City maintains the administrative role in the processing of applications and permits of all developments within the City. The City also maintains the position of attracting housing development and also maintains the opportunity for active bargaining with developers through the use of incentives such as density bonuses and tax incentives.

Under the direction of the CRA director and Community Development director, the City has in recent years adopted a rigorous attraction and RFP strategy for developing its Town Center and CRA parcels, which was mentioned in the housing analysis above. Recent developments in the Town Center are a result of these efforts.

During the preparation of this plan, a Florida Supreme Court ruling became effective that would limit the ability of the City and the CRA to fully control the usage of tax increment financing (TIF) funds. The ruling affects the way that CRA can utilize public funds, specifically property taxes, by requiring that funds that depend on property taxes be approved by voters. The Lauderdale Lake CRA, has been extremely active and this will undoubtedly place a halt on the City's independence in making decisions and undertaking redevelopment projects. As stated in the City's Evaluation and Appraisal Report (EAR) the efforts and accomplishments of the CRA are extremely important to the City's long term vitality.

### **Availability of Services**

#### ***Infrastructure***

Public facility needs are provided for housing in the same manner as they are provided for all development within the City of Lauderdale Lakes. Potable water, sanitary sewer, solid waste facilities are all planned for on a per capita basis. Stormwater facilities are planned for on a system wide basis using hydraulic modeling programs. Future public facility needs based on the projected population and service area can be found in the Infrastructure Element.

#### ***Parks***

Lauderdale Lakes has sufficient acres in public- and privately-owned park and recreational facilities to serve its existing and future residents. In order to avoid future park level of service deficiencies, the City plans to develop sites that it currently owns as appropriate for the needs of the residents. In 2003, the City completed a Parks and Recreation Master Plan to address the growing recreational requirements in the City, and has added certain areas of parkland as recommended within the Plan.

#### ***Transportation***

Lauderdale Lakes is well served by a network of roadways, including two major

arterials—Oakland Park Boulevard and SR 7, which are also the main crossroads of the City. This roadway network provides adequate transportation access for private vehicles, as the City was designed to accommodate this type of traffic. The roadway network and major arterials also provide adequate access to public transit. However, increasing transit access and ridership is currently a regional priority. As such, Lauderdale Lakes has created a number of redevelopment plans that include design alternatives to strengthen the City's access to public transit. Although adequate facilities exist, Lauderdale Lakes will continue to coordinate with local, regional, and state initiatives to continue improving transportation and transit within the City.

### **Elimination of Substandard Housing**

The City Code Inspector is responsible for monitoring the condition of the housing stock of the City. Any building not meeting the Florida Building Code requirements would be considered "unsafe" and substandard, and a code violation would be issued to the property owner. A property owner receiving a case violation has to respond within a limited number of days to the City Code Inspector. The City Code Inspector's department is responsible for monitoring the necessary improvements to bring the unit into conformity. The young housing stock, along with the City's monitoring system and recently adopted Code Enforcement Board has contributed to the vast majority of housing units to be in a "standard" condition.

## **Provision of Adequate Sites for Housing**

### **Very Low, Low, Moderate Income Households**

The City currently provides adequate sites to house very low, low, moderate income households. No zoning limitation exists to the provision of housing for the very low, low and moderate income population. Through private developer assistance, the City will be able to provide housing to assist its population. The use of Flex units will also allow the City the ability to develop additional units but also enable the City to

manage growth. Finally, City households will continue to be eligible for County Housing Authority Section 8 rental assistance certificates to assist affordable housing.

### **Mobile Homes**

The City currently allows mobile homes in its residential RP-10 zoning district.

### **Group Homes and Foster Care Facilities**

Lauderdale Lakes provides for the special housing needs of the community through a number of housing types such as nursing homes, group homes, Adult Facilities (nursing homes) and two private licensed DCF group homes. Group homes are located within the residential housing areas of the community.

The City continues to provide adequate sites for meeting the needs of the increasing elderly population.

### **Conservation of Historically Significant Housing**

There are no historically significant housing units located in the City, however the City will pursue measures to assess the 594 units currently located in the City which are 50 years or older. If any are found to be historically significant, the City will ensure the preservation of such units.

# **City of Lauderdale Lakes**

## **INFRASTRUCTURE ELEMENT VOLUME II: DATA, INVENTORY & ANALYSIS**

# TABLE OF CONTENTS

<b>IV. INFRASTRUCTURE ELEMENT .....</b>	<b>1</b>
<b>Introduction .....</b>	<b>1</b>
Purpose .....	1
Data and Analysis Requirements .....	1
<b>POTABLE WATER SUB-ELEMENT .....</b>	<b>1</b>
<b>Existing Conditions .....</b>	<b>2</b>
Geographic Service Area.....	2
Land Uses Served .....	4
Demand Generation Rates.....	4
<b>Capacity and Demand Analysis.....</b>	<b>5</b>
Level of Service Analysis.....	7
Alternate Water Supply .....	8
<b>Future Improvement Needs .....</b>	<b>10</b>
<b>SANITARY SEWER SUB-ELEMENT .....</b>	<b>11</b>
<b>Existing Conditions .....</b>	<b>11</b>
Geographic Service Area.....	11
Land Uses Served .....	12
<b>Capacity and Demand Analysis.....</b>	<b>16</b>
<b>Future Improvement Needs .....</b>	<b>18</b>
<b>SOLID WASTE SUB-ELEMENT .....</b>	<b>18</b>
<b>Existing Conditions .....</b>	<b>18</b>
Collection .....	19
Disposal .....	19
Recycling .....	20
<b>Analysis of Existing Conditions.....</b>	<b>20</b>
Demand Generation Rate .....	21
<b>Future Improvement Needs .....</b>	<b>22</b>
<b>STORMWATER MANAGEMENT/AQUIFER RECHARGE SUB-ELEMENT .....</b>	<b>23</b>
<b>Existing Conditions .....</b>	<b>23</b>

Drainage Sub-basins .....	24
<b>Analysis of Existing Conditions.....</b>	<b>26</b>
Level of Service Analysis.....	26
<b>Future Improvement Needs .....</b>	<b>27</b>
Local Zoning Regulations .....	28
Stormwater Management Structural Improvement Alternatives .....	28
<b>Natural Groundwater Aquifer Recharge Areas .....</b>	<b>29</b>
Identification of Prime Recharge Areas .....	29
Major Natural Drainage Features.....	29

## LIST OF TABLES

Table 4.1: City of Lauderdale Lakes Potable Water Demand Generation Rates .....	4
Table 4.2: Current and Projected Water Demand for BCWWS District 1 (Based on SFWMD’s Lower East Coast Water Supply Plan) .....	6
Table 4.3: Population Projections for City of Lauderdale Lakes Water Service Area ...	7
Table 4.4: Current and Projected Water Demand for BCWWS District 1 (Based on Broward County Water Supply Facilities Work Plan 2007) .....	8
Table 4.5: Current and Projected Water Demand and Supply for BCWWS District 1... 10	
Table 4.6: City of Lauderdale Lakes Sanitary Sewer Demand Generation Rates.....	13
Table 4.7: Broward County Water and Wastewater Services District 1 Projected Sewer Demand .....	16
Table 4.8: Broward County North Regional Wastewater Plant Projected Sewer Demand and Capacity .....	17
Table 4.9: City of Lauderdale Lakes Solid Waste Demand Generation Rates.....	21
Table 4.10: City of Lauderdale Lakes Stormwater Management Level of Service Standards .....	27

## IV. Infrastructure Element

### Introduction

#### **Purpose**

The purpose of the Infrastructure Element is to identify public facilities and services needed to support the future population and development patterns envisioned within the Future Land Use Element of the City of Lauderdale Lakes' Comprehensive Plan. The objective of the Infrastructure Element Data, Inventory and Analysis is to inventory and evaluate existing potable water, sanitary sewer, solid waste, drainage and natural groundwater aquifer recharge resources within the City and determine the projected demands on these facilities and resources given future service needs and facility levels of service necessary to meet them. Within the Infrastructure Element, each of the public facilities and/or resources mentioned above is treated as a sub-element in the document. Together, this information serves as the foundation for goals, objectives, and policies prepared to guide future development within the City of Lauderdale Lakes.

#### **Data and Analysis Requirements**

Data and analysis for each of the four sub-elements contained within the Infrastructure Element is provided below in the following order: potable water, sanitary sewer, solid waste, and stormwater management/aquifer recharge.

### **Potable Water Sub-Element**

Potable water facilities are structures designed to collect, treat, store or distribute potable water - including water wells, treatment plants, towers, reservoirs, and distribution mains.

## **Existing Conditions**

### **Geographic Service Area**

Lauderdale Lakes does not own or operate its own public potable water facilities. Instead, Broward County Water and Wastewater Services (BCWWS) provide potable water service to Lauderdale Lakes residents directly as retail customers. Broward County divides its retail service areas into districts, and Lauderdale Lakes is located in District 1. The BCWWS District 1 service area is located in the central portion of Broward County and covers approximately 10.5 square miles. The year 2005 population of the service area was approximately 64,209. As shown in Map 4.1: Broward County Water and Wastewater Services District 1 Potable Water Service Area, the service area includes portions of the cities of Fort Lauderdale, Lauderdale Lakes, Lauderdale Hill, North Lauderdale, Oakland Park, Plantation, Pompano Beach and Tamarac as well as certain unincorporated areas in the central region of Broward County. The City of Lauderdale Lakes comprises nearly fifty percent of the population in the entire district.

### ***1A Wellfield***

Potable water for District 1 is supplied by the BCWWS 1A Wellfield which draws raw water from the Biscayne Aquifer and is treated at the 1A Water Treatment Plant prior to distribution to retail customers. As shown in Map 4.2: Broward County Water and Wastewater Services District 1A Wellfield, the wellfield is comprised of nine wells, all of which are currently in service. The total design capacity of the 1A Wellfield is approximately 23.5 million gallons daily (MGD). Pursuant to the South Florida Water Management District (SFWMD) consumptive use permit (CUP), the maximum daily and average annual withdrawals permitted from the 1A Wellfield are 12.43 MGD and 10.5 MGD, respectively. Although this permit was to be renewed in the year 2006, the SFWMD is still reviewing the renewal of the CUP. However, it is anticipated that there will be no increases in withdrawal allowance; considering that recently, these

figures have been further reduced as a result of SFWMD's Water Availability Rule (adopted February 15, 2007 and incorporated into the September 13, 2007 revision of the Basis of Review for Water Use Applications within the SFWMD). Currently, the average annual withdrawal permitted from the 1 A Wellfield is 9.3 MGD which corresponds to the current "base condition water use".

### ***1A Water Treatment Plant***

Water withdrawn from the wellfield is treated at the 1A Water Treatment Plant located at 3701 North State Road 7. The plant was originally constructed in 1960 with a treatment capacity of 3.0 MGD, expanded to 10.5 MGD in 1979, and brought to its current design capacity of 16.0 MGD in 1994. The plant uses upflow clarifiers and multimedia filtration to provide lime softening of the raw water inflows from the 1A Wellfield.

### ***Finished Water Storage Facilities***

District 1 has two finished water storage facilities at the water treatment plant site and four at remote locations (Map 4.1). The total storage capacity is 6.25 million gallons, which can be pumped directly into the distribution system if needed. All but one of the storage tanks are ground storage facilities.

### ***Transmission and Distribution System***

The transmission and distribution system for District 1 contains approximately 212 miles of pipe. The capacity of the system to handle existing and projected demands is monitored by BCWWS using water distribution system hydraulic modeling. To correct existing deficiencies, BCWWS is implementing a major rebuilding effort in District 1, which includes rebuilding substantial portions of the water and wastewater systems and providing wastewater service to those on septic tanks. No potable water deficiencies have been identified for the transmission and distribution system in Lauderdale Lakes. The projects are anticipated to be completed by the year 2008 at an estimated cost of \$320 million. BCWWS maintains District 1 water system

interconnections with the systems of the City of Fort Lauderdale, the City of Tamarac, and the City of Lauderhill. These interconnects are used for emergency purposes to maintain adequate supply.

### Land Uses Served

The BCWWS provides potable water service to residential, commercial, office, industrial and institutional land uses throughout the City and its service area.

### Demand Generation Rates

Lauderdale Lakes is not an owner or operator of its public potable water utility. Broward County, which is the owner and operator of the public potable water utility, has adopted the following demand generation rates for District 1 potable water service area for concurrency purposes and to evaluate the impacts of land use plan amendments. In order to be consistent with the County, the City of Lauderdale Lakes adopts the demand generation rates shown in Table 4.1 which are duplicated from the County's Infrastructure Element Table 4-A-1.

*Broward County Policy 4.2.2 states that Broward County WWS shall use the information contained in Table 4-A-1 in Appendix A (Table 4.1 below) to assess the adequacy of service and concurrency for potential Broward County retail customers.*

**Table 4.1: City of Lauderdale Lakes Potable Water Demand Generation Rates**

Type of Use	Unit	Demand (Gallons per Day per 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

Type of Use	Unit	Demand (Gallons per Day per Unit)
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
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.

## **Capacity and Demand Analysis**

Lauderdale Lakes comprises only a portion of a larger retail water service district and thus, it is not possible to analyze whether the City, alone, is achieving a specific per capita level of service standard. In 2005, the average daily demand of BCWWS District 1 was approximately 9.24 MGD. Based on the SFWMD's population estimate

for the district, this equates to a per capita usage of 127 gallons per day. It is important to note that this figure is a gross per capita measurement, in that, all water usage in the district (i.e., residential, commercial, industrial uses, etc.) is spread across a current residential population estimate of the district.

The SFWMD provides population and demand projections for every potable water service provider in the lower east coast region in its updated water supply plan, titled the Lower East Coast (LEC) Water Supply Plan. According to this plan, in 2015, the total water usage in District 1 is anticipated to reach 11.48 MGD and the population is anticipated to be 87,644. In 2025, the total water usage in District 1 is anticipated to reach 13.22 MGD and the population is anticipated to be 100,941 according to the plan. These figures indicate the per capita usage in 2015 and 2025 is anticipated to be 131 gallons per capita per day (gpcpd).

**Table 4.2: Current and Projected Water Demand for BCWWS District 1**  
**(Based on SFWMD's Lower East Coast Water Supply Plan)**

Item	Actual	Projected	
	2005	2015	2025
Population	73,137	87,644	100,941
Per Capita (gallons per day finished water)	127	131	131
Potable Water Demands (daily average annual)	9.24 MGD	11.48 MGD	13.22 MGD

Source: South Florida Water Management District "Lower East Coast Water Supply Plan 2005-2006 Update.

Broward County also calculates population and demand projections for its water service districts and in turn utilizes these projections to prepare the Broward County Water Supply Facilities Work Plan. These projections are provided below, in Table 4.3, for Lauderdale Lakes and BCWWS District 1. It is noted that these projections differ from the SFWMD's projections, as they each use a different methodology to prepare their projections. The County's projections are presented because they are more consistent with the population projections used in the Future Land Use Element of the Lauderdale Lakes Comprehensive Plan.

**Table 4.3: Population Projections for City of Lauderdale Lakes Water Service Area**

Year	Lauderdale Lakes Population*	BCWWS District 1 Population	Percentage of Total District
2005	32,456	64,209	50.5%
2010	36,890	73,952	49.9%
2015	42,244	82,254	51.4%
2020	46,944	89,960	52.2%
2025	49,690	95,868	51.8%

Source: Broward County Population Forecasting Model and the Broward County Water Supply Facilities Work Plan.

\* The Lauderdale Lakes Future Land Use Element is based upon these population projections.

Based on these estimates, the per capita usage for District 1 in 2005 was 144 gallons per capita per day ( $9.24 \text{ MGD} / 64,209 = 144 \text{ gpcpd}$ ). Since the Broward County Population Forecasting Model is used to project the population in the Future Land Use Element, it is most appropriate for Lauderdale Lakes to use Broward County's projections to evaluate whether adopted level of service standards are being maintained for potable water facilities.

### Level of Service Analysis

Broward County contends that the current and projected populations in BCWWS District 1 are lower than indicated in the SFWMD's Lower East Coast (LEC) Water Supply Plan. It also contends that water usage will be slightly lower than projected by the SFWMD. Based on Broward County's projections, in 2015, the total water usage in District 1 will be 11.0 MGD and the population will be 82,254. In 2025, the total usage is projected to reach 12.5 MGD and the population is anticipated to be 95,868, according to Broward County. This would equate to a per capita usage of 134 gpcpd and 130 gpcpd in years 2015 and 2025, respectively. Broward County's projected population and water usage is summarized in Table 4.4 below.

**Table 4.4: Current and Projected Water Demand for BCWWS District 1  
(Based on Broward County Water Supply Facilities Work Plan 2007)**

Item	Actual	Projected	
	2005	2015	2025
Population	64,209	82,254	95,868
Per Capita (gallons per day finished water)	142	134	130
Potable Water Demands (daily average annual)	9.1 MGD	11.0 MGD	12.5 MGD

Source: Broward County Water Supply Facilities Work Plan 2007.

BCWWS has the responsibility to determine if it can adequately serve existing and potential customers. To that end, BCWWS has set potable water level of service (LOS) standards as follows:

- For its raw water supply, Broward County adopts a LOS standard that is equivalent to the maximum day plus in-plant uses.
- For its treatment plant, Broward County adopts a LOS standard equal to the maximum day.

The City of Lauderdale Lakes formally adopts these LOS standards in this plan in order to be consistent with the County. The ability of the BCWWS to meet its projected demand in District 1 on an average day basis using alternate water supply sources is described in the section below.

### **Alternate Water Supply**

Due to South Florida's increasing demands for water, the region's sole source of fresh ground water, the Biscayne Aquifer, is on the brink of becoming dangerously overdrawn resulting in a loss of wetlands, further saltwater intrusion, and on-going water shortages. South Florida cannot sustain its growth using the Biscayne Aquifer alone. It must develop alternate sources of water. Addressing water issues throughout the State was a priority during the 2005 Florida legislative session. As such SB 360 and SB 444 were signed into law. These bills focus on encouraging cooperation in the development of alternative water supplies and improving the

linkage between local governments' land use plans and water management districts' regional water supply plans.

Broward County is limited to an average daily withdraw of 9.3 MGD from the Biscayne Aquifer, but as shown in the above analysis, faces a demand of 11.0 MGD and 12.5 MGD in years 2015 and 2025, respectively. At the same time, the SFWMD has indicated that no increase in permitted withdrawal from the Biscayne Aquifer will be approved above the limits provided in the LEC Water Supply Plan. For this reason, the BCWWS is planning to undertake a capital improvement project that will allow water from the Floridian Aquifer to be withdrawn and treated through Reverse Osmosis (RO) technology.

The Floridian Aquifer contains brackish water. Use of this brackish water will require a significantly different treatment process than the type currently used for Biscayne Aquifer raw water. Treatment plants using the Floridian Aquifer as the source of supply use approximately 25 percent of the raw water in the treatment process. This means it takes 125 gallons of Floridian Aquifer raw water to produce 100 gallons of finished water. Until this specialized treatment plant can be constructed, Broward County will receive a temporary permit from the SFWMD to provide an average of 10.7 MGD of finished water to the District 1 water service area using the Biscayne Aquifer.

In the coming years, however, BCWWS will reduce its reliance on the Biscayne Aquifer back to the current baseline condition of 9.3 MGD. It will meet the future needs of District 1 by constructing Floridian wells and treatment systems in the year 2013. A total capacity of 5.0 MGD for both wells is needed to account for the RO treatment system process. The County plans to build the wells and treatment systems in two phases: 4.1 MGD in 2013 and 0.9 MGD after the year 2025. The shift to the Floridian Aquifer will allow the BCWWS to provide the District with enough water capacity to meet its demands without making additional withdrawals from the Biscayne Aquifer.

As shown in the table below, BCWWS will be able to meet the future water demands of District 1 and the City of Lauderdale Lakes over the short and long term planning horizons by making the planned improvements described. The capital improvements necessary are adopted in the capital improvement schedule of Lauderdale Lakes and the five-year Capital Improvement Program of the County.

**Table 4.5: Current and Projected Water Demand and Supply for BCWWS**

**District 1**

Year	Population	Avg. Day Demand	Avg. Day Supply		
			Biscayne	Floridian	Total
2005	64,209	9.24 MGD	9.3 MGD	N/A	10.7 MGD
2010	73,952	10.1 MGD	10.7 MGD	N/A	10.7 MGD
2012	77,273	10.5 MGD	10.7 MGD	N/A	10.7 MGD
2013	78,933	10.6 MGD	9.3 MGD	4.1 MGD	13.4 MGD
2015	82,254	11.0 MGD	9.3 MGD	4.1 MGD	13.4 MGD
2020	89,960	11.8 MGD	9.3 MGD	4.1 MGD	13.4 MGD
2025	95,868	12.5 MGD	9.3 MGD	4.1 MGD	13.4 MGD

Source: Broward County Water Supply Facilities Work Plan, December 2007.

**Future Improvement Needs**

BCWWS has a \$46.3 million project in its five year capital improvement program to provide the required first phase of the Floridian Aquifer production capacity. This project received its initial funding in FY08. The anticipated schedule is:

Planning and Design                      January, 2008 - September, 2010

Permitting and Procurement            October, 2010 - June, 2011

Construction and Startup                July, 2011 - January, 2013

Planning and design includes any necessary Floridian test wells and final production well consumptive use permitting. BCWWS will continue to pursue demand reduction

practices. This will not impact the sizing of the initial Floridian Aquifer project, but may delay the need for the second phase expansion.<sup>1</sup>

## Sanitary Sewer Sub-Element

Sanitary sewer facilities are defined as structures or systems designed for the collection, transmission, treatment, or disposal of sewage and may include trunk mains, interceptors, and treatment plants/disposal systems.

### Existing Conditions

#### **Geographic Service Area**

Lauderdale Lakes does not own or maintain its own public sanitary sewer facilities. Instead, Broward County Water and Wastewater Services (BCWWS) owns and maintains the sanitary sewer system and provides wastewater service to Lauderdale Lakes residents directly as retail customers. Lauderdale Lakes is located in BCWWS District 1 service area which also contains portions of the cities of Fort Lauderdale, Lauderdale Hill, Oakland Park, Plantation, Pompano Beach, and Tamarac. BCWWS District 1 wastewater service area boundaries are not the same as BCWWS District 1 potable water service area described earlier, although both service districts completely encompass the City of Lauderdale Lakes.

Map 4.3: Broward County Wastewater Service Area Map, illustrates the location of wastewater districts within the County.

#### ***Wastewater Treatment Plant***

Wastewater generated in BCWWS District 1 is conveyed to and treated at the Broward County North Regional Wastewater Plant (BCNRWP) located at 2555 West Copans Road in the City of Pompano Beach. Treated effluent is disposed through a series of deep

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<sup>1</sup> Broward County 10-Year Water Supply Facilities Work Plan, December 2007.

injection wells. Currently, the BCNRWP has a design and permitted flow capacity of 100 million gallons per day (MGD). Broward County recently expanded the capacity of the treatment plant to accommodate population growth in its existing service areas and the addition of new sanitary sewer customers, outside of the City of Lauderdale Lakes, who were previously served by septic tanks.

### ***Collection and Transmission System***

The District 1 transmission and collection system contains approximately 139 miles of gravity sewer pipe, 30 miles of force main pipe and 63 lift (pumping) stations. District 1 connects to the County operated regional wastewater system at locations 51E, 51F, 410, 450, 451 and 456. Currently, about 96 percent of the District 1 population and 100 percent of the population in Lauderdale Lakes has sanitary sewer service available. The capacity of the system to handle existing and projected demands is monitored by BCWWS using hydraulic modeling. To correct existing deficiencies, BCWWS is implementing a major rebuilding effort in District 1, which includes rebuilding substantial portions of the wastewater system and providing wastewater service to those on septic tanks. The projects are anticipated to be completed in the year 2008 at an estimated cost of \$320 million.

### **Land Uses Served**

The BCWWS provides sanitary sewer service to residential, commercial, office, industrial and institutional land uses throughout the City and its service area.

### ***Septic Tanks***

There are two properties within the City limits that use septic tanks, both of which are gas stations. The first is located at the northeast corner of State Road 7 and NW 19<sup>th</sup> Street and the second is located at the northeast corner of State Road 7 and NW 24<sup>th</sup> Street.

***Demand Generation Rates***

Lauderdale Lakes is not an owner or operator of its public sanitary sewer utility. For that reason, it adopts the demand generation rates adopted by Broward County, which is the owner and operator of its public sanitary sewer utility. Demand generation rates are used by Broward County for concurrency purposes and to evaluate the impacts of proposed land use plan amendments. In order to be consistent with Broward County, the City of Lauderdale Lakes adopts the demand generation rates shown in Table 4.6 which are duplicated from the County's Infrastructure Element Table 5-A-1.

*Broward County Policy 5.2.2 states that Broward County shall use the information contained in Table 5-A-1 (Table 4.6 below) to assess adequacy of service and concurrency for potential Broward County retail customers.*

**Table 4.6: City of Lauderdale Lakes Sanitary Sewer Demand Generation Rates**

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	

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

Type of Structure Specific Condition	Design Flow per Unit in Gallons per Day	
Laundries Per coin operated machine Per commercial non-coin operated machine		400 650
Marinas Per boat slip (does not include office, repair, and leisure facilities)		40
Office Buildings Per square foot of floor space		0.20
Parks, Public With Comfort Stations per visitor		10
Recreation / pool Buildings Per person (300 gallon minimum)		2
Residences Single family, detached 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 per 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 square feet		50 30 35 50 50
Schools Each pupil per day Add for shower per pupil Add for cafeteria per pupil Boarding pupil	Elementary 10 5 5 100	High 15 5 5 210

Type of Structure Specific Condition	Design Flow per Unit in Gallons per Day
Service Stations and Auto repair shops	
Per water closet	250
Plus per service bay	100
Shopping Centers and retail shops	
Per square foot of floor space (no food service or laundry)	0.1
Theaters and auditoriums	
Per seat	5
Warehouse, mini-storage, with resident manager	
Per square foot or floor space plus Resident	0.01 250
Warehouses	
Per square foot of storage space	0.1

Source: Broward County Comprehensive Plan Policy 5.2.2 and Table 5-A-1, Wastewater Design Flows.  
Note: Gallons per Day = gpd.

## **Capacity and Demand Analysis**

Broward County Water and Wastewater Services projects sanitary sewer demand for District 1 until the year 2025. According to their projection, the population in the district will increase from 59,478 (2005) to 69,389 and 84,761 in 2015 and 2025, respectively. This is projected to increase demand from 7.4 MGD to 8.5 MGD and 10.2 MGD, respectively.

**Table 4.7: Broward County Water and Wastewater Services District 1  
Projected Sewer Demand**

Year	Projected Sewered Population	Average Day Sanitary Sewer Flow (MGD)
2005	59,478	7.4
2010	61,703	7.6
2015	69,389	8.5

2020	77,075	9.3
2025	84,761	10.2

Source: Broward County Comprehensive Plan Volume IV, Sanitary Sewer Sub-Element, 2005. Values for years 2015 and 2020 were extrapolated by The Mellgren Planning Group.

Wastewater from District 1 flows to the Broward County North Regional Wastewater Plant (BCNRWP) where it is combined with the flowage of other districts and cities. In 2005, the plant treated an average of 81.8 million gallons a day. As discussed earlier, the plant was recently expanded to 100 MGD which is the total capacity projected out to the year 2025. Shown below are the projected sanitary sewer demand and capacity of the BCNRWP until the year 2025.

**Table 4.8: Broward County North Regional Wastewater Plant Projected Sewer Demand and Capacity**

Year	Total Wastewater Flowage to BCNRWP in MGD	BCNRWP Capacity in MGD
2005	81.8	84.0
2010	86.7	100.0
2015	88.9	100.0
2020	91.2	100.0
2025	93.4	100.0

Source: Broward County Comprehensive Plan Volume IV, Sanitary Sewer Sub-Element, 2005. Values for years 2015 and 2020 were extrapolated by The Mellgren Planning Group.

### ***Level of Service Analysis***

Lauderdale Lakes comprises only a portion of a larger retail sanitary sewer service district and thus, it is not possible to analyze whether the City alone, is achieving a specific level of service standard. Based on Broward County's Comprehensive Plan Data Analysis, Broward County District 1 generated a flow of 124 gallons per capita per day in 2005. This is a gross per capita measurement, in that, all wastewater generated in the district (from residential, commercial, industrial uses, etc.) is spread across a fixed residential population estimate of the district. For its wastewater utility, Broward County adopts a LOS standard that is equivalent to the Florida

Department of Environmental Protection Permitted Capacity of the wastewater treatment plant providing service to the District. In order to be consistent, the City of Lauderdale Lakes also adopts this LOS standard which currently equates to 100 MGD.

*Broward County Policy 5.2.1 states that the LOS standard for sanitary sewer facilities shall be the Florida Department of Environmental Protection Permitted Capacity of the facility. The LOS standard for wastewater treatment plants shall be measured by average daily flow.*

### **Future Improvement Needs**

Over the next ten years, it is projected that the population of the District 1 service area will increase by over 10,000 people generating an additional one-million gallons of sanitary sewer demand daily. This projected demand has already been planned for by Broward County Water and Wastewater Services. The capacity improvements recently completed now provide a total treatment capacity of 100 MGD. This capacity is not projected to be exceeded in the short or long term planning horizon. Therefore, there are no improvements needed to the sanitary sewer system in Lauderdale Lakes other than routine repairs and replacements.

## **Solid Waste Sub-Element**

The purpose of the Solid Waste Sub-Element is to assure that necessary public solid waste management facilities and services correlate to future land use projections.

### **Existing Conditions**

#### **Geographic Service Area**

Lauderdale Lakes does not own or maintain its own city-wide solid waste facilities, collection service or equipment. Instead, municipal collection of residential and non-residential solid waste is accomplished through a franchise agreement with a private solid waste collection service provider, Waste Management, Inc. Solid waste disposal is the responsibility of Broward County Solid Waste Division pursuant to an interlocal agreement between the City and County.

### **Collection**

All solid waste disposal services for the City are provided by Waste Management, Inc. Waste Management, Inc. uses their own trucks and equipment to collect the City's solid waste, including the residential garbage containers and recycling bins. Garbage is collected twice a week, with collection days determined by neighborhood locations. Residential garbage containers, bulk trash, yard waste or any type of debris may only be placed on the swale or public right-of-way within 12 hours before a resident's scheduled pick up time. Garbage containers must be removed from the swale or public right-of-way within 12 hours after the resident's scheduled pick up time.

### **Disposal**

Solid waste generated in Lauderdale Lakes is disposed of at the North Broward Resource Recovery Plant (NBRRP) operated by Wheelabrator North Broward, Inc., and located next to the Central Disposal Sanitary Landfill. The Wheelabrator Company owns two facilities in Broward County with a combined capacity of 1.6 million tons per year. The current demand of the North Broward Resource Recovery Plant is 547,000 tons per year and the available capacity remaining is 274,000 tons per year. Additionally, each Wheelabrator facility can also be expanded by 33 percent to handle a total of 1.1 million tons of solid waste per year if needed. The ash resulting from the burning of processed waste is disposed of in a specially-designed landfill. Non-processable waste is also either recycled or landfilled. The Broward Interim Contingency (BIC) Landfill has 4.1 million cubic yards of capacity and is utilized to dispose of non-burnable waste. Current demand for the BIC landfill is 50,000 to

100,000 tons per year, and at the end of 2004, the landfill was slightly over 50 percent filled. The Central Disposal Sanitary Landfill in Pompano Beach provides backup capacity on an as needed basis under a contractual agreement with Wheelabrator and Waste Management, Inc.

### **Recycling**

Recycling pick-up is provided on a weekly basis. Recycling bins for single-family homes are available from Waste Management, Inc. Residents can recycle:

- Newspapers with inserts
- Aluminum or steel food and beverage containers
- Green, brown and clear glass containers
- Plastic containers with numbers one, two or three on the bottom-side
- Milk or juice cartons and drink boxes

### ***Household Hazardous Waste***

Household hazardous waste items such as paint, paint thinners, used engine oil and other automotive fluids, pesticides, pool chemicals, tires, and automobile batteries, can be dropped off at the following locations on Saturdays between 8 a.m. and 4 p.m. Proof of Broward County residency is required.

North Residential Trash Transfer Station

2780 North Powerline Road, Pompano Beach

South Residential Trash Transfer Station

5601 West Hallandale Beach Boulevard, Hollywood

## **Analysis of Existing Conditions**

### Demand Generation Rate

The City does not provide its own solid waste collection and disposal services, and therefore, level of service standards are specified in agreements with Broward County and Waste Management, Inc. Broward County formally adopts demand generation rates for its solid waste operation in its comprehensive plan and these rates need to be reciprocated by Lauderdale Lakes as a means to be consistent with the County. Therefore, the City of Lauderdale Lakes adopts the following demand generation rates for its solid waste operation as found in the County's Infrastructure Element Table 6-A.

*Broward County Policy 6.2.1 states that Broward County shall continue to use the information contained in Table 6-A (Table 4.9 below) to assess adequacy of service and concurrency.*

**Table 4.9: City of Lauderdale Lakes Solid Waste Demand Generation Rates**

Land Use	Generation Rates
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

Land Use	Generation Rates
Rest Home	3 lbs. per person per day

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

### Level of Service Analysis

In 2000, Broward County municipalities generated an average of 8.87 pounds of solid waste per capita per day.<sup>2</sup> Using an estimated population of 32,456 and assuming a generation rate of 8.9 pounds per capita per day, the total solid waste generated by Lauderdale Lakes in 2006 was nearly 53,000 tons. Current Broward County facilities have adequate capacity to accommodate the solid waste generated through the five- and ten-year planning periods. The North Broward Resource Recovery facility has a capacity of 800,000 tons per year, while current demand is approximately 550,000 tons per year. Each Resource Recovery facility is expandable by 33 percent, and any peak in demand can be balanced between the two facilities. A third resource recovery plant location is reserved at the Broward County Landfill; however, there are no current plans for expansion by Broward County.

### Future Improvement Needs

It has been Lauderdale Lakes' on-going policy to contract out solid waste collection service for residential and non-residential units rather than to have the City provide this service. Solid waste service provider agreements are continuously updated by the City of Lauderdale Lakes Public Works Department. An interlocal agreement with Broward County continues through the year 2013 which is when Broward County will request for agreement extensions with all contract municipalities, including the City of Lauderdale Lakes. The County's solid waste level of service will be maintained through the planning period with operation of the county-wide solid waste management system in Broward County. The ability of this system to meet future

<sup>2</sup> Florida Department of Environmental Protection "County MSW and Recycling Data Summary Sheets" for Broward County. Available at [http://www.dep.state.fl.us/waste/quick\\_topics/publications/shw/recycling/1999-2000AnnualReport/2000%20County%20PDF/BROWARD.pdf](http://www.dep.state.fl.us/waste/quick_topics/publications/shw/recycling/1999-2000AnnualReport/2000%20County%20PDF/BROWARD.pdf)

solid waste needs at the adopted LOS has been shown within this data, inventory and analysis. Since the system is entirely owned and operated by the County, no solid waste facilities or improvements are planned by the City for the foreseeable future. However, the City will coordinate with Broward County to educate its residents and businesses regarding solid waste and to encourage their active participation in the waste recycling and hazardous waste collection programs.

## **Stormwater Management/Aquifer Recharge Sub-Element**

The purpose of the Stormwater Management and Natural Groundwater Aquifer Recharge sub-element is to make certain that necessary public drainage and aquifer recharge facilities and services correlate to future land use projections.

### **Existing Conditions**

#### **Geographic Service Area**

Excess stormwater runoff within the City is conveyed to the City's canal network via the City's secondary drainage system that is comprised of swales, ditches, catch basins, inlets and culvert pipe outfalls. The City's canal network is approximately 11 miles long and connects to South Florida Water Management District's (SFWMD) C-13 and C-12 canals. Under normal operating conditions, the C-13 Canal receives all excess stormwater flowing through the City's canal network. However, during times when canal levels exceed 5.5 feet relative to the National Geodetic Vertical Datum of 1929, stormwater can be discharged to the C-12 Canal through a gated culvert located under NW 19<sup>th</sup> Street.

The C-12 and C-13 canals serving Lauderdale Lakes are an extension of SFWMD's primary canal system which is used to regulate the water level of Lake Okeechobee

and the Everglades. The SFWMD regulates the quantity, quality, and timing of water discharged to all primary canals in South Florida. The performance of the C-12 and C-13 basins, like most of South Florida's drainage basins, is dependent upon the operation of the SFWMD's primary canal system.

In addition to providing flood protection, Broward County and the South Florida Water Management District use the City's canal network to assist with recharging the Prospect Wellfield located to the north of the City (north of West Commercial Boulevard) and Dixie Wellfield located to the south of the City (south of Sunrise Boulevard). The SFWMD also uses the City's canals to provide periodic freshwater flushing of the North Fork of the New River.

### **Drainage Sub-basins**

The City of Lauderdale Lakes can be divided into six distinct drainage sub-basins. Five of the six sub-basins are centered on a city-owned canal connected to SFMWD's primary canal system, while the C-13 Canal Sub-basin is centered on SFWMD's C-13 Canal.

#### ***Canal Zone 1 Sub-basin***

This canal zone encompasses the area of the City known as Oakland Estates and collects stormwater runoff from north of the C-13 Canal, west of SR7/US 441, east of the Florida Turnpike, and a portion of the City of Tamarac bound by West Commercial Boulevard and the Florida Turnpike.

#### ***Canal Zone 2 Sub-basin***

This canal zone encompasses the area of the City known as Oriole Estates and collects stormwater runoff from north of the C-13 Canal, east of SR7/US 441, south of West Commercial Boulevard and west of NW 29<sup>th</sup> Avenue. This canal zone also collects stormwater runoff from portions of the cities of North Lauderdale and Fort Lauderdale.

***Canal Zone 3 Sub-basin***

This canal zone encompasses the area of the City known as Westgate Estates and collects stormwater runoff from south of the C-13 Canal, east of the Florida Turnpike, west of SR7/US 441, and north of NW 27<sup>th</sup> Street and NW 24<sup>th</sup> Court at the south end of the City.

***Canal Zone 4 Sub-basin***

This canal zone encompasses the area of the City known as Northgate Estates and collects stormwater runoff from south of the C-13 Canal, north of West Oakland Park Boulevard, east of SR7/US 441 and west of NW 31<sup>st</sup> Avenue.

***Canal Zone 5 Sub-basin***

This canal zone encompasses the area of the City known as Eastgate Estates and collects stormwater runoff from south of West Oakland Park Boulevard, east of SR7/US 441, west of NW 31<sup>st</sup> Avenue and north of NW 19<sup>th</sup> Street.

***C-13 Canal Sub-basin***

This canal sub-basin, in general, encompasses the area of the City directly adjacent to the C-13 Canal.

The Lauderdale Lakes Stormwater Division is responsible for treating the canals for aquatic plants, debris removal from the City's waterways, cleaning and repair of drainage structures, pipes and construction of minor drainage infrastructure. The division is also responsible for evaluating the capacity of existing stormwater systems, production and periodic updating of accurate stormwater plans, the design of in-house drainage construction projects, and administration of contracts for stormwater-related capital improvement projects.

In 2007, the City of Lauderdale Lakes developed a Stormwater Master Plan in conjunction with A.D.A. Engineering, Inc. to inventory existing stormwater facilities, analyze stormwater level of service through hydraulic modeling, and recommend improvements to the City's stormwater management system. More detailed information on the City's stormwater system can be found in the City of Lauderdale Lakes Stormwater Management Master Plan Report (Services Contract No. 06-1302-01R-ADA) prepared by A.D.A. Engineering, Inc.

### **Analysis of Existing Conditions**

Based on the modeling exercise carried out in the City's Stormwater Master Plan, there are a number of improvements that can be pursued to reduce peak storm flow stages in the City's canals during low frequency, high rainfall periods. A number of these improvements, however, must be further explored before final action can be taken. The City is evaluating the cost-benefit scenario for each of its options at this time.

### **Level of Service Analysis**

The City limits fall within the SFWMD C-13 Drainage Basin, therefore, all stormwater management and drainage related projects are within the jurisdiction of the SFWMD. These projects are also under the Broward County Environmental Protection Department (EPD) jurisdiction. The SFWMD and EPD flood elevations, off-site discharge rates of runoff, and stormwater quality regulatory requirements are outlined in the SFWMD Permit Volume IV and Broward County Chapter 27-14 (Management of Stormwater Discharges and Non-point Source Water Pollution), respectively. These requirements, adopted as level of service standards by the City, are outlined in the table below.

**Table 4.10: City of Lauderdale Lakes Stormwater Management Level of Service Standards**

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, Inc.

## **Future Improvement Needs**

The City's Code provides for a positive system of drainage in all developments. Specific plans and related data are required to be approved by the City Engineer prior to final site plan approval.

The City will continue to consider water quality impacts before approving new developments and significant redevelopment projects. All developments shall implement Stormwater Best Management Practices that require structural and non-

structural controls during construction to reduce pollutants, and control erosion and sediments entering receiving water bodies. The management of surface water and groundwater resources is an important issue to the long-term environmental quality and economic viability within the City. It is generally recognized that many water management issues are addressed and regulated by either regional water management districts or other state and federal agencies. However, land use decisions made by the local government do have the potential to impact natural resources, both positively and negatively, as vacant land is developed and the impacts to the environment are mitigated. As such, the City will continue to regulate new development within its borders in conformance with best development practices for conserving existing natural groundwater aquifer recharge areas.

### **Local Zoning Regulations**

The City of Lauderdale Lakes has adopted a flood damage prevention ordinance, and subdivision regulations to accomplish an adequate degree of protection for natural drainage and groundwater recharge areas. The zoning regulations, however, do not clearly define the maximum amount of impervious surface coverage that may occur on any given site. In order to ensure that the City will maintain an adequate level of groundwater recharge in the future, the City should amend its land development regulations to include maximum impervious surface coverage allowances for all of its zoning districts.

### **Stormwater Management Structural Improvement Alternatives**

There are six different structural type improvements and associated planning level cost estimates outlined in the Stormwater Master Plan. No final decisions have been made regarding which scenario, if any, will be pursued by the City. For more information on these improvement scenarios, see Section 7 of the City's Stormwater Master Plan.

## **Natural Groundwater Aquifer Recharge Areas**

Broward County District 1A Wellfield which supplies potable water to the City of Lauderdale Lakes is south of and adjacent to the Middle River (C-13) Canal. As such, the C-13 Canal serves as a natural groundwater aquifer recharge area for the City and County. At this time, Broward County is exploring the feasibility of discharging highly-treated wastewater into the C-13 Canal to bolster aquifer recharging and qualify for an increased withdrawal allowance from the South Florida Water Management District (SFWMD).

### **Identification of Prime Recharge Areas**

The Biscayne Aquifer, the water source for Lauderdale Lakes, extends from Lake Okeechobee in a southeasterly direction to the southeast coast of south Florida. It varies in depth from approximately ground level to 200 feet at the coast. The principal source of recharge is rainfall which averages 60 inches annually in and around the City. Infiltration occurs from sheet flow through the Everglades, canal and lake systems, and pervious areas.

### **Major Natural Drainage Features**

Natural drainage features are typically defined as those that occur naturally in areas that accommodate the flow of stormwater, including streams, rivers, lakes, and wetlands. The City's primary major natural drainage feature is the C-13 Canal, which comes under the jurisdictional control and ownership of the South Florida Water Management District. The City follows both the stormwater management requirements set forth by the Broward County Environmental Protection Department (EPD) and the SFWMD as they apply to the canal system. Generally, the SFWMD is responsible for maintaining the larger canals while smaller tributaries within the drainage system are the responsibility of the EPD.

***Wellfield Protection***

Since 1990, Broward County has regulated activities in Wellfield Protection areas including the storage, handling, use, and production of regulated substances at hazardous material facilities. Lauderdale Lakes has two wellfield protection areas located within the City limits. The City continues to limit the types of activities allowed within these areas.

# **City of Lauderdale Lakes**

## **CONSERVATION ELEMENT VOLUME II: DATA, INVENTORY & ANALYSIS**

## Table of Contents

<b>V. CONSERVATION ELEMENT</b> .....	<b>1</b>
<b>Inventory and Analysis of Physical Natural Resources</b> .....	<b>1</b>
Water Bodies .....	1
Groundwater .....	2
Wetlands .....	2
Surface Air .....	3
Floodplains .....	4
<b>Commercially Valuable Mineral Deposits</b> .....	<b>5</b>
Soil Erosion Problems .....	5
Recreationally and Commercially Important Wildlife and Marine Habitat .....	5
Species Listed by Federal, State, or Local Governmental Agencies as Endangered, Threatened or Species of Special Concern .....	6
<b>Existing and Potential Usage of Natural Resources</b> .....	<b>8</b>
Commercial Uses .....	8
Recreational Uses .....	8
Conservation Uses .....	8
<b>Hazardous Waste Management</b> .....	<b>11</b>
Household Hazardous Waste .....	11
<b>Current and Projected Potable Water Needs</b> .....	<b>11</b>
Existing Potable Water Sources .....	11
Projected Potable Water Demand .....	13
Existing Potable Water Sources Versus Projected Demand .....	14
<b>Resource Conservation, Green Development, and Sustainability</b> .....	<b>14</b>
Water Conservation .....	14
Energy Conservation .....	16
Land Conservation .....	17
Wildlife Conservation .....	18
Conclusion .....	18

## List of Tables

Table 5.1: Endangered Species in Broward County with Federal Status .....	7
Table 5.2: Existing Potable Water Sources.....	13
Table 5.3: Current and Projected Water Demand for BCWWS District 1.....	13
Table 5.4: Broward County District 1 Current Potable Water Capacity versus Current and Projected Demand .....	14
Table 5.5: Broward County District 1 Current and Planned Potable Water Capacity versus Current and Projected Demand .....	14

## V. Conservation Element

### Introduction

The City of Lauderdale Lakes is an inland community located in the heart of Broward County. It is surrounded on all sides by developed areas and the City, itself, is 99 percent developed. As such, there are only a few, isolated areas in the City which can be considered to be of any natural or ecological value. However, as an urban community within the larger South Florida region, it contributes to growing environmental concerns over long-term air quality, water quality, and water supply. While the City of Lauderdale Lakes does not contain any of the threatened or endangered animal species listed in Broward County, it can minimize its impact on all species by limiting the amount of pollutants it allows to enter the natural environment.

### Inventory and Analysis of Physical Natural Resources

This section identifies and analyzes water bodies, wetlands, groundwaters, air and water quality, floodplains, commercially valuable mineral deposits, soil erosion problems, vegetative communities, wildlife habitats, and endangered species found within Lauderdale Lakes.

#### Water Bodies

Lauderdale Lakes does not contain any natural condition waters as defined by the Florida Department of Environmental Protection. However, the City does contain numerous human impacted/created waters such as canals and altered lakes, see Map 1.5. One significant human impacted/created water body in the City is the Middle River Canal, also known as the C-13 Canal, which is owned and operated by the South Florida Water Management District (SFWMD). The C-13 Canal is recognized by the State as a Class III waterway, which means that it must be sufficient to foster fish and wildlife propagation and provide recreational opportunities.

## **Groundwater**

Groundwater is a supply of fresh water found beneath the surface of the Earth. In Broward County, groundwater is primarily contained in two major aquifers. The first aquifer is a surficial aquifer known as the Biscayne Aquifer. The Biscayne Aquifer is one of the most productive aquifers in the world and is the primary source of freshwater for residents of Broward County, Miami-Dade County, and southeastern Palm Beach County. Hydrological modeling indicates that the Biscayne Aquifer gets two-thirds of its water from rainfall infiltration and the remaining third from lateral seepage of the Florida Everglades. The second major aquifer is the Floridian Aquifer. The Floridian Aquifer is located deeper underground than the Biscayne Aquifer, and it is present in all of Florida and parts of Georgia, Alabama, and South Carolina.

The protection and conservation of fresh water from these aquifers is discussed in sections below.

## **Wetlands**

Section 373.019(25) Florida Statutes (F.S.) defines wetlands as those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Wetlands in Florida generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, Riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Much of the existing Broward County wetlands had been drained by the 1920's via numerous canals in order to reclaim land. The freshwater wetlands remaining in Broward County today are made up of cypress swamps, pond apple and cypress sloughs, freshwater marshes, sawgrass marshes and wet prairies.

According to the Broward County Wetlands Inventory Map 2004, there are no wetlands remaining in the City of Lauderdale Lakes.

## Surface Air

The Clean Air Act requires the Environmental Protection Agency (EPA) to set National Ambient Air Quality Standards (NAAQS) for six common air pollutants. Harmful to human health and the environment, these commonly found air pollutants consist of particle pollution (often referred to as particulate matter), ground-level ozone, carbon monoxide, sulfur oxides, nitrogen oxides, and lead. Of the six pollutants, particle pollution and ground-level ozone are the most common health threats.

According to the Broward County Air Quality Division, the outdoor air quality in the County was rated as “good” 87 percent of the time and “good” 83 percent of the time in the years 2007 and 2006 respectively. Between 2001 and 2004 the County was rated “good” 91 percent of the time. Recent air quality indicators have shown an increase in the number of days rated “unhealthy for sensitive groups”, indicating that active children and adults and people with respiratory diseases, such as asthma, should limit prolonged outdoor exertion. In 2006 and 2007, .55 percent and 1.47 percent of days were rated “unhealthy for sensitive groups” in the County.

Pollutant levels are kept well dispersed due to a frequent sea breeze which also contributes to generally good air quality throughout southeastern Florida. During instances of limited vertical mixing and slow air-mass movement, the region occasionally experiences a buildup of emissions at ground level resulting in infrequent exceedances of the National Ambient Air Quality Standards (NAAQS). The NAAQS for outdoor air are 9 parts per minute (ppm) for 8 hours, and 35 ppm for 1 hour.

The Broward County Environmental Protection Department (EPD) maintains air quality monitoring stations throughout the County and outputs an Air Quality Index (AQI). The AQI is considered a uniform method of reporting daily pollution levels and the associated ill health effects. An air quality monitoring station located on north State Road 7/US 441 in Lauderdale Lakes (AIRS #120115001) measures carbon monoxide levels. Additional sites throughout the County measure levels of ozone, nitrogen

dioxide, sulfur dioxides and other greenhouse gases. The federal ozone standard is 0.12 ppm for maximum one-hour value, and .08 ppm for eight-hour average. In 2006, the Coral Springs station measured no exceedances and a maximum one-hour ozone reading of .091, and an eight-hour reading of .067, both well below the standard. The major source of air pollution in Lauderdale Lakes is motor vehicle exhaust and ozone emissions along major arterials and in the vicinity of major intersections.

Recognizing that motor vehicle emissions contribute the major source of air pollution, the Broward County EPD has produced newsletters encouraging motorists to purchase fuel efficient motor vehicles. They have also created additional publications including the "50 Ways to Leave Your Car" pamphlet that encourages users to make wise transportation choices and increase usage of alternative modes of transportation (walk, bicycle, carpool, mass transit, etc.). The County has also produced several informational pamphlets to educate residents on ways to lessen air pollution.

The City of Lauderdale Lakes can help reduce air pollution by adopting programs in its comprehensive plan which reduce automobile emissions in its own fleet and promote the planting of trees and shrubs which naturally intake air pollutants and excess carbon dioxide.

### **Floodplains**

Rule 9J-5.003(47) Florida Administrative Code (F.A.C.), defines flood plains as areas that are inundated during a 100-year flood event or areas identified by the National Flood Insurance Program (NFIP) as an "A" zone on Flood Insurance Rate Maps (FIRM) or Flood Hazard Boundary Maps, which are published by the Federal Emergency Management Agency (FEMA). Events causing such flooding can include heavy rains, storm surge, high tides, and drainage canal overflow. According to the FEMA Flood Insurance Rate Maps (FIRM), more than 93.8 percent of the City of Lauderdale Lakes lies within the AH zone, 6.1 percent lies in the AE zone, and less than one-hundredth of a percent lies in the X zone. The definition of these zones is as follows:

- Zone AH - An area inundated by 100-year flooding (usually an area of ponding), for which base flood elevations have been determined; flood depths range from one to three feet
- Zone AE - An area inundated by 100-year flooding, for which no base flood elevations have been determined
- Zone X - An area that is determined to be outside the 100- and 500-year floodplains

The most flood-prone areas of the City are zones AE and AH, which encompass 99.9 percent of the City. The area to the west of NW 31st Avenue lies in the AH zone, while the area of the City to the east of NW 31st Avenue contains the AE. Map 1.6: Flood Plains shows the current FEMA flood zones for Lauderdale Lakes.

## **Commercially Valuable Mineral Deposits**

There are no known commercially valuable mineral deposits in the City of Lauderdale Lakes. Mining in Broward County is a minor commercial activity that accounts for less than a tenth of a percent of the County's economy.

## **Soil Erosion Problems**

As a built-out community with a relatively flat topography, soil erosion problems are not a serious issue within the City. Although erosion is not an issue in the City, the three areas where soil erosion occurs are construction sites, ditches, and canal banks, which the City can minimize by stabilizing soil with vegetation. For the types of soil within the City see Map 1.8.

## **Recreationally and Commercially Important Wildlife and Marine Habitat**

Lauderdale Lakes does not contain any commercially important wildlife or marine habitats, although water from the C-12 and C-13 canal basins eventually flows to the Intracoastal Waterway and Atlantic Ocean which are recreationally and commercially important marine habitats. The quality, quantity, timing, and distribution of water in

all primary canals, such as the C-13 Canal, is currently monitored and managed by the South Florida Water Management District.

Currently, there is a 6.38 acre parcel in the City that qualifies as a recreationally and environmentally important vegetated community. Cypress Preserve Park located at 2525 NW 49<sup>th</sup> Avenue is used for environmental education and a place for quiet reflection and community gatherings.

The Middle River Canal (C-13) runs east to west through the City and is just north of NW 36 Street and NW 37<sup>th</sup> Street. The C-13 Canal is owned by the South Florida Water Management District, who has agreed to allow the City to develop a recreational greenway and trail along the canal. The greenway and trail will also act as a connection between some of the City's parks and public school campuses. In general, much of the City of Lauderdale Lakes has already been developed with very few areas remaining that can serve as wildlife habitat. At the same time, however, it is important to recognize that no city is static. Developed areas can be redeveloped in a manner that better supports wildlife and which builds upon past conservation efforts.

### **Species Listed by Federal, State, or Local Governmental Agencies as Endangered, Threatened or Species of Special Concern**

Table 5.1 contains an inventory of Endangered and Threatened Species by status, which are found within Broward County but not necessarily in the City of Lauderdale Lakes.

**Table 5.1: Endangered Species in Broward County with Federal Status**

Federally Listed & Candidate Species in Broward County, Florida				
Updated April 19, 2007				
	Common Name	Scientific Name	Federal Status	Notes
<b>Mammals</b>	Florida panther	<i>Puma (= Felis concolor coryi)</i>	E	
	Puma (=mountain lion)	<i>Puma (= Felis concolor (all subsp. except coryi)</i>	T/SA	
	Southeastern beach mouse	<i>Peromyscus polionotus niveiventris</i>	T	Historic date unknown
	West Indian manatee	<i>Trichechus manatus</i>	E	
<b>Birds</b>	Audubon's crested caracara	<i>Polyborus plancus audubonii</i>	T	Last documented 1987-91
	Bald eagle	<i>Haliaeetus leucocephalus</i>	T	
	Everglade snail kite	<i>Rostrhamus sociabilis plumbeus</i>	E, CH	
	Florida scrub-jay	<i>Aphelocoma coerulescens</i>	T	Last documented mid 1970s
	Ivory-billed woodpecker	<i>Campephilus principalis</i>	E	Historic date unknown
	Piping plover	<i>Charadrius melodus</i>	T	Historic date unknown
	Red-cockaded woodpecker	<i>Picoides borealis</i>	E	Last documented prior to 1960
	Red knot	<i>Calidris canutus rufa</i>	C	
	Wood stork	<i>Mycteria americana</i>	E	
<b>Reptiles</b>	American crocodile	<i>Crocodylus acutus</i>	T	
	American alligator	<i>Alligator mississippiensis</i>	T/SA	
	Eastern indigo snake	<i>Drymarchon corais couperi</i>	T	
	Green sea turtle <sup>1</sup>	<i>Chelonia mydas</i>	E	
	Hawksbill sea turtle <sup>1</sup>	<i>Eretmochelys imbricata</i>	E	
	Leatherback sea turtle <sup>1</sup>	<i>Dermochelys coriacea</i>	E	
	Loggerhead sea turtle <sup>1</sup>	<i>Caretta caretta</i>	T	
<b>Fishes</b>	Smalltooth sawfish <sup>2</sup>	<i>Pristis pectinata</i>	E	
<b>Invertebrates</b>	Bartram's hairstreak butterfly	<i>Strymon acis bartrami</i>	C	Historic date unknown
	Florida leafwing butterfly	<i>Anaea troglodyta floralis</i>	C	1988
	Staghorn coral <sup>2</sup>	<i>Acropora cervicornis</i>	PT	
<b>Plants</b>	Beach jacquemontia	<i>Jacquemontia reclinata</i>	E	
	Johnson's seagrass <sup>2</sup>	<i>Halophila johnsonii</i>	T, CH	
	Okeechobee gourd	<i>Cucurbita okeechobeensis</i> ssp. <i>okeechobeensis</i>	E	
	Tiny polygala	<i>Polygala smallii</i>	E	

E=Endangered; T=Threatened; PE=Proposed Endangered; PT=Proposed Threatened; C=Candidate; SA=Similarity of Appearance to a listed taxon; XN=Experimental Population, Non-Essential; CH=Critical Habitat; PCH=Proposed Critical Habitat; <sup>1</sup>=National Marine Fisheries Service has lead for this species in the water, please contact National Marine Fisheries Service for more information and/or consultation for aquatic projects; <sup>2</sup>=National Marine Fisheries Service has lead for this species, please contact National Marine Fisheries Service for more information and/or consultation

Source: U.S. Fish & Wildlife Service, April 2007.

## **Existing and Potential Usage of Natural Resources**

Rule 9J-5.013(1)(b) of the F.A.C. requires that a local government inventory and analyze all natural resources found within its local jurisdiction in terms of commercial use, recreational use, conservation use, and pollution problems. This section illustrates the existing commercial, recreational and conservation uses for the natural resources common to the City of Lauderdale Lakes along with local hazardous waste management practices.

### **Commercial Uses**

Commercial uses mean activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services. Within the City of Lauderdale Lakes, no natural resources are being utilized explicitly for commercial purposes, nor is it anticipated that they will in the future.

### **Recreational Uses**

Recreational uses means activities within areas where residents are afforded the pursuit of leisure time activities occurring in an indoor or outdoor setting. Natural resources within the City are primarily used for recreational purposes. Community parks and preserves located within the City serve as places where residents can have the opportunity to experience a natural setting while simultaneously protecting local plant and animal habitats.

### **Conservation Uses**

Section 373.019(28) F.S. defines conservation uses as activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.

### ***Water Bodies***

The C-13 Canal and various man-made lakes throughout the City of Lauderdale Lakes have limited recreational value and no commercial value. However, the water bodies currently play an important role in aquifer recharge and the prevention of saltwater intrusion. As with all canals in the south Florida region, non-point source pollution can be a problem. The City of Lauderdale Lakes complies with all Federal, State, and local regulations to ensure that non-point source pollution is minimized. In addition, Broward County Environmental Protection Department has monitored surface water quality in the County since 1972 through a regimen of testing and sampling from water quality stations located along certain major waterways. The testing measures general water quality to characterize the overall ecological health of the system and to evaluate any potential health risks. Based on the latest report, water quality within the C-13 Canal Basin has generally been fair to good, particularly from 1993 to 1997.<sup>1</sup> A new water quality report is forthcoming.

### ***Groundwater***

Groundwater is an essential natural resource for all living organisms. Plants, animals, and humans all depend on groundwater to sustain life. Humans also rely on groundwater for all types of uses including sanitizing, manufacturing, agriculture production, etc. The Biscayne and Floridian aquifers are the two major groundwater sources for the City of Lauderdale Lakes and Broward County. Lauderdale Lakes lies within the jurisdiction of the SFWMD, an agency responsible for balancing and improving water supply and quality, flood control, and natural systems in the region. Withdrawals from the Biscayne Aquifer are managed by the SFWMD through the issuance of Consumptive Use Permits (CUPs). In order to secure and maintain a CUP, applicants must meet the criteria of a "three-prong test". This test requires:

1. Reasonable and beneficial use of the resource;
2. Consistency with public interest, including compliance with minimum flows and levels (MFLs) established for surface water and groundwater sources; and

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<sup>1</sup> Broward County, Florida Water Quality Atlas 1972-1997.

3. Demonstration of no adverse impact to existing legal users (Chapter 373, F.S.).

The MFLs outlined in Section 373.042(1), F.S. are defined as the “limit at which further withdrawals would be significantly harmful to the water resources or ecology of the area.” This serves to protect the Biscayne Aquifer from saltwater intrusion, ensure adequate groundwater levels for maintenance of natural systems, and prevent excessive groundwater seepage or surface water flows from the regional (Everglades) system.

In 1990, Broward County passed a Wellfield Protection ordinance which regulates activities in wellfield protection areas including the storage, handling, use, and production of regulated substances at hazardous material facilities. Lauderdale Lakes has one wellfield protection area designated within the City limits which surrounds the Broward County 1A Wellfield. For a map delineating the wellhead protection area in Lauderdale Lakes, see Map 1.7 in the Future Land Use Element.

### ***Saltwater Intrusion***

Protection of groundwater quality in Broward County depends upon proper management of the Biscayne Aquifer. Saltwater intrusion occurs when saltwater invades fresh surface or groundwater. Such intrusion is a major water quality issue for Broward County as the saltwater intrusion line has steadily moved westward during the past half century. Once denser saltwater has moved into an area, it is difficult for freshwater to push the saltwater back out towards coastal areas. The Broward County Water Resources Division is currently working in conjunction with the U.S. Geological Survey on the development of a saltwater intrusion model, which, coupled with the County’s existing surface and groundwater model, shall help guide management decisions in support of resource sustainability.

## **Hazardous Waste Management**

Section 373.019(54) F.S. defines hazardous waste as meaning solid waste, or a combination of solid wastes, which, due to quality, 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.

### **Household Hazardous Waste**

Broward County Waste and Recycling Services periodically hosts household hazardous waste (HHW) collection drop-off days at no charge to County residents. The goal of the HHW program is to reduce the amount of hazardous waste being disposed of improperly and harming our environment. The HHW program also aims to educate Broward County residents about the dangers associated with hazardous waste and encourage proper waste management. Items not collected by the HHW collections include biohazardous waste, i.e. medical waste, or explosives.

## **Current and Projected Potable Water Needs**

This section contains an inventory of the current and projected water needs and sources to the year 2025. The projections are based on the City of Lauderdale Lakes Future Land Use and Infrastructure Elements, City of Lauderdale Lakes Water Supply Facilities Work Plan and the South Florida Water Management District's Lower East Coast (LEC) Water Supply Plan 2005-2006 Update.

### **Existing Potable Water Sources**

The City of Lauderdale Lakes does not own or manage its own potable water distribution system or public water supply facilities. The entire water service operation in Lauderdale Lakes is the responsibility of the Broward County Water and

Wastewater Services (BCWWS) as specified in an interlocal agreement signed by both governmental entities. In effect, each resident of Lauderdale Lakes is a retail water customer of Broward County Water and Wastewater Services.

The Retail Utility of Broward County supplies potable water to retail customers in several non-contiguous sections of the County. For this reason, the Retail Utility operates four separate service districts known as District 1, District 2, District 3A and District 3BC. The City of Lauderdale Lakes is located in District 1, which also contains portions of the cities of Fort Lauderdale, Lauderhill, North Lauderdale, Oakland Park, Plantation, Pompano Beach, and Tamarac. Broward County Water and Wastewater Services currently holds a 5-year Consumptive Use Permit (CUP) from the SFWMD for District 1 that allows an average daily withdrawal of 10.5 MGD, and a maximum daily withdrawal of 12.43 MGD. Although this permit was to be renewed in the year 2006, the SFWMD is still reviewing the renewal of the CUP. However, it is anticipated that there will be no increases in withdrawal allowance.

Potable water for District 1 is produced by BCWWS 1A Wellfield which draws raw water primarily from the Biscayne Aquifer. The wellfield is comprised of nine wells, all of which are currently in service. The total design capacity of the wellfield is approximately 23.5 MGD.

Water drawn from the 1A Wellfield is treated at the 1A Water Treatment Plant located at 3701 North State Road 7 in Lauderdale Lakes. The plant was originally constructed in 1960 with a treatment capacity of 3.0 MGD, expanded to 10.5 MGD in 1979, and brought to its current design capacity of 16.0 MGD in 1994. The plant uses upflow clarifiers and multimedia filtration to provide lime softening of the raw water inflows from the 1A Wellfield. Table 5.2 provides a summary of existing potable water sources.

**Table 5.2: Existing Potable Water Sources**

Supply	10.5 MGD (avg. day)	Value of CUP issued for the Biscayne Aquifer
Production	23.5 MGD	Produced from nine wells in total
Treatment	16.0 MGD	Multimedia filtration with lime softening

**Projected Potable Water Demand**

In order to assess whether there will be sufficient potable water to serve all District 1 water users, the existing and projected potable water needs of the City of Lauderdale Lakes must be combined with the needs of all users in BCWWS District 1. This is because BCWWS District 1 serves other areas in addition to the City of Lauderdale Lakes. As documented in the Lower East Coast Water Supply Plan 2005-2006 Update, the SFWMD calculates the existing and projected potable water needs of every major water service provider in the LEC Planning Area. Broward County Water and Wastewater Services District 1 is no exception. On page 104 of the LEC Plan, the existing and projected water needs for BCWWS District 1 are listed.

Based on SFWMD estimates, Broward County District 1 currently has an estimated population of 73,137 and a demand of 9.24 MGD (2005). It is projected that this population will increase to 87,644 and 100,941 in 2015 and 2025, respectively. This is anticipated to result in a potable water demand of 11.48 MGD and 13.22 MGD, respectively. See Table 5.3 below.

**Table 5.3: Current and Projected Water Demand for BCWWS District 1**

Item	Actual	Projected	
	2005	2015	2025
Population	73,137	87,644	100,941
Per Capita (gallons per day finished water)	127	131	131
Potable Water Demands (daily average annual)	9.24 MGD	11.48 MGD	13.22 MGD

Source: South Florida Water Management District "Lower East Coast Water Supply Plan 2005-2006 Update.

### Existing Potable Water Sources Versus Projected Demand

As described above, the current capacity of the BCWWS District 1 Water System is limited to 10.5 MGD. This is not enough capacity to meet the projected potable water demand on the BCWWS District 1 system.

**Table 5.4: Broward County District 1 Current Potable Water Capacity versus Current and Projected Demand**

BCWWS District 1	2005	2015	2025
Current Capacity	10.5 MGD	10.5 MGD	10.5 MGD
Demand	9.24 MGD	11.48 MGD	13.22 MGD
Additional Water Needs	NONE	0.98 MGD	2.7 MGD

Source: Broward County Water Supply Facilities Work Plan 2007.

In order to meet short and long term potable water demands, Broward County Water and Wastewater Services Division plans to construct two Floridian wells and treatment systems in the years 2015 and 2025.<sup>2</sup> Each well and treatment system will increase potable water capacity by an additional 2.50 MGD. Once the wells and treatment systems are complete, potable water supply in BCWWS District 1 will meet its projected demand. Potable water demand and supply based on planned capacity improvements are shown below in Table 5.5.

**Table 5.5: Broward County District 1 Current and Planned Potable Water Capacity versus Current and Projected Demand**

BCWWS District 1	2005	2015	2025
Current Capacity	10.5 MGD	10.5 MGD	10.5 MGD
Additional Planned Capacity	0.0 MGD	2.50 MGD	5.00 MGD
Total Planned Capacity	10.5 MGD	12.5 MGD	15.0 MGD

<sup>2</sup> South Florida Water Management District's Lower East Coast Water Supply Plan 2005-2006 Update.

BCWWS District 1	2005	2015	2025
Demand	9.24 MGD	11.48 MGD	13.22 MGD
Additional Water Needs	NONE	NONE	NONE

Source: Broward County Water Supply Facilities Work Plan 2007.

## **Resource Conservation, Green Development, and Sustainability**

This section is included to provide the foundation for further resource conservation, initiate green development strategies within the City, and in general, move the City of Lauderdale Lakes towards achieving long-term sustainability.

### **Water Conservation**

To the best of their abilities, the South Florida Water Management District balances the water needs of the human population, the environment, and commercial and agricultural interests in the region. As the demand for water increases due to industry and human population growth, it becomes increasingly important to conserve water and to preserve the integrity of natural systems. Lauderdale Lakes water supply is replenished through rainfall, water releases from Lake Okeechobee, and lateral seepage from the Everglades. When the region is experiencing a drought, there is less water to spread across all users and saltwater intrusion becomes a major local concern. In addition, local lake and canal levels drop, wetlands dry up, and landscaped areas wilt and turn brown. Not only does this situation result in an unattractive natural environment and threaten agricultural and commercial operations, it also has real consequences for plant and animal species, including migratory birds and waterfowl, which depend on water to reproduce and sustain life. It is understood that regional water demands are comprised of many different users making millions of individual decisions about water usage, however, there are a number of strategies that the City can employ to influence individual decisions, reduce overall water consumption, and increase the regional water supply, such as:

- Requiring the use of xeriscaping for all new development and redevelopment.
- Incentivizing green development strategies that effectively reduce water consumption or which employ systems that reuse it.
- Adopting standards or incentives that minimize impervious surface area.
- Providing in the code for shared parking arrangements and pervious pavement materials, and developing structured parking in major commercial areas to reduce the number and expanse of surface parking lots.
- Developing stormwater treatment areas within the City which collect, store, and treat stormwater runoff, as opposed to releasing it in the primary canal system.
- Promoting public awareness of the issue through the distribution of literature and materials created by the County and the SFWMD.

### **Energy Conservation**

Human population growth, greater economic prosperity, greater automobile use, and an increased usage of electronics are a few of the major causes of increasing energy demand. The City of Lauderdale Lakes and its residents are supplied with electrical power from the Florida Power & Light (FPL) Company. Electrical energy is distributed from power plants through an extensive distribution system of lines, substations, and transformers to individual homes and businesses. The energy mix of FPL for Florida based on its ten-year plan is 50 percent natural gas, 21 percent nuclear, 13 percent purchased, 9 percent oil, and 5 percent coal.<sup>3</sup> Currently, only 2 percent of electrical power is generated from renewable resources such as wind, biomass, and solar. The relationship between electrical energy and resource consumption is not obvious to many consumers despite growing national concern over long-term energy supply. Furthermore, energy production using traditional sources such as oil, gas, and coal still release air pollutants into the natural environment despite significant

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<sup>3</sup> Florida Power & Light "Renewable Energy Potential" Powerpoint presentation by Stacy Foster, available online at [http://www.floridadep.org/central/Home/Air/PowerGen2007/presentations/Renewables\\_StacyFoster\\_files/frame.htm#slide0103.htm](http://www.floridadep.org/central/Home/Air/PowerGen2007/presentations/Renewables_StacyFoster_files/frame.htm#slide0103.htm)

technological advances in pollution control devices. It is understood that statewide energy demands are comprised of many different users making millions of individual decisions about energy usage, however, there are a number of strategies that the City can employ to influence individual decisions, reduce overall energy consumption, and marginally increase the statewide energy supply, such as:

- Adopting standards that require the use of widely available products such as compact fluorescent light bulbs, double-pane windows, and EnergyStar certified appliances.
- Incentivizing green development strategies that effectively reduce energy consumption and loss, or which employ designs that reduce the need for air conditioning, heating or artificial light, or which generate their own power through solar panels or other devices.
- Encouraging, 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.
- Exploring the feasibility of equipping city-owned buildings with solar panels or other devices that produce a renewable supply of energy.
- Planting trees and shrubs in strategic locations to shade walls, windows, and outdoor air conditioning units.
- Replacing the City's fully depreciated fleet of vehicles with new fuel efficient vehicles.
- Encouraging mass transit by ensuring that it is safe, convenient, comfortable, and reliable.

### **Land Conservation**

Land development activities over the past century have consumed 99 percent of the land in Lauderdale Lakes, and much of the land in Broward County. Only a few small parcels of vacant land remain available in Lauderdale Lakes for new development. Conserving land for future population housing needs, parks and recreation facilities, commercial and industrial development or any other land use was not well supported

at the time the City was experiencing most of its land development activity. The City has acquired a few parcels of land for public recreational facilities, and most recently, it was donated a cypress stand from Broward County to be preserved. However, there is no land in Lauderdale Lakes which specifically meets the definition of land conservation, that is, land specifically set aside for the use of future generations. At the same time, it is important to recognize that developed land is not lost forever and there are sometimes enough land on existing developed tracts to further develop. Built-out areas can be redeveloped, development patterns can be changed, and at any point that it is financially feasible to do so, land can be set aside for conservation or dedicated for preservation.

### **Wildlife Conservation**

Unlike some lesser developed communities, wildlife and its habitat does not play a significant role in shaping the character or the quality of life of Lauderdale Lakes' community. There are only a few areas in Lauderdale Lakes that are large enough to support animal and plant species; one being the Cypress Preserve park described above. At any point it is desired by the community, the City could explore the feasibility of expanding wildlife habitat in the City by linking existing habitat areas and creating new habitats. The Cypress Preserve Park and the primary canal system are two existing opportunities to expand upon existing wildlife habitat.

### **Conclusion**

The Conservation Element outlines and describes the major natural resources in the City. While the City of Lauderdale Lakes, in particular, does not have a well-established history of conservation, the long term sustainability of the region depends on each community better utilizing its existing resources and minimizing its impact on the natural environment. A number of strategies have been offered within this element to reduce water consumption, increase water supply, reduce energy consumption, increase energy supply, and better focus land conservation and preservation activities. The City should actively engage itself in local, state, and national discussions pertaining to conservation and the natural environment and

undertake any actions necessary to protect the long term health, safety, and welfare of the public.

# **City of Lauderdale Lakes**

**RECREATION & OPEN SPACE ELEMENT  
VOLUME II: DATA, INVENTORY & ANALYSIS**

**TABLE OF CONTENTS**

**VI. RECREATION & OPEN SPACE ELEMENT** ..... 1

**Introduction** ..... 1

        Purpose ..... 1

**Inventory** ..... 1

        Public Park Facilities within a Three Mile Radius of Lauderdale Lakes ..... 2

        Classification System ..... 3

        Definitions ..... 4

        Existing Park, Recreation, and Open Space Facilities ..... 6

**Analysis** ..... 14

        Public/Private Coordination ..... 14

        Level of Service ..... 15

        Scheduled Improvements to Parks, Recreation, and Open Space Facilities ..... 17

**LIST OF TABLES**

Table 6.1: Existing Public Recreation Facilities ..... 2

Table 6.2: Number of Parks within a Three-Mile Radius of Lauderdale Lakes ..... 3

Table 6.3: Classification of Park Facilities ..... 5

Table 6.4: City of Lauderdale Lakes Parks and Recreation LOS, 2007-2025 ..... 17

# VI. Recreation & Open Space Element

## Introduction

### **Purpose**

The City of Lauderdale Lakes believes it is important for residents in all areas to have access to park and recreation facilities. Such facilities provide a high quality of life for residents and are important to the health and well being of a community. This element provides an inventory of both the existing public and private parks and recreation facilities located within the City of Lauderdale Lakes. Facility type, general condition, and available equipment is cataloged in an effort to identify which items, if any, warrant an upgrade or replacement. Additionally, this element analyzes the inventory of parks, recreation and open space to ensure the adopted level of service standard is being provided. The data, inventory, and analysis also provides the basis for the goals, objectives, and policies to protect and preserve existing recreational areas, and provides guidelines for acquiring additional recreation and open space within the City to maintain a minimum level of service for the community.

## Inventory

The City of Lauderdale Lakes owns, operates and maintains five public park and recreational facilities totaling 41.23 acres. A shared use agreement is maintained with the Broward County School Board for the use of parks and recreational facilities at Oriole Elementary School, Park Lakes Elementary School, Lauderdale Lakes Middle School, and Boyd Anderson High School. As part of this agreement, the City constructed and currently operates an aquatics complex at the NW 31st Avenue school campus between Oriole Elementary and Lauderdale Lakes Middle School. These shared sites total 31.5 acres of recreational facilities. With the approval of the South Florida Water Management District, 14.5 acres of greenway space is available to the public along the C-13 Canal right-of-way. The sum of all existing public recreational

facilities and open space is 87.23 acres. The location and acreage of the public facilities located in the City are detailed below and listed in Table 6.1. Additionally Map 6.1 shows the location of all public and private parks and recreation facilities within the City.

**Table 6.1: Existing Public Recreation Facilities**

Facility	Location	Acres
Vincent Torres Park	4331 NW 36 <sup>th</sup> Street	13.1
Willie Webb Park	3601 NW 21 <sup>st</sup> Street	11.4
Cypress Preserve Park	2525 NW 49 <sup>th</sup> Avenue	7.0
Westgate Park	4800 NW 26 <sup>th</sup> Street	6.54
Northgate Park	3555 West Oakland Park Boulevard	3.19
C-13 Canal Greenway	C-13 Canal (from State Road 7 to NW 31 <sup>st</sup> Avenue)	14.5
Swimming Pool Complex	3077 NW 39 <sup>th</sup> Street	0.5
Boyd Anderson HS Complex	3050 NW 41 <sup>st</sup> Street	14.0
Lauderdale Lakes Middle School	3911 NW 30 <sup>th</sup> Avenue	10.0
Oriole Elementary School	3081 NW 39 <sup>th</sup> Street	5.0
Park Lakes Elementary School	3925 North State Road 7	2.0
Total		87.23

Source: City of Lauderdale Lakes, 2008.

In addition to the public facilities in the City, there are several private recreation facilities within or surrounding many of the residential complexes throughout the City. These grounds comprise approximately 40.82 acres and they are listed later in this element.

### **Public Park Facilities within a Three Mile Radius of Lauderdale Lakes**

In addition to the publicly-owned parks located in Lauderdale Lakes, there are a total of 125 parks and recreation facilities within a three mile radius of the Lauderdale Lakes City limits. This is important because community parks serve populations within a range of up to three miles. Of the surrounding 125 facilities, 111 are

operated by other municipalities, while 14 are Broward County operated. Sharing the use of these neighboring parks is a possible method of providing for future City populations and recreational demands. Table 6.2, below, details these surrounding facilities.

**Table 6.2: Number of Parks within a Three-Mile Radius of Lauderdale Lakes**

LOCATION	PARKS WITHIN 3 MILE RADIUS
Fort Lauderdale	25
Plantation	21
Lauderhill	19
North Lauderdale	17
Broward County	14
Oakland Park	11
Wilton Manors	7
Sunrise	5
Margate	4
Tamarac	1
Pompano Beach	1
<b>Total Parks Within 3 Mile Radius</b>	<b>125</b>

Source: The Mellgren Planning Group, 2008.

### Classification System

The Florida Department of Environmental Protection's Division of Recreation and Parks developed the Statewide Comprehensive Outdoor Recreation Plan (SCORP) to address the growing need for recreational parks and facilities in the State of Florida. This plan defines and establishes standards for park types and facilities. These guidelines are intended for broad statewide application and therefore the State encourages localities, such as cities and counties, to make modifications for individual areas. The City of Lauderdale Lakes has based their general park classifications on the guidelines presented in the Broward County Comprehensive Plan and the 2000

SCORP. Additionally, the City utilizes these definitions to analyze, and plan for existing and future facilities.

The City's four primary park classifications used to address public recreation needs are:

- Mini park
- Urban open space
- Neighborhood park
- Community park

### **Definitions**

This section provides definitions of the various park types used in the City of Lauderdale Lakes. Additionally, Table 6.3 presents a summary of these classifications. Urban open space areas are landscaped or natural open areas, located within built-up areas, and are typically between one-tenth of an acre and one acre in size, but may be larger. Depending on their size and location, these areas can serve a single neighborhood or the entire City. Examples of urban open space areas include linear, pocket or traffic circle parks, boulevard medians, plazas, courthouse squares, and promenades. Their principle function is to intersperse congested developed environments with aesthetically pleasing buffer areas. Because of their size, they are typically limited in terms of amenities, but may include such items as benches, tables, commemorative structures, trails and pathways. The City of Lauderdale Lakes has two areas it classifies as urban open space - the C-13 Canal Greenway and Cypress Preserve.

Mini-parks are typically smaller parks and open spaces designed to serve a concentrated or limited population between 500 to 1,000, as well as specific groups, like toddlers - within a radius of up to six blocks. They also provide an aesthetic green buffer in the midst of development. These parks vary in size, generally ranging from less than an acre up to five acres; however, a minimum of one-half acre for each stand-alone park is recommended. Mini-parks can also be incorporated into larger

parks such as neighborhood or community parks. Due to size variations, facility amenities also vary; for example, it may simply be a landscaped area with a bench, or may have walkways, a picnic area, play equipment, tot-lots, and/or other like amenities. The City of Lauderdale Lakes has no publicly owned stand-alone mini-parks. However, mini-parks are incorporated into Vincent Torres, Willie Webb, Sr., Otis Gray Park and Northgate Park.

Neighborhood parks are generally “walk-to” parks typically located along streets where people can walk or bicycle without encountering heavy traffic. They serve the recreational needs of surrounding neighborhoods, equivalent to populations of approximately 5,000 persons in a radius of up to 3/4 of a mile. Facilities are approximately two to ten acres in size. The facility amenities may vary for each neighborhood park, including but not limited to, free play areas and play apparatus, multi-purpose courts, sports fields, picnic areas, and recreational buildings. Lauderdale Lakes contains two neighborhood parks - Otis Gray Park and Northgate Park.

Community parks are generally “ride-to” parks that should be located near major streets. These parks are normally about 10 to 40 acres in size and serve a population of approximately 30,000 persons. Community park amenities include a wide range of program and facility opportunities for families and individuals, including the same amenities offered at neighborhood parks. In addition community parks often include but are not limited to swimming pools and water parks, gardens, cultural activities, and ball fields. Lauderdale Lakes has ample community park coverage throughout the City. Community parks in the City include Vincent Torres and Willie Webb, Sr. Parks. In addition, there are numerous community parks located within the surrounding municipalities that have service areas covering Lauderdale Lakes.

**Table 6.3: Classification of Park Facilities**

Classification	Jurisdictional Responsibility	Acreage	Population Served
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Classification	Jurisdictional Responsibility	Acreage	Population Served
Urban Open Space	Municipal	Minimum 1/10 acre	1,500
Mini-Park/Tot-Lot	Municipal	Minimum 1/2 acre	500 to 1,000
Neighborhood	Municipal	5 to 15 acres	5,000
Community	Municipal/County	10 to 40 acres	30,000

Source: The 2007 Broward County Comprehensive Plan; and the Florida Division of Recreation and Parks 2000 SCORP.

Additionally, parks may be categorized as activity based and resource based. The term "activity-based" means a park (or its major component) with facilities primarily intended to accommodate recreational activities (sports or children's play areas). Activity based parks feature manufactured equipment and recreation opportunities, such as exercise courses, sports fields, and playground equipment. While the term "resource-based" means a park that features natural resources, such as lakes, wilderness, and trails. Parks may have attributes of each, as well both can include active and passive types of recreation opportunities, these terms are described below.

Recreation can also be divided into activity types - active and passive. Active recreation activity involves some direct and specialized physical manipulation by the participant such as swimming, hiking, boating, fishing, running, etc. Whereas passive recreation activity is more mental than physical, such as sightseeing, nature study, scenic appreciation, arts and crafts, card and/or board games, etc. Generally most park and recreation facilities have both active and passive recreation activities.

### **Existing Park, Recreation, and Open Space Facilities**

The City of Lauderdale Lakes has 87.23 acres of public and shared-use parks, recreation, and open space to serve the residents and visitors of the City. The size, locations, classifications and amenities of each of the City's park and open space areas are listed below.

**Existing Public Recreation****C-13 Canal Greenway**

Location:	Northern edge of C-13 Canal between State Road 7 & NW 31st Avenue
Size:	14.5 acres
Classification:	Urban Open Space - Linear
Type:	Passive
Facilities:	<ul style="list-style-type: none"> <li>• Multi-purpose trail on Canal right-of-way</li> <li>• Non-motorized travel between both public school campuses in the City</li> <li>• Connects Oriole Estates neighborhood, Vincent Torres Park, Davidow Multi-purpose Center, Alzheimer's Center, and current City administrative buildings</li> </ul>

**Cypress Preserve**

Location:	2525 NW 49th Avenue at NW 24th Court
Size:	7 acres
Classification:	Urban Open Space
Type:	Passive
Facilities:	<ul style="list-style-type: none"> <li>• Boardwalk and natural surface walking trail</li> <li>• Elevated pavilion</li> <li>• Educational signage</li> <li>• Benches</li> <li>• Butterfly gardens</li> <li>• Native landscaping</li> </ul>

**Swimming Pool Complex**

Location:	3077 NW 39th Street
Size:	0.5 acres
Classification:	Mini Park
Type:	Activity-based
Facilities:	<ul style="list-style-type: none"> <li>• Heated pool with six 25-yard lanes</li> <li>• Zero-foot depth entry for handicapped access</li> <li>• Adjoining deck space</li> <li>• Restrooms/changing rooms</li> </ul>

**Northgate Park**

Location:	3555 West Oakland Park Boulevard
Size:	3.19 acres
Classification:	Neighborhood
Type:	Activity-based
Facilities:	<ul style="list-style-type: none"> <li>• Two pavilions</li> </ul>

- Basketball court
- Playground
- Lighting
- Drinking fountain
- Restrooms
- Walking trail

### Vincent Torres Park

Location:	4331 NW 36th Street
Size:	13.1 acres
Classification:	Community
Type:	Activity-based
Facilities:	<ul style="list-style-type: none"> <li>• Paved parking</li> <li>• Baseball/football field</li> <li>• Covered basketball court</li> <li>• Outdoor tennis court</li> <li>• Tot-lot with rubberized flooring</li> <li>• Concession building with restrooms</li> <li>• Outdoor grills</li> <li>• Soccer field</li> <li>• Racquetball courts</li> <li>• Activities building (weight room, restrooms, and meeting/classrooms)</li> <li>• Other associated amenities, located adjacent to the park at the City Hall campus, include a multi-purpose building, banquet hall and food preparation area</li> </ul>

### Otis Gray Park

Location:	4800 NW 26th Street
Size:	6.54 acres
Classification:	Neighborhood
Type:	Passive
Facilities:	<ul style="list-style-type: none"> <li>• Green space cleared of invasive vegetation and replanted with native species</li> <li>• Multi-use field</li> <li>• 1/2 mile fitness trail</li> <li>• Inclusive tot-lot/playground for children of all abilities</li> <li>• Two pavilions</li> <li>• Cypress stand</li> </ul>

### Willie Webb, Sr. Park

Location:	3601 NW 21st Street
Size:	11.4 acres
Classification:	Community
Type:	Activity-based
Facilities:	<ul style="list-style-type: none"> <li>• Boundless playground</li> <li>• Paved parking</li> </ul>

- Benches
- Basketball courts
- Community center
- Fitness center
- Restrooms
- Banquet hall & food preparation area
- 5 lighted baseball/softball fields
- Aerobic room
- Multi-purpose ball fields
- Soccer fields
- Tot-lot
- Volleyball court
- Outdoor restroom facilities
- Picnic tables
- Grills

### ***Shared Recreation Facilities***

The school facilities are accessible by the general public at the prescribed hours of operation and serve the recreational needs of surrounding neighborhoods.

#### **Boyd Anderson School Sports Complex (14 acres)**

Located in the northeast portion of the City, the Boyd Anderson School Sports Complex offers opportunities for several sporting activities. The 14-acre recreational complex contains a lighted football field with bleachers, two baseball fields featuring dugouts and a concession stand, and an outdoor basketball half court.

#### **Lauderdale Lakes Middle School (10 acres)**

The Lauderdale Lakes Middle School is located in the same school complex as the Boyd Anderson School Sports Complex and offers several recreational opportunities. The school provides a multi-purpose field with a perimeter track containing two basketball courts in the infield. Tennis courts are available as well as a softball field.

#### **Oriole Elementary School (5 acres)**

Also located on the school complex as the previously mentioned schools, Oriole Elementary has one multi-purpose sports field with no facilities. There is a fenced in tot-lot with a sand play surface at the school.

**Park Lakes Elementary (2 acres)**

A new school, Park Lakes Elementary is located along State Road 7. There is a pedestrian bridge access over the C-13 Canal between Vincent Torres Park and the school. Recreational facilities include a soccer/football field, a baseball/softball field, and two basketball courts. All of the sport fields and courts at the school are lighted.

***Private Recreation Facilities***

The City also contains several multi-family residential subdivisions that offer a wide variety of recreational opportunities to community members. These community recreational amenities are categorized as private recreation facilities by the City. While some of these facilities are private and not necessarily available to the public, these facilities are significant because the park and recreation needs of many Lauderdale Lakes residents are served at their place of residence. These additional recreational facilities total approximately 40.82 acres.

**Whispering Palms (1 acre)**

Whispering Palms is a multi-family residential complex located along NW 34th Court featuring a swimming pool, a small sandy tot-lot, and a small area of open space adjacent to the lot.

**Somerset (5 acres)**

A private, gated community located in the western portion of the City, Somerset offers a variety of recreational opportunities. These include a swimming pool with chairs and tables, four shuffleboard courts, two lighted and fenced tennis courts, and a recreation building with meeting space and a stage. An open area pond located behind the shuffleboard courts has the potential for passive recreational use.

**Cambridge Square (1 acre)**

Located on NW 21st Street, west of Willie Webb Park, Cambridge Square is a privately owned multi-family residential community. Recreational amenities include a

computer lab and a sand tot-lot with a monkey bar dome, spring rockers, a slide, swing sets, and round-a-bouts.

#### **Cypress Chase North (3.36 acres)**

Located at NW 47th Terrace, Cypress Chase North is a gated multi-family community. The recreational facilities available include two lighted tennis courts, ten lighted shuffleboard courts, a heated 25-meter pool with lounge chairs, showers, restrooms and a clubhouse. An area of open space is located east of the pool and has shaded picnic tables and grills. Also located on the Cypress Chase North property are four retention pond areas - each having two picnic tables - providing passive recreational activities.

#### **Lauderdale Oaks (3.87 acres)**

A multi-family residential community located south of West Oakland Park Boulevard, Lauderdale Oaks features recreational amenities at each multi-family building within the community. These include courtyards with chairs, tables and a grill. Active recreational facilities include nine lighted shuffleboard courts, two fenced swimming pools, and four petanque courts. Bingo is also offered every Thursday night for the residents.

#### **Hawaiian Gardens (10.68 acres)**

A multi-family residential community located at NW 52nd Avenue and NW 34th Street, Hawaiian Gardens offers recreation facilities at each set of buildings. Facilities include an adjacent clubhouse facility, some of which contain swimming pools. There is also a lake and various open space areas with small pavilions, which provide passive recreation opportunities.

#### **Oakland Estates (3.84 acres)**

Oakland Estates is a single-family residential community located in the northwest portion of the City. This community offers a clubhouse with a large swimming pool for residents. Additionally, there is an adjacent Community Center providing lighted

open space and a pavilion along the adjacent canal, which presents passive recreational opportunities.

#### **Woodsdale Oaks (1 acre)**

A multi-family community located in the southwestern most corner of the City, Woodsdale Oaks offers some limited recreational opportunities. These include a single small wood and plastic play structure and limited open space opportunities.

Additional private recreation areas located within multi-family residential areas with public access:

- Bella Vista Green (2.24 acres)
- Cypress Chase South (5.83 acres)
- Pine Cone West (1.53 acres)
- Tropical Gardens (1.47 acres)

#### ***Shared Use Agreements***

The City maintains shared-use agreements with the Broward County School Board for the use of parks and recreational facilities at Oriole Elementary School, Park Lakes Elementary School, Lauderdale Lakes Middle School, Boyd Anderson High School, and the swimming pool complex. For the C-13 Canal Greenway, the South Florida Water Management District (SFWMD) has approved the permits for the construction of the Greenway, indicating intended use.

#### ***Swimming Pool Complex***

In June 2006, the City unveiled a one-half acre swimming pool complex that includes a concrete swimming pool with six 25-yard lanes, a zero foot “learn-to-swim” entry, filter system, heating system, adjoining deck space, deck fencing, restroom/changing room, multi-purpose/training room, registration office, and equipment/storage building. The pool is utilized for instructional swimming uses and is located between Oriole Elementary and Lauderdale Lakes Middle School.

### ***Undeveloped Park Land***

As the opportunity arises, and is feasible for the City, Lauderdale Lakes continues to acquire land to be used for parks, recreation, and open space. The City is in talks with the Broward County School Board to develop the vacant area in the middle of the school campus. The City currently owns one site and has approval with the South Florida Water Management District to continue to develop many areas along the C-13 Canal Greenway as appropriate for the needs of the residents. The acreage from these sites totals 7.82 acres and is counted toward level of service calculations. These sites include:

- The "Ireland Property", a 2.57 acre lot acquired by the City to expand Vincent Torres Park - located to the south of the park
- The C-13 Canal Trailhead at NW 31st Avenue - consisting of a quarter-acre of land along the C-13 Canal
- The southwest portion (4.45 acres) of the C-13 Canal Greenway, located west of State Road 7, on the south side of the canal - known as the Southwest Greenway
- A proposed pedestrian bridge crossing the Canal, linking the Greenway to the Northgate neighborhood (0.17 acres)
- A section of C-13 Canal Greenway (0.38 acres) at the southwest corner of the canal and NW 31st Avenue, known as the Southeast Greenway

There is also a 2.5 acre parcel located on NW 21st Street, which the City is interested in purchasing and developing into a tennis facility. As this property is not presently owned by the City, it is excluded from level of service calculations.

### ***Libraries***

In 1974, the City Library in Lauderdale Lakes joined the Broward County library system to provide residents and visitors the many benefits of these resourceful facilities. The branch was expanded and renovated in 1981 with bond issue funds.

Currently the Broward County Library system has one full-service branch library location within the City's jurisdiction. The existing Lauderdale Lakes Branch Library is located at 3521 NW 43rd Avenue.

In 2007, the City amended an interlocal agreement with Broward County for construction of the Lauderdale Lakes Library and Educational Cultural Center. Totalling 20,000 square feet, the structure shall be located on Oakland Park Boulevard within the Bella Vista development. Broward County will be providing 50 percent of the construction costs.

### ***Public Art***

Broward County has a nationally recognized public art program with over 200 pieces in its collection at more than 61 locations throughout the County. Although Lauderdale Lakes does not host a permanent piece, it is occasionally a temporary host to pieces of the County's public art. Additionally, the City has its own permanent piece of public art, a mural, on the jersey barriers at the entrance to the eastern C-13 Greenway at State Road 7. Generally public art serves as an aesthetic and cultural addition for the City and its residents and visitors.

## **Analysis**

### **Public/Private Coordination**

#### ***Land Development Regulations***

In addition to the joint City-School Board arrangements outlined above, the Land Development Regulations require residential developers provide for the park, open space, and recreational needs of the future residents of the developed areas. At the discretion of the City, a developer shall either dedicate land of suitable size and character to serve as public parks, or, 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. In addition, each commercial development must provide funds to be used by the City to accommodate the needs for open space and leisure time activities generated by such development.

### **Level of Service**

The adopted City level of service is three acres of park, recreation, and open space land per 1,000 residents. In addition to using the adopted level of service (LOS) as a measure for the general provision of public parks, recreation, and open space, the City also uses this LOS as the basis for requiring a neighborhood and community park land dedication by developers or alternatively, paying a fee based on the value of vacant land.

### ***Current & Projected Needs Based on Level of Service Standard***

The total recreational acreage in the City is 135.87 - this includes existing public, private, leased, and shared facilities along with City-owned, yet undeveloped parkland. This inventory is based on updated information provided by the City's Parks and Recreation Department, the Parks and Recreation Master Plan Report of 2003, and the Community Development Department. The City continuously evaluates the existing parks inventory, as well as new opportunities for the provision of additional facilities.

Based on the City's 2007 population of 33,565 the current LOS is 4.05 acres per 1,000 population, which exceeds the City's adopted LOS of 3.0 acres per 1,000 population. Table 6.4 shows the projected municipal parkland LOS based on the City's projected population. As shown in the table, the City will meet its adopted LOS through 2015, or the short-term (5 year) planning horizon. After that, the City needs to acquire additional properties to develop into recreational space to meet the growing population demands of the year 2020 and beyond.

The occurrence of urban redevelopment is expected to steadily increase the population to nearly 47,000 in the year 2020 and nearly 50,000 by 2025. In advance of this influx of residents, the City should work to identify methods of increasing recreational and open space land. The City should continue to require private development to provide on-site recreation for their residents. Large scale residential development/redevelopment projects should provide such in the form of clubhouses, pools, tennis courts, tot lots, and other appropriately sized amenities. Mixed-use projects, transit oriented redevelopment/developments, and other higher density projects, such as those anticipated in the Local Activity Center (LAC), can also provide such at an urban scale. Developers of these urban projects are encouraged to use innovative designs and ideas, acceptable to the City and County, to ensure inclusion of urban scaled parks, recreation and open space amenities and opportunities. Requiring such will help offset the demand for the public park and recreation facilities, and will enhance the variety of recreational opportunities for Lauderdale Lakes residents.

As vacant land dwindles and urban redevelopment continues, the provision of large open space and recreational facilities is becoming more difficult. If municipalities in urban settings are to meet their LOS requirements amidst burgeoning urban redevelopment, new and innovative ways to calculate and designate what counts as recreation and open space should be explored. Subsequently, the County is currently evaluating the calculations of what counts as recreation and open space in urban settings, and the City would certainly comply with all County recommendations and/or rulings. The City anticipates that the County will need to continue periodic updates to its recreation and open space calculation methodology for the many urban municipalities within Broward, as such; the City is prepared to participate and cooperate in these initiatives. As another alternative to meeting the recreation needs of its citizens, the City may consider developing population based recreation facility standards to determine facility needs and/or equipment.

**Table 6.4: City of Lauderdale Lakes Parks and Recreation LOS, 2007-2025**

	2007	2010	2012	2015	2020	2025
Population	33,565	36,890	39,032	42,244	46,944	49,690
Actual LOS <sup>1</sup>	4.05	3.68	3.48	3.22	2.89	2.73

<sup>1</sup>Based on 135.87 acres of parkland and recreational facilities.

Source: Broward County Planning Services Division. Calculations performed by The Mellgren Planning Group, 2008.

The above table shows a LOS deficiency by the year 2020 - when the City will need approximately 140.83 total acres of recreation and open space throughout the City to meet its adopted LOS. Including the current public and private recreational facilities, shared use sites, and planned recreation areas, the City would have approximately 135.87 acres - for a deficiency of nearly 5 acres. However, as previously stated, the redevelopment process presents the City with opportunity to increase its park and recreation inventory, either through land acquisition and development or by requiring private development to include amenities.

### **Scheduled Improvements to Parks, Recreation, and Open Space Facilities**

The City's Five-Year Capital Improvement Schedule includes funding for the following parks, recreation, and open space projects:

#### ***General Park Enhancement (FY 2008)***

This project, funded by bond, consists of assorted projects to improve and update existing facilities. Total project cost is \$183,240.

#### ***Vehicles and Equipment for New Parks (FY 2008)***

This project, funded by bond, consists of the purchase of new vehicles and equipment for maintenance of the three new parks and the C-13 Greenway. The City will be purchasing four trucks, two mowers, two utility vehicles and a landscape trailer. Total project cost is \$152,500.

#### ***Vincent Torres Park (FY 2009)***

This project will provide improvements to the existing facilities and new additions to the park. Specifically this project includes renovation of the baseball field, soccer

field and tennis/netball court, a new green lighting system, basketball court, playground and pavilion. Total project cost is \$800,000.

***Oriole Park (FY 2009)***

This project will provide for improvements and enhancements to the area behind Oriole Elementary and Lauderdale Lakes Middle schools. Specifically this project will be for construction of a restroom and pavilion, a new playground and renovation of the basketball courts, tennis courts and multi-purpose fields. Total project cost is \$575,000.

***Ireland Property (FY 2009)***

This project will provide for the construction of a 20,000 square foot multi-purpose community center, of which 10,000 square feet will serve as a senior community center with arts and crafts, a computer room, kitchen space, recreation room and offices and the remaining 10,000 square feet will include a gymnasium, fitness space and locker room. Total project cost is \$6,399,780.

# **City of Lauderdale Lakes**

**INTERGOVERNMENTAL COORDINATION ELEMENT  
VOLUME II: DATA, INVENTORY & ANALYSIS**

# TABLE OF CONTENTS

**VII. INTERGOVERNMENTAL COORDINATION ..... 1**

**Inventory ..... 1**

    Local and County Agencies ..... 1

    Regional Agencies and Special Districts ..... 11

    State Agencies ..... 15

    Federal Agencies ..... 23

    Private ..... 28

**Intergovernmental Coordination Analysis ..... 30**

    Effectiveness of Existing Coordination Mechanisms ..... 30

    Additional Coordinating Techniques ..... 32

**Improving Intergovernmental Coordination ..... 33**

    Public Schools ..... 34

    Water Supply ..... 34

    Mixed Income Housing ..... 34

    Economic Development ..... 35

    Recreation & Open Space ..... 35

**Growth and Development Implications ..... 36**

**Areas of Critical State Concern ..... 37**

# LIST OF TABLES

Table 7.1: Interlocal and Service Agreement Matrix ..... 33

# VII. Intergovernmental Coordination

## Introduction

### Purpose

The purpose of the Intergovernmental Coordination Element is to coordinate goals, objectives and policies, and development with related governmental entities and agencies. Ultimately, the Intergovernmental Coordination Element should reduce growth and development conflict and increase cooperation among governmental agencies and private entities. The element also determines the need for and quality of existing coordination mechanisms as well as examining the potential for creating additional mechanisms. It is the intent of the element to enhance the City's role in regard to intergovernmental coordination issues in order to maximize quality, efficiency, and effectiveness in government service delivery and development.

### Inventory

Several formal and informal intergovernmental coordination mechanisms exist. Formal mechanisms include contracts and interlocal and operating agreements, whereas, informal mechanisms include meetings and telephone calls. The coordinating agencies are at the local, regional, state, and federal level. The inventory below provides a brief description of the coordination mechanisms, subject area, and the office with primary responsibility of coordination.

### Local and County Agencies

#### *Adjacent Municipalities*

- City of Fort Lauderdale
- City of Lauderhill
- City of North Lauderdale
- City of Oakland Park

- City of Tamarac

Due to their proximity to each other, the City of Lauderdale Lakes coordinates with the adjacent municipalities, listed above, as needed. Issues include planning and development, land use, traffic, transit, and transportation, drainage, and emergency management. Information sharing and coordination regarding these topics occurs through informal and formal means, on an as-needed basis. The contact responsibility is shared by a number of agencies because the topical interest is rather varied; however, the primary contacts are the City Manager and the Community Development Department.

### ***Broward County***

The City of Lauderdale Lakes is located within Broward County and coordinates with Broward County on numerous issues. Communication regarding these issues occurs through both formal and informal methods, such as interlocal agreements and phone calls. Information is exchanged on both a continuous level and on as-needed basis. Since the coordination between the two entities spans a variety of interests, the contact responsibility is shared by a number of agencies, including Community Development, Building, Engineering and Construction, Parks and Leisure Services, and the City Clerk. Some of the major subjects of City and County coordination are:

- Transit
- Housing
- Planning and zoning
- Traffic control issues
- Building and permitting
- Economic redevelopment
- Drainage and NPDES permitting
- Conservation of natural resources
- County recreation and open space

- Solid waste services
- Water and sewer/wastewater services
- Social services and public health services
- Construction and maintenance of County roads
- Emergency management, including disaster preparedness and repair and hurricane evacuation

### ***Broward County Water & Wastewater Services***

Broward County Water & Wastewater Services (BCWWS) is a part of the County Public Works Department and was created in 1988 with the reorganization of the Broward County Utilities Division. Overall BCWWS provides retail water and sewer services for over 50,000 customers, regional wastewater services for over 600,000 citizens, and storm water and canal management services supporting aquifer recharge and flood management throughout Broward County. The mission of BCWWS is to provide cost-effective water and wastewater management services and programs while maintaining the quality of life in Broward County through sound environmental practices. BCWWS has established the following goals to fulfill this mission, they are:

- To provide high quality and cost-effective services
- To treat customers professionally and with the utmost respect
- To protect and enhance the natural resources of Broward County
- To maintain honesty and integrity in every aspect of the operation
- To operate the facilities and execute programs in a manner that protects the environment
- To create and maintain a workplace in which employees are provided the opportunity to develop to their maximum potential

Although Water & Wastewater Services is a direct agency of Broward County, it is singled-out for discussion because Lauderdale Lakes residents are retail customers of the County's potable water and wastewater services and facilities, as the City does

not own or operate its own. Additionally, general water management and supply is an issue of importance throughout the state and region. To more effectively and efficiently provide water and wastewater services, Broward County divides its retail service areas into districts. There are different district boundaries for potable water service and wastewater service; however, the City falls within District 1 for both services.

Since the City uses Broward County as its sole source of water and wastewater, it is critical that constant and reliable coordination occur between these two government agencies. Another essential topic of coordination between these two agencies is population and demand projections. This information must be provided for updating the County's water supply plan. The Public Works Department and the Community Development Department are the principal contacts for the City in matters relating to the BCWWS.

### ***Broward County Housing & Community Development Division***

The Housing and Community Development Division is a part of the Broward County Urban Planning and Redevelopment Department. The Housing and Community Development Division is responsible for administering the housing programs of both the Housing Finance Authority of Broward County, Florida, and the Broward County Commission. The Division's mission is to create partnerships, maximize resources and find new tools to develop and preserve affordable housing, and improve communities. Its primary purpose is to provide housing which persons and families of low, moderate or middle income can afford, and capital for investment in such housing, including development and rehabilitation. As such, the Division offers a number of services and programs to developers, lenders, and home buyers and owners. These programs and services offer a variety of informational, educational, financial, and funding opportunities.

Although the Housing and Community Development Division is a direct agency of Broward County, it is singled-out for discussion because Lauderdale Lakes maintains

the majority of the County's affordable housing stock, including subsidized and assisted units. The coordination between the City and the Housing Division are crucial, not only to the tenants and owners of these units but also to these two government agencies. Since Lauderdale Lakes population size prevents it from being directly qualified to receive funding from the various state and federal housing programs, the City and County coordinate to ensure Lauderdale Lakes receives appropriate funding. Additionally, the City and County coordinate regarding maintenance and preservation of the existing affordable housing stock within Lauderdale Lakes and throughout the County. The Community Development Department is the principal contact for the City in matters relating to the Broward County Housing and Community Development Division.

### ***Broward County Housing Authority***

The Broward County Housing Authority's (BCHA) mission is to create, provide and increase high quality housing opportunities to Broward County residents through effective and responsive management and responsible stewardship of public and private funds. Generally, the BCHA serves Broward County residents as tenants residing in the properties managed and maintained by the Authority, through the rental subsidies the Authority pays for families living in the private rental market, and with the various programs operated and maintained by the BCHA, including the services they offer through the HUD-certified Housing Counseling Program.

More specifically, the BCHA manages several public housing sites located throughout the County, which provide decent and safe rental housing for eligible and low-income families, the elderly and persons with disabilities. The Authority also offers a variety of Section 8 programs to eligible households, including rental vouchers, shelter plus care, and family unification, just to name a few. Additionally, BCHA provides a Housing Counseling Program, which is cost-free and offers a complete range of advice, information and services regarding:

- Homeownership

- Home Management
- Money Management
- Reverse Equity Mortgage
- Property Care and Maintenance
- Rental and Purchase Procedures
- Referrals to Community Resources
- Relief measures for defaulted mortgages

Since Lauderdale Lakes maintains a majority of the affordable housing units, inclusive of assisted and subsidized units within the County, the City and the BCHA coordinate on the information provided above as well as other housing issues, including maintenance, funding, and increasing housing opportunities for residents. The Community Development Department is the principal contact for the City in matters relating to the Broward County Housing Authority.

### ***Broward County Board of County Commissioners***

As required by the Broward County Charter, the Broward County Board of County Commissioners (BCC) was established to act as the legislative branch of Broward County Government. The Commission is charged with overseeing a variety of County operations, including land use, plats, and environmental matters. Therefore the BCC has final authority regarding Broward County Land Use Plan amendments. In addition, the BCC appoints the County Attorney, Administrator, and Auditor, as well as, numerous regulatory and advisory boards.

The BCC is comprised of nine members; one Commissioner is elected by each of the nine districts in partisan elections. The City of Lauderdale Lakes falls entirely within the boundaries of District 9. The City and the BCC coordinate through formal and informal meetings and information sharing. Dependant on the subject this communication occurs on a continuous or an as-needed basis. The City Manager and Mayor are the principal contacts for the City in matters relating to the Commission.

***Metropolitan Planning Organization***

The Metropolitan Planning Organization (MPO) was established in 1977 by the Florida Legislature to direct urban transportation planning and the expenditure of federal and state funds. In addition to coordinating efforts of local governments regarding transportation plans to ensure compatibility with long-range County plans, the MPO is the lead agency responsible for developing and administering plans and programs to maintain eligibility and receive federal funds for the transportation systems in Broward County, which includes the City of Lauderdale Lakes as an area of concern for these entities.

The duties of the MPO, in cooperation with the Florida Department of Transportation, include preparation of the following:

- A multi-year planning program; a Transportation Plan consisting of a long-range element and a Transportation Systems Management element (Short Range Highway Plan);
- An annual Unified Planning Work Program; and,
- An annually updated Transportation Improvement Program, which consists of projects taken from the Transportation Systems Management element and long range Transportation Plan.

The MPO consists of five districts and 19 members, including representatives from cities within the County, the Broward County School Board, the Broward County Board of County Commissioners, and the South Florida Regional Transportation Authority. For each of the five districts, the municipality with the largest population appoints an elected official to serve as the district representative, and the municipality with the second largest population is the alternate. The City of Lauderdale Lakes is located in District 3, which has five representatives due to population size. The City of Lauderdale Lakes serves as an alternate for District 3.

The MPO has also established two committees, the Technical Coordinating Committee and the Community Involvement Roundtable. The Technical Coordinating Committee (TCC) is the MPO's advisory board that provides expertise and recommendations for the MPO decision making process. Specifically, the TCC is comprised of 29 technical staff members and 1 non-voting member. This membership consists primarily of engineers, planners, and other professionals who represent Broward County local governments and transportation agencies.

The Community Involvement Roundtable (CIR) is a committee comprised of representatives and members of the public interested in participating in the transportation planning process in Broward County. The members of the CIR represent a broad cross section of Broward's population including members from various cities, towns, and community organizations. This committee provides the MPO with valuable insight into local communities, helping to shape the urban landscape by acting as a voice for public opinion relating to general transportation issues. The committee reviews and provides recommendations on transportation plans and programs, taking into consideration the impacts of these plans and programs on their local communities.

Although the City of Lauderdale Lakes does not serve on the CIR committee, the City does serve as a District 3 alternate for the TCC committee. Additionally, the City considers communication with the MPO vital to implementing the local and regional transportation goals, especially those of the State Road 7/US 441 Collaborative. Therefore, the City and MPO will continue to coordinate through formal and informal meetings and information sharing, depending on the subject this communication occurs on an as-needed or continuous basis. The Community Development Department is the principal contact for the City in matters relating to the MPO.

### ***Broward County Planning Council***

The Broward County Planning Council (BCPC) was created in 1974 to replace the 1959 Broward County Area Planning Board. The BCPC is multi-jurisdictional planning agency

established to promote coordinated, comprehensive, long-range planning throughout Broward County through the joint cooperation and participation of all local governments, public officials and private citizens.

The BCPC consists of twenty members: one member is a Broward County Commissioner selected by a majority vote of the Commission; one member is a Broward County School Board member, selected by the School Board membership. In addition, each County Commissioner individually appoints two members from their respective nine County Commission districts, one member in each district being an elected municipal official and one being an elector not holding elected public office.

In addition to special projects and participating in and encouraging intergovernmental coordination efforts, the BCPC is charged with three main responsibilities, they are the:

- Broward County Trafficways Plan - the BCPC rules on waivers and proposed amendments to this plan, which preserves roadway right-of-way for the County.
- Broward County Land Use Plan - the BCPC reviews and makes recommendations to the Broward County Board of County Commissioners regarding proposed amendments to the Broward County Land Use Plan; and ensures that adequate facilities are available for the proposed land use.
- Platting - the BCPC staff implements a countywide plat compliance monitoring system; interprets the countywide platting requirements contained within the Broward County Land Use Plan; and reviews plats and other development proposals to ensure proposed uses are consistent with those permitted by the effective land use plan designation.

The BCPC and the City coordinate on the above issues through an informal means, such as meetings, and information sharing occurs on an as-needed basis. The

Community Development Department is the principal contact for the City in matters relating to the Planning Council.

### ***Broward County School Board***

The School Board of Broward County, Florida is composed of nine members and a superintendent. Seven members are elected from single member districts, and two members are residents of the district and are nominated and elected from the district at large. The School Board has the authority to acquire, build, construct, erect, enlarge and improve Broward County public school facilities, and to furnish and equip public schools. To pay the cost of such projects, the School Board is authorized to tax real property and to issue certificates of indebtedness and bonds. Additionally, the Board is charged with formulating policy governing the administration and operation of public schools, including the public school facilities located in Lauderdale Lakes. These facilities include two elementary schools, one middle school, and one high school, which are listed below:

- Oriole Elementary School
- Park Lakes Elementary School
- Lauderdale Lakes Middle School
- Boyd H. Anderson High School

The City coordinates with the School Board to analyze public education facilities impacts on the transportation system, to encourage the siting of future schools, if needed, and expansion of existing schools as closely to residential areas as practical; to encourage the co-location of Lauderdale Lakes public facilities, such as parks, libraries, and community centers, with schools to the extent possible; and to encourage the use of public schools as focal points for neighborhoods. The School Board and the City coordinate through an interlocal agreement, shared/joint use agreements, meetings, and information sharing on a continuous basis. The Community Development Department and the City Manager are both principal contacts for the City in matters relating to the School Board.

***Broward County Property Appraiser's Office***

The Broward County Property Appraiser's Office (BCPA) is responsible for placing a fair and just value on each individual property, both real and personal, within Broward County for tax purposes. Then various taxing authorities, such as the County Commission and School Board, set the actual amount of taxes to be paid as a result of the appraised value. Thus the BCPA requires that all updated information regarding real estate within Broward County be provided to it on a regular basis. The City's Building Division provides monthly reports on new building permits, as well as any other information that may be relevant. In turn, the City is provided an annual tax roll for the City. The Finance Department and the Community Development Department, which comprises the Building Division, are the principal contacts for the City in matters relating to the BCPA.

***Broward County Sheriff's Office***

The Broward County Sheriff's Office (BSO) is the largest fully accredited sheriff's office in the nation and one of the County's largest employers. The City of Lauderdale Lakes maintains a contract with the BSO to provide a full spectrum of law enforcement services, as well as fire rescue services. The BSO and the City coordinate through a service agreement, meetings, and information sharing on a continuous basis. The City Manager is the principal contact for the City in matters relating to the BSO.

**Regional Agencies and Special Districts*****South Florida Regional Planning Council***

The South Florida Regional Planning Council (SFRPC) is one of Florida's 11 regional planning councils and includes the counties of Broward, Miami-Dade, and Monroe. The SFRPC is administered by an executive director who reports to a Board. The Board is made up of elected officials from local governments belonging to the Council and Governor appointees.

The SFRPC provides technical assistance to local governments. In addition, the SFRPC has the responsibility for reviewing comprehensive plans or portions thereof in order to ensure consistency with the Strategic Regional Policy Plan (SRPP) goals, objectives, and policies. Lauderdale Lakes also coordinates development of regional impact (DRI) review with the SFRPC. The SFRPC may also submit recommendations to the State requesting modification of local plans.

The City and SFRPC coordinate through formal and informal meetings and information sharing, depending on the subject this communication occurs on a continuous or an as-needed basis. The Community Development Department is the principal contact for the City in matters relating to the SFRPC. Other major subjects of interest include:

- Eastward Ho!
- Legislative updates
- Hurricane evacuation
- Regional coordination
- Intergovernmental review
- Socio-economic data projections
- Comprehensive Regional Policy Plan
- Development of Regional Impact issues

### ***South Florida Water Management District***

The South Florida Water Management District (SFWMD) is a State created agency that functions as a multi-county independent special district responsible for flood-control and water conservation within the South Florida Region. Local governments within the SFWMD jurisdiction, including the City of Lauderdale Lakes, must base their local water supply plan on the SFWMD's regional water supply plan. As well, the City and the District coordinate regarding the C-13 Canal, inclusive of the shared use

agreement for the C-13 Canal bank as part of the City's Greenway. Other subjects of major interest between the City and SFWMD are:

- Stormwater drainage
- Wetlands protection
- Consumptive use permits
- Coordination with regional water supply plan
- Grant funding to perform stormwater evaluations and improvements

Information regarding these and other issues is shared on a continuous basis through informal means. The Public Works and Engineering Department and the Community Development Department are the principal contacts for the City in matters relating to the SFWMD.

As one of Florida's five regional water management districts, SFWMD issues permits for the consumptive use of water, surface water management, well construction, and artificial recharge and creates a regional water supply plan. Besides its permitting activities, the district is authorized to:

- Gather water resource data
- Engage in water resource planning
- Construct and operate water control works
- Participate in technical investigations of water resources
- Monitor discharges into SFWMD canals from City canals

An executive director appointed by a Citizen Board administers the staff of each district. Staff recommendations and public testimony received at Board meetings and public hearings are the basis of the Board's decisions and policy.

***North Broward Hospital District***

Broward County has created two special hospital districts: the North Broward Hospital District and the South Broward or Memorial Hospital District. Griffin Road serves as the dividing line between the two districts.

Lauderdale Lakes has been served by the North Broward Hospital District since 1938. The North Broward Hospital District is a nonprofit community health system offering a full spectrum of health care services. Facilities include four hospitals:

- Broward General Medical Center;
- North Broward Medical Center;
- Imperial Point Medical Center; and
- Coral Springs Medical Center.

The District is a medical safety net for Broward County residents. These four medical centers anchor District services which include primary health care centers, home health services and hospice, family health places, physician practices, specialty care services and extensive community services and programming. The District provides a complete continuum of health care services, from wellness and prevention programs to treatment and rehabilitation, home health, and follow-up care. This is accomplished through the availability of progressive specialty care services, advanced technology and equipment, a highly skilled and trained medical staff and professional personnel, and the guidance of a dedicated administrative staff and Board of Commissioners. The North Broward Hospital District and the City coordinate through formal and informal methods and information sharing on a continuous basis. The City Manager is the principal contact for the City in matters relating to the Hospital District.

***Broward County Solid Waste Disposal District***

The Broward County Solid Waste Disposal District is a special district, created in 1986, to provide quality, efficient, and reliable solid waste disposal services to the

unincorporated portion of the County and the municipalities located within the County, choosing to join the District by resolution. The District is governed by the Resource Recovery Board (RRB), which consists of nine members; four County Commissioners, four appointed by the contract communities and one appointed County Commissioner or elected official from a contract community. The City coordinates with the District to ensure the proper disposal of solid waste. Other main points of interest are:

- Recycling efforts
- Service fees
- Annual reports

The City is a Municipal Member of the RRB's Technical Advisory Board. Lauderdale Lakes and the District coordinate through an interlocal agreement, meetings, and information sharing on a continuous basis. The Public Works Department and the City Manager are principal contacts for the City in matters relating to the Broward County Solid Waste Disposal District.

## **State Agencies**

### ***Florida Department of Community Affairs***

The Florida Department of Community Affairs (DCA) is the state land planning agency, and therefore, has land use approval authority over local government comprehensive plans and plan amendments. Land use approval is a precursor to development. The DCA is administered by a Secretary appointed by the Governor. The DCA provides technical assistance to local governments in the areas of:

- Housing
- Public safety
- Community services
- Post-disaster recovery

- Community development
- Land and water management
- Resource planning and management
- Emergency management preparedness

The DCA administers a variety of grant programs designed to assist local governments in improving growth management resources, community infrastructure, and service delivery systems. The City of Lauderdale Lakes has been coordinating with the DCA in amending its comprehensive plan pursuant to State laws.

The City's Comprehensive Plan must meet both statutory and administrative requirements with review by the DCA. As well, both entities work together to coordinate resource conservation and growth management issues. The DCA also provides funding assistance for local comprehensive planning activities, and emergency aid and assistance. The DCA and Lauderdale Lakes coordinate through formal and informal methods of information sharing on a continuous basis to achieve the aforementioned. The Community Development Department is the principal contact in matters relating to the DCA.

### ***Florida Department of State***

The Florida Department of State (DOS) coordinates with the City of Lauderdale Lakes on issues related to State archives and records. The City does not presently have any historically designated sites within its corporate limits; however, the City will continue working with the Division of Historical Resources (DHR), Bureau of Historic Preservation, in addressing comprehensive planning issues surrounding historic and archaeological sites of significance. The continued coordination of these agencies is especially important since the City has approximately 594 housing units that are 50 years of age or approaching, which is the minimum age for consideration of historical and/or archeological significance. The Department of State is also the City's primary source for obtaining rules and regulations promulgated by State agencies and historic survey grants.

The DHR and the City share information on an as-needed basis through formal and informal coordination methods. The Community Development Department is the principal contact for the City in matters relating to the DOS.

### ***Florida Department of Children and Families***

The Florida Department of Children and Families (DCF) coordinates with the City on issues surrounding delivery of rehabilitative, social and medical services for children, youth, family, and elderly, including services directed toward special needs, such as physically and mentally challenged, and impoverished. The DCF also coordinates with Lauderdale Lakes on Assisted Living Facilities (ALF) that are classified as Community Residential Homes according to Florida Statutes and regulates community residential homes, mobile homes, foster care homes, and homes for special children. The City and the DCF coordinate through formal and informal information sharing methods on an as-needed basis. The City Manager, the Alzheimer Care and Social Services Department and the Community Development Department are the principal contacts for the City in matters relating to the DCF.

### ***Florida Department of Health***

The Department of Health's (DOH) mission is to promote and protect the health and safety of all Floridians. The DOH seeks to accomplish this through the prevention and control of the spread of acute, chronic, and infectious disease, the provision of basic health care services, such as immunizations and prenatal care, monitoring conditions in group living facilities, and monitoring of water and sewage systems to ensure operating conditions are sanitary.

The DOH delivers public health services through 67 county health departments, which are funded through a combination of federal, state, and local dollars. The DOH coordinates with the City of Lauderdale Lakes on issues related to public health and environmental control. The City principally coordinates through the Broward County Environmental Protection Department (EPD) and the Broward County Health

Department. The DOH, the County, and the City share information on an as-needed basis through formal and informal coordination methods. The City Manager is the principal contact for the City in matters relating to the DOH.

### ***Florida Department of Transportation***

The Florida Department of Transportation (FDOT) directs planning functions and coordinates maintenance and development of Florida's transportation system. FDOT has authority to direct the design, construction, maintenance, and related activities of the Florida Highway System. The FDOT has limited regulatory authority over the use of land along State roads including design standards for curb cuts on the State's major highway system. In addition, the FDOT is responsible for determining the functional classification of roads within the City.

The FDOT is a decentralized agency, which is divided into eight districts. The primary responsibility of each of the eight districts is to implement the FDOT's transportation programs, such as improvements to State roads, installing traffic control devices, and funding for transit related projects. The FDOT District 4 office is responsible for coordinating most FDOT issues with City of Lauderdale Lakes. The City and the FDOT coordinate through formal and informal methods of information sharing on an as-needed basis. The Engineering and Construction and Community Development Departments are the principal contacts for the City in matters relating to the FDOT.

FDOT is responsible for the maintenance of the following roads within the City of Lauderdale Lakes:

<u>ROADWAY</u>	<u>CLASSIFICATION</u>
State Road 7/US 441 (SR7/US 441) (NW 19 <sup>th</sup> Street to Commercial Boulevard)	Urban Principal Arterial - Other
Commercial Boulevard (east of SR7 to west of NW 31 <sup>st</sup> Avenue)	Urban Principal Arterial - Other
West Oakland Park Boulevard (Florida Turnpike to NW 31 <sup>st</sup> Avenue)	Urban Principal Arterial - Other

***Florida Department of Environmental Protection***

The Department of Environmental Protection (DEP) is the state administrative agency in charge of environmental issues and natural resource protection. The DEP is administered by a Secretary appointed by the Governor. Its primary duties are:

- Protecting and conserving Florida's natural resources,
- Managing State owned lands/aquatic preserves, and
- Regulating impacts on the environment, including industrial waste, air pollution emission, hazardous wastes, potable water usages, solid waste disposal, dredge and fill activities, and alteration to environmentally sensitive areas.

The DEP also serves as an umbrella agency for Florida's five regional water management districts and issues National Pollution Discharge Elimination System (NPDES) water qualities certifications. Lauderdale Lakes coordinates with the DEP on environmental resource issues involving public projects and private development.

The DEP and the City coordinate on issues including those listed as the DEP's primary duties, as well as, storm water discharge and park development. The DEP and the City coordinate through formal and informal arrangements and share information on an as-needed basis. The Community Development and Public Works and Engineering Departments are the principal contacts for the City in matters relating to the DEP.

***Florida Fish and Wildlife Conservation Commission***

The Florida Fish and Wildlife Conservation Commission (FWC), formerly the Game and Fresh Water Fish Commission, has jurisdiction over all terrestrial and aquatic wildlife, including both freshwater and saltwater. Its mission is to manage fish and wildlife resources for their long-term well-being and the benefit of people.

The FWC coordinates with the City of Lauderdale Lakes primarily through the review of projects that may have potential impacts on local fish and wildlife habitat or which may intrude on and disturb habitats of endangered species. The City coordinates its

comprehensive planning activities with the FWC in order to achieve professional fish and wildlife management perspectives on issues potentially impacting fish and wildlife habitat, particularly habitats of species listed as endangered, threatened or species of special concern. Lauderdale Lakes and the FWC coordinate information sharing through formal and informal arrangements on an as-needed basis. The Community Development Department is the principal contact for the City in matters relating to the FWC.

### ***Florida Department of Agriculture and Consumer Affairs***

The Department of Agriculture and Consumer Services (DACS) mission is to safeguard the public and support Florida's agricultural economy by ensuring the safety and wholesomeness of food and other consumer products through inspection and testing programs; protecting consumers from unfair and deceptive business practices and providing consumer information; assisting Florida's farmers and agricultural industries with the production and promotion of agricultural products; and conserving and protecting the state's agricultural and natural resources by reducing wildfires, promoting environmentally safe agricultural practices, and managing public lands.

The head of the DACS is the Commissioner of Agriculture who is elected every four years at the time of the general election and is part of the Governor's cabinet. The Department's agricultural agent extension service, typically through the County, provides City staff and residents with technical assistance, consumer related services, and publications which address a broad range of special services.

The City coordinates with Broward County extension agencies and the DACS to promote and ensure the continued viability of Florida's agricultural market, as well as, to inform and educate consumers regarding these and many other products. The DACS and the City of Lauderdale Lakes coordinate through formal and informal arrangements, sharing information on an as-needed basis. The City Manager and Community Development Department are the principal contacts for the City in matters relating to the DACS.

### ***University of Florida***

One of the nation's five largest universities, the University of Florida is a major, public, comprehensive, land-grant, research institution. The University of Florida is located in Gainesville and is the state's oldest, largest and most comprehensive university. As such the University has 16 colleges and more than 100 research, service and education centers, bureaus and institutes. One of the University's bureaus and one of its centers play an important role in the City of Lauderdale Lakes - the Bureau of Economic and Business Research (BEBR) and the Shimberg Center for Affordable Housing, which are described below. It is noted that both BEBR and Shimberg play an important role in every local government of the State of Florida, as each analyze and produce valuable and reliable data needed for various aspects of community planning. Additionally the Florida Department of Community Affairs recognizes both the Bureau and the Center as informed, reliable, accurate, and credible sources of data and information.

#### Bureau of Economic and Business Research

The Bureau of Economic and Business Research (BEBR) was founded in 1929 and is an applied research center in the Warrington College of Business Administration at the University of Florida. Its three-fold mission is to:

- Collect economic and demographic data for Florida and its local areas
- Conduct economic, demographic, and public policy research on topics of particular importance to the state of Florida
- Distribute data and research findings throughout the state and the nation

To effectively implement its mission, BEBR is organized into five primary programs:

- Population
- Survey Research
- Economic Analysis
- Information/Publications Services
- Administrative Services and Information Technology

The research conducted by BEBR is generally considered to be both academically sound and directly relevant to public and private decision makers in Florida. Additionally BEBRs research is generally accepted by the Florida Department of Community Affairs as reliable and informed for community planning purposes. As a research center, BEBR aims to make its research results accessible to the majority and publishes the information in various media formats. As well, BEBR staff respond to information requests and make presentations to various groups in an effort to share its information. As Lauderdale Lakes continues to embrace economic development initiatives and urban redevelopment, its relationship with the BEBR will play an even more important role. As such the City and BEBR will continue to coordinate through informal and formal means. Dependant on the subject matter this communication will continue to occur on a continuous or an as-needed basis. The Community Development Department is the principal contact for the City in matters relating to the BEBR.

#### Shimberg Center for Affordable Housing

The Shimberg Center for Affordable Housing was established in 1988 at the University of Florida, in the M.E., Sr. Rinker School of Building Construction. Its two-fold mission is to:

- To facilitate the provision of safe, decent, and affordable housing and related community development throughout the state of Florida and thereby,
- To establish Florida as the national and international model for successful affordable housing delivery

It is widely established that an interdisciplinary approach is required to understand housing affordability and to develop solutions. As such the Center was created as a multi-disciplinary center to facilitate such a response. The Center publishes its data in variety of media formats, with much of it accessible through their virtual library. The data is recognized as a generally reliable source. As well the Center's published data is generally accepted by the Florida Department of Community Affairs as reliable and informed for community planning purposes.

The Center also manages the Florida Housing Data Clearinghouse (FHDC), which was founded in 2000 to provide public access to data about housing needs and supply, subsidized rental housing and household demographics in Florida communities. The FHDC also prepares Affordable Housing Needs Assessments for local governments, inclusive of Lauderdale Lakes, to use in their respective comprehensive plans. Since the City of Lauderdale Lakes maintains the majority of Broward County's affordable housing stock coordination with the Shimberg Center is a high priority for the City. The City and the Center coordinate through formal and informal means. Dependant on the subject matter this communication occurs on a continuous or an as-needed basis. The Community Development Department is the principal contact for the City in matters relating to the Shimberg Center for Affordable Housing.

## **Federal Agencies**

### ***U.S.Census Bureau***

The U.S. Census Bureau requires that municipalities provide monthly information relative to building permits; the City's Building Department prepares these reports. The Bureau is also one of the principal sources of housing data for the City. In addition, the Community Development Department responds to annual Boundary Area Surveys required by the U.S. Census Bureau for annexation purposes. The Department also coordinates all City involvement in the preparation of a decennial census, as well as evaluating the results of a decennial census.

The City of Lauderdale Lakes and the U.S. Census Bureau coordinate through formal and informal information sharing methods on an as-needed basis. The Community Development is the principal contacts for the City in matters relating to the Bureau.

### ***U.S. Department of Housing and Urban Development***

The mission of the Department of Housing and Urban Development (HUD) is to increase homeownership, support community development and increase access to

affordable housing free from discrimination. As such, HUD is responsible for policy, programs, and regulation regarding community development, housing needs, and fair housing.

HUD coordinates with the City and Broward County regarding the implementation and monitoring of these programs, policy, and regulation. Other mutual interests between the City of Lauderdale Lakes, Broward County and HUD include:

- Quality, availability, and affordability of housing stock
- Ensure fair housing
- Implement and coordinate housing programs, including the Community Development Block Grant (CDBG) Program

HUD, the City and Broward County coordinate through formal and informal information sharing methods on an as-needed basis. The Community Development Department is the principal contact for the City in matters relating to HUD.

### ***U.S. Army Corps of Engineers***

The U.S. Army Corps of Engineers (ACE) consists of military and civilian engineers, scientists and other specialists that work together as leaders in engineering and environmental matters. The ACE serves the Armed Forces and the Nation by providing vital engineering services and capabilities, as a public service, across a full spectrum of operations in support of national interests. Specifically, the ACE's mission is to:

- Help care for the nations aquatic resources
- Act as a steward of the environment and to engage in environmental restoration projects
- Build and sustain critical infrastructure facilities for national water resources, military global missions, and growing security objectives
- Expand capabilities that support growing national homeland security missions

- Shape capabilities and agency structure that provide highly adaptable and effective support of the National Defense Strategy and the National Military Strategy

The ACE works in cooperation with state and local agencies to achieve its mission. The ACE reviews permits that affect water resources and other environmental issues, including endangered species for compliance with the Clean Water Act, the Endangered Species Act, and other Federal laws. The ACE, the City, and other involved agencies coordinate through informal and formal information sharing methods on an as-needed basis. The City Manager and the Public Works and Engineering Department are both the principal contacts for the City in matters relating to the ACE.

### ***U.S. Environmental Protection Agency***

The U.S. Environmental Protection Agency (EPA) is the federal agency responsible for protection of the environment. This federal agency is divided into ten regions. Florida is one of eight states located in Region 4, which is the Southeast. The main office for the Southeast Region is located in Atlanta, Georgia.

The mission of the EPA is to protect human health and to safeguard the natural environment (air, water, and land) upon which life depends. To accomplish this mission, the EPA administers a variety of programs ranging from noise abatement to air and water quality protection. The EPA exercises authority through its power to fine violators and through the issuance of grant monies. The agency establishes national drinking water and air quality standards with which all local agencies must comply. The Southeast Regional Office of the EPA is responsible for administering the agency's programs in Florida. The EPA standards are generally administered at the local level through the Florida Department of Environmental Protection (DEP) and the Broward County Environmental Protection Department (EPD).

The EPA also coordinates clean-up efforts and advises the Department about safety measures for handling unusual materials and clean-up of hazardous waste spills. The EPA issues National Pollution Discharge Elimination System (NPDES) permits and reviews permits issued by DEP for the treatment, disposal and storage of hazardous waste. The EPA may also prohibit or otherwise restrict the discharge of dredge and fill material.

The City and the EPA coordinate through formal and informal information sharing methods on an as-needed basis. The Community Development Department is the principal contact for the City in matters relating to the EPA.

### ***U.S. Department of Agriculture, Natural Resources Conservation Service***

The U.S. Department of Agriculture (USDA) aims to provide leadership on food, agriculture, natural resources, and related issues based on sound public policy, the best available science, and efficient management. As such, one of the agencies within the USDA is the Natural Resources Conservation Service. The Natural Resources Conservation Service (NRCS) has six mission goals:

- high quality, productive soils;
- clean and abundant water;
- healthy plant and animal communities;
- clean air; an adequate energy supply; and
- working farms and ranchlands.

The NRCS provides technical assistance, and often financial assistance, to those engaging in conservation activities. As well, the NRCS disseminates educational and informative information concerning conservation techniques and programs, such as prevention of soil erosion, to the public, development industries, and agricultural operations.

The NRCS also has responsibility for mapping soils according to type, including soils that define wetlands, and this information is used to assist in locating areas that deserve special attention. The Broward County Soil and Water Conservation District is a sub-agency of the Department of Agriculture and shares soil mapping responsibilities and describing the soil type suitability for land uses. The District staff provides technical assistance to the City regarding large scale development impacts.

The City coordinates with the NRCS and the Broward County District office to ensure land use activities occur consistent with specific soil properties. Lauderdale Lakes, the NRCS, and the County coordinate through formal and informal information sharing methods on an as-needed basis. The Community Development Department is the principal contact for the City in matters relating to these two agencies.

### ***Federal Emergency Management Agency and Flood Insurance Administration***

The Federal Emergency Management Agency's (FEMA) continuing mission is to lead the effort to prepare for, prevent, respond to, and recover from disaster for all hazards and effectively manage federal response and recovery efforts following any national disaster, natural or man-made. The FEMA also initiates proactive mitigation activities, provides and coordinates disaster relief efforts for communities in need of such, and trains first responders. The Federal Insurance and Mitigation Administration (FIMA) within FEMA is responsible for managing the National Flood Insurance Program (NIFP) and programs that provide assistance for mitigating future damages from natural hazards. As such, FIMA generates the Flood Insurance Rate Maps (FIRM). This includes the 100-year flood zone map, which is useful in defining sensitive areas. If an area is, both, flood prone and environmentally unique, the flood protection policies tend to provide additional reinforcement to the other City policies created for protection of the area.

Lauderdale Lakes coordinates with the FEMA regarding emergency management and disaster mitigation, preparedness, response, and recovery. Coordination is also in

place for compliance with federal flooding regulations, as the City falls within flood plain zones AE, AH, and X. It is also the City's intention to expand this coordination to include participation in the Community Rating System (CRS), as the City's involvement with this program will increase community awareness regarding flood loss and can reduce residents flood insurance costs. The City and the FEMA coordinate through formal and informal information sharing methods on an as-needed basis. The City Manager is the principal contact for the City in matters relating to the FEMA.

### ***National Oceanic and Atmospheric Administration***

The National Oceanic and Atmospheric Administration (NOAA) is responsible for a variety of issues. The two most pertinent to Lauderdale Lakes are the National Weather Service and the National Hurricane Center; both of these agencies have a role in the City. The National Weather Service provides weather forecasts for Lauderdale Lakes. The National Hurricane Center aids in emergency preparedness by providing watches and warnings through its hurricane tracking services. The NOAA and the City coordinate through informal information sharing methods on an as-needed basis. The City Manager and the Community Development Department are both the principal contacts for the City in matters relating to the NOAA.

## **Private**

### ***Telephone Service***

The City maintains franchise agreements for the provision of telephone access and other telecommunication services opportunities within its corporate limits. Telecommunication services may include but are not limited to internet, radio, wireless features, and cable and satellite services. AT&T is the major local and long distance provider; other smaller vendors also provide both of these services to the City. Lauderdale Lakes depends on these providers to generate and distribute adequate and dependable telephone and telecommunication services. As well, the telephone service providers and Lauderdale Lakes coordinate regarding franchise fees. The service providers and the City coordinate through formal and informal

information sharing methods on an as-needed basis. The City Manager is the principal contact for Lauderdale Lakes in matters relating to telephone and telecommunication services and related franchise service agreements.

### ***Electricity***

The City maintains a franchise agreement with the Florida Power and Light Company (FPL) for the provision of electricity within its corporate limits. This is the sole electric utility company in Broward County. Lauderdale Lakes depends on FPL to generate and distribute an adequate and dependable supply of electricity. As well, FPL and Lauderdale Lakes coordinate regarding franchise fees and utility taxes. FPL and the City coordinate through formal and informal information sharing methods on an as-needed basis. The City Manager is the principal contact for Lauderdale Lakes in matters relating to FPL and electric franchise service agreements.

### ***Cable & Satellite Service***

The City maintains franchise agreements for the provision of cable and satellite access and other telecommunication services opportunities within its corporate limits. Telecommunication services are inclusive of cable and satellite services as well as internet, radio, and various wireless features. Comcast is the major cable vendor with other smaller vendors providing this service to the City. Direct TV is the major satellite vendor with other smaller vendors providing this service to the City. Lauderdale Lakes depends on these providers to generate and distribute adequate and dependable cable, satellite and telecommunication services. As well, the cable and satellite service providers and Lauderdale Lakes coordinate regarding franchise fees. The service providers and the City coordinate through formal and informal information sharing methods on an as-needed basis. The City Manager is the principal contact for Lauderdale Lakes in matters relating to cable, satellite and telecommunication services and related franchise service agreements.

***Recycling***

Lauderdale Lakes maintains a franchise agreement with All Service Refuse, Inc. to operate its recycling program. The City depends on this contractor to properly collect, sort, and dispose of collected recyclable materials. As well, this service provider and Lauderdale Lakes coordinate regarding franchise fees. All Service Refuse, Inc. and the City coordinate through formal and informal information sharing methods on an as-needed basis. The City Manager and the Public Works and Engineering Department are the principal contacts for Lauderdale Lakes in matters relating to these services.

***Solid Waste Pick-up***

Lauderdale Lakes maintains a franchise agreement with Waste Management, Inc. for collection of solid waste within the City. The City depends on this contractor to properly collect and transfer collected solid waste to the appropriate solid waste disposable facilities within Broward County. As well, this service provider and Lauderdale Lakes coordinate regarding franchise fees. Waste Management, Inc. and the City coordinate through informal and formal information sharing methods on an as-needed basis. The City Manager and the Public Works and Engineering Department are the principal contacts for Lauderdale Lakes in matters relating to solid waste pick-up service.

**Intergovernmental Coordination Analysis**

Intergovernmental Coordination mechanisms, problems, and needs within the City of Lauderdale Lakes are analyzed in this section, including the effectiveness of existing coordination mechanisms.

**Effectiveness of Existing Coordination Mechanisms**

The City of Lauderdale Lakes has implemented several effective intergovernmental coordination mechanisms. Additionally, the City has adopted several interlocal and

service agreements, which are two of the most prevalent methods of ensuring intergovernmental coordination. As well, these agreements provide the same benefits when the City is coordinating with a private entity. These agreements serve as coordination mechanisms in cases where the City of Lauderdale Lakes receives a service from another unit of local government or provides a service to a unit of local government outside the City's jurisdiction. The agreements also serve as coordination when two or more entities will be collaborating for a special purpose, such as public schools. The City of Lauderdale Lakes finds interlocal and service agreements to be very productive and useful in facilitating intergovernmental coordination and projects. Table 7.1 inventories each of these mechanisms. In addition, brief descriptions of two major interlocal agreements that affect the City are provided below.

### ***Broward County School Board***

The City of Lauderdale Lakes maintains a number of shared/joint use agreements with the School Board to share school facilities and public open space and recreation areas. These agreements allow the City to use the recreation facilities associated with each of the four public schools located within Lauderdale Lakes, when these facilities are not in use by the schools. In exchange for the use of these recreational facilities, the City provides maintenance and improvements for the schools' recreation facilities, including but not limited to the resurfacing of activity courts, payment of utility bills, and providing outdoor lighting systems. The City recognizes the amenities these agreements provide to residents and will continue to work with the School Board to ensure the continuance of these shared use agreements.

Additionally, in 2008 the City of Lauderdale Lakes signed the Amended Interlocal Agreement for Public School Facility Planning with the Broward County School Board. This interlocal agreement facilitates school facility planning, including:

- School concurrency
- Attendance boundaries

- Level of service standards
- Special education programs
- Facility siting and expansions
- Schools as neighborhood focal points
- Student population projections and needs
- Co-location of schools and other public facilities, such as libraries and parks

### ***Broward County Sheriff's Office***

In 1978, the Broward Sheriff's Office (BSO) entered into its first contract for law enforcement services outside of unincorporated Broward County when the city of Lauderdale Lakes retained BSO to provide comprehensive law enforcement services for its residents. As well, BSO entered a contract in 2003 to provide fire rescue services.

The BSO's Lauderdale Lakes district is bordered by Commercial Boulevard to the north, Martin Luther King, Jr. Boulevard to the east, NW 19th Street to the south and the Florida Turnpike to the west. The district has an annual operating budget of approximately \$6.5 million and provides for 65 positions including a district chief, two lieutenants, eight sergeants, 43 deputies and other positions.

### **Additional Coordinating Techniques**

Other techniques that promote intergovernmental coordination include, but are not limited to the:

- Creation of joint planning areas
- Implementation of special legislation
- Establishment of special districts
- Organization of joint, advisory, and work groups and committees
- Attendance and/or hosting of meetings

Each of these techniques is employed by Lauderdale Lakes and has been deemed as effective coordination mechanisms by the City and other participating entities to further intergovernmental coordination and multi-jurisdictional collaboration efforts.

**Table 7.1: Interlocal and Service Agreement Matrix**

Coordinating Entities with City	Description of Coordination	Approval Date	Termination Date
Florida Department of Community Affairs	Statewide Mutual Aid Agreement	1992	ongoing
Broward County	National Pollutant Discharge Elimination System	1996	ongoing
Broward County	Solid Waste Disposal	1961	ongoing
Broward County	Potable Water	1961	ongoing
Broward County	Sanitary Sewer/Wastewater	1961	ongoing
Broward County	Service Agreement for Building Plan Review and Permit Inspection Services	2005	ongoing
Broward County Sheriff's Office	Service Agreement for Comprehensive Law Enforcement Services	1978	ongoing
Broward County Sheriff's Office	Service Agreement for Fire Rescue Services	2003	ongoing
Broward County School Board	Interlocal Agreement for Public Schools Facility Planning	2008	ongoing
Broward County School Board	Shared/joint use Agreement for Public School Recreation Facilities within City	1996	2036
Waste Management, Inc.	Solid Waste pick-up	2009	2014
All Service Refuse, Inc.	Solid Waste Recycling Program	2009	2014

Source: City of Lauderdale Lakes, 2009 and Broward County, 2007.

## **Improving Intergovernmental Coordination**

Although there are several effective formal and informal intergovernmental coordination mechanisms currently in place, each agency partnered in the intergovernmental coordination process and/or formal agreements is continually working to improve efficiency, services, and communication. Therefore, the City of Lauderdale Lakes has identified some issues that could benefit from increased coordination efforts. These issues and their potential solutions for improving

coordination are described below. These issues are also currently the subjects of discussion between the City and respective agencies.

### **Public Schools**

Public school facility planning and coordination are a high priority for both the City of Lauderdale Lakes and the Broward County School Board. The City recognizes the current effectiveness of coordination efforts with the School Board and will work to strengthen and promote these efforts, ensuring compliance with requirements of school concurrency and the adoption of a Public School Facilities Element. The City will also work closely with the School Board to support a wider application of the joint-use recreation concept and to maintain the existing shared/joint use agreements.

### **Water Supply**

Water supply planning is a high priority at all levels of state government. The City of Lauderdale Lakes, surrounding municipalities, Broward County, and the SFWMD have been working diligently to ensure that Lauderdale Lakes will have adequate potable water facilities and supply for current and projected populations. The City of Lauderdale Lakes will continue to coordinate with these and other appropriate entities by attending meetings and workshops, participating in committee efforts, developing policies to promote conservation and responsible consumption by water users, and providing information for studies and plans, including the SFWMD Lower East Coast Water Supply Plan, Broward's Integrated Water Resource Plan, and the City's Water Supply Plan. In addition, the City will continue to coordinate with the BCWWS to develop feasible alternative water supply options, including but not limited to implementing reverse osmosis technology on water withdrawals from the Floridian Aquifer.

### **Mixed Income Housing**

The City of Lauderdale Lakes maintains a large portion of affordable housing units within Broward County. Although the City will continue to maintain the existing

affordable housing units and supply additional units as redevelopment occurs, Lauderdale Lakes will also pursue the development of market rate housing within the municipality's jurisdiction. It is important for Lauderdale Lakes to increase its supply of market rate housing within the City, as the higher property values associated with this development type will help stabilize the City's economy. The City will begin to coordinate with developers that provide mixed income housing by communicating the City's desire for such development to appropriate agencies and parties. The City will also continue to coordinate with Broward County to receive funding for the maintenance of the Lauderdale Lakes' affordable housing units.

### **Economic Development**

The City of Lauderdale Lakes recognizes its strategic location within Broward County and is developing economic development/redevelopment plans to attract a variety of businesses to increase its ad valorem tax revenues and provide greater economic stability. The City has also adopted an Economic Development Element within the Comprehensive Plan to further support these plans. As such the City has been and will continue to aggressively pursue economic development opportunities. Although the City is aggressively pursuing economic development opportunities, Lauderdale Lakes recognizes the challenges of capturing quality economic development and will strive to fortify relationships within federal, state, regional, county, and local governments and agencies to maximize economic redevelopment benefits. The City will also work with appropriate agencies and entities to evaluate impacts of proposed redevelopment, ensuring it will provide a positive economic impact in the short and long-term horizons. The City will also consider the impacts of development on adjacent municipalities and the County, pursuing mutually beneficial opportunities to the greatest extent feasible.

### **Recreation & Open Space**

Although the City of Lauderdale Lakes is expected to meet the City's adopted level of service through the short term planning horizon. Based on population projections and current parks and recreation acreage within the City, Lauderdale Lakes will

eventually fail to meet its adopted level of service. However, this situation is not unique to Lauderdale Lakes, rather it is a common challenge faced by many eastern Broward County municipalities experiencing growth and redevelopment. As such, the County has recognized a need to consider alternative methods of achieving recreation and open space requirements and has made it a topic of discussion. It is noted that Broward County is simply reviewing alternatives and has not decided on an appropriate direction. However, this is an important issue within the region and the City of Lauderdale Lakes will coordinate with Broward County and other municipalities and private agencies to develop appropriate alternative methods and forms of recreation and open space for County consideration. This coordination may include participating in workshops, on committees, and research and policy development. Additionally, the City will continue to require private developers to provide for public and private recreation and open space.

## **Growth and Development Implications**

The data, inventory, and analysis for the Intergovernmental Coordination Element has:

- presented an inventory and analysis of entities with which the City of Lauderdale Lakes coordinates multi-jurisdictional issues surrounding resource conservation, growth, and development;
- identified and analyzed each functional element of the Plan for issues having multi-jurisdictional impacts; and
- provided a proactive approach for guiding the governmental coordination process in order to promote and further the resolution of intergovernmental coordination issues and/or conflicts.

The City of Lauderdale Lakes will continue to coordinate intergovernmental issues involving land use, transportation, housing, public facilities, and resource

conservation with Broward County, adjacent local governments, regional, state, and federal agencies. The City of Lauderdale Lakes will also review future intergovernmental coordination policy issues with the State of Florida Plan and South Florida Regional Planning Council Strategic Regional Policy Plan. In addition, the City will utilize intergovernmental coordination mechanisms to mitigate any undesirable impacts and to maximize beneficial impacts of future growth and development.

### **Areas of Critical State Concern**

There are currently no Areas of Critical State Concern as defined by state law within the City of Lauderdale Lakes.

# **City of Lauderdale Lakes**

**ECONOMIC ELEMENT**

**VOLUME II: DATA, INVENTORY & ANALYSIS**

## TABLE OF CONTENTS

VIII. ECONOMIC ELEMENT .....	1
Purpose/Introduction .....	1
Demographics .....	2
Age .....	4
Educational Attainment.....	5
Income .....	6
Employment .....	7
Existing Business .....	10
Consumer Spending.....	11
Targeted businesses based on city’s marketing analysis .....	15
Business Attraction .....	16
Community Redevelopment Agency .....	18
Workforce Development .....	20
Technology.....	21
Economic Efficiency through Green Initiatives.....	22

## LIST OF TABLES

Table 8.1: Racial and Ethnic Characteristics of Population, Lauderdale Lakes .....	2
Table 8.2: Selected Foreign Born Population 2000, Compared .....	4
Table 8.3: Age of Population 1990 and 2000.....	5
Table 8.4: Educational Attainment 25 Years and Over, 2000 .....	6
Table 8.5: Household Income, Compared .....	7
Table 8.6: Major Employers .....	8
Table 8.7: Employment Forecast (by Industry).....	9
Table 8.8: Existing Businesses by Sector .....	10
Table 8.9: Select Consumer Spending by Category, 2005 & 2006 .....	11
Table 8.10: Actual & Projected Average Household Spending, 2006 & 2011 .....	13

Table 8.11: 2006 Retail Sales Opportunity Gap & Surplus Comparison ..... 14  
Table 8.12: Total Supportable Square Feet of Retail, 2007 & 2012..... 15

## VIII. Economic Element

### Purpose/Introduction

The Economic Element is an optional element that is not required by Chapter 163 of the Florida Statutes. Although optional, it is an integral part of the Comprehensive Plan because it provides the framework for analyzing and planning for the economic growth and revitalization of the City, including the well being and quality of life for the City's residents.

#### Key Principles to Economic Development Prosperity

- Knowing the economic function of your city in the regional economy, and what role your city can play within the region.
- Creating a skilled and educated workforce.
- Investing in infrastructure for innovation.
- Creating a great quality of life.
- Fostering an innovative business climate.
- Reinventing and digitizing government.
- Taking regional government and collaboration seriously.

Source: A Guide to Preparing the Economic Development Plan of the Comprehensive Plan. Wisconsin Development Institute.

Communities actively participate in economic development planning for several reasons. Perhaps the most important of these reasons is to increase and diversify the tax base, especially through attracting commercial and industrial properties that will pay more in taxes, contributing to the overall economy. Economic development planning is also geared towards linking the vitality of a city with the quality of life for its residents, making the community a place where residents can both live and work, reducing commuting time, energy usage, air pollution, and by providing jobs for residents that will increase overall household income.

This document outlines the existing conditions within the community and includes economic forecast conditions for the City and Broward County. The element incorporates the Economic Positioning Strategy of the Redevelopment Plan, the State Road 7/US 441 Citizens Master Plan, and portions of the City's marketing analysis completed by Pitney Bowes MapInfo and PMG Associates, Inc. Currently economic development initiatives in the City are largely based on

business retention and attraction programs, as well as workforce development training.

## **Demographics**

Detailed demographic data is not available for the City after the 2000 Census, as the City is neither large enough to have had additional assessments conducted through the American Community Survey yearly updates, nor has the City contracted for such assessments to be undertaken. As a result, this element utilizes the best and most updated information available, which when varied, has been noted.

Similar to many Broward communities, Lauderdale Lakes is a culturally diverse community. Once a retiree community, the demographics of the City have shifted since the 80's and 90's from an older predominantly white population to a younger, and more racially and ethnically diverse population.

Since 1990, there has been a 46 percent increase in the Black or African-American population, which is mostly comprised of people from the Caribbean/West Indies. In 2000, 67.4 percent of the population categorized themselves as Black compared to 24.2 percent of residents who categorized themselves as White. In 2000, the U.S. Census Bureau introduced the multiracial category, of which 4.9 percent of residents were classified in this category. Asians make up less than .8 percent of the City's population.

**Table 8.1: Racial and Ethnic Characteristics of Population, Lauderdale Lakes**

Race	1990		2000	
	Number	Percent	Number	Percent
Total Population	27,341		31,517	
White alone	14,119	51.6	7,644	24.2
Black or African-American	12,539	45.9	21,256	67.4

Race	1990		2000	
	Number	Percent	Number	Percent
Asian alone (in 1990 includes Pacific Islander)	357	1.3	265	.8
Other*	250	.9	803	2.5
Multiracial (Two or more races - new category in 2000 Census)	n/a	n/a	1,549	4.9

Source: U.S. Census Bureau, Census 2000, Summary File 3, Table P6.

\*Other includes American Indian and Alaska Native alone, Native Hawaii and Other Pacific Islander alone, and some other race alone.

Lauderdale Lakes is rich in culture and a diverse population, as such; many Caribbean natives are attracted to the area because of the existing infrastructure, shops, services and amenities which support a semblance of their home culture. Of the total population, 32 percent of the population is of Caribbean decent, particularly from Jamaica and Haiti, which make up 16.9 and 11.24 percent of the population, respectively. Compared with Broward County, Lauderdale Lakes has a higher concentration of Caribbean residents, which is most likely comparable to the neighboring jurisdiction of Lauderhill. The Hispanic population in the City is lower than some of the other jurisdictions in the County. People from Central America and South America make up 3.1 percent of the population.

The ethnic make up of the community provides an opportunity to create an environment that is conducive to the clustering of culturally oriented businesses. The City already has a wealth of such businesses, which attract consumers to the area to purchase culturally specialized goods and services. The City is unique in being able to provide restaurants and services that would be of great benefit to this sector of the population. Table 8.2 illustrates the selected foreign born population in the City in 2000.

**Table 8.2: Selected Foreign Born Population 2000, Compared**

Nationality	Lauderdale Lakes		Broward County	
	Number of Persons	Percent of Total Population	Number of Persons	Percent of Total Population
Total Population	31,517	100.0	1,623,018	100.0
Total Foreign Born Population	12,765	40.5	410,387	25.3
<b>Central America</b>	429	1.4	32,932	2.0
Mexico	172	0.6	10,843	0.7
Other Central American	257	0.8	22,089	1.3
<b>South America</b>	551	1.7	90,433	5.6
Colombian	230	0.7	32,459	2.0
Guyana	162	0.5	4,379	0.3
<b>Caribbean</b>	10,078	32.0	170,645	10.2
Jamaica	5,312	16.9	60,312	3.7
Haiti	3,543	11.24	47,445	2.9
Trinidad and Tobago	244	0.7	9,803	0.6
Dominican Republic	203	0.6	9,015	0.5
Other Caribbean	663	2.1	10,350	0.6

Source: U.S. Census Bureau, 2000, Summary File 3 (SF3) Table PCT19. Selected populations.

## Age

The population of Lauderdale Lakes has shifted from a majority elderly population to a younger population since the 1990s. The emergence of a younger population often requires different goods and services than an elderly population. The City must seek to diversify employment opportunities, create community based programs for teens, and create active recreation areas. The City has made strides toward the provision of some of these services by creating additional parks; since January 2007 the City has acquired or developed a total of four parks facilities within its boundaries for a total 31.23 acres. Additional services that would be utilized by a younger population include amenities such as enhanced library services with advanced technological capabilities and community facilities such as pools etc. A new \$6 million two-story library facility with a community center is now under construction in the Bella Vista housing and retail development located in the Town Center. Notwithstanding this demographic age shift, services such as health care, leisure/recreation and cultural

entertainment should still remain for senior citizens who currently make up approximately 20 percent of the population.

Since 1990, the ratio of men to women has remained about equal, as illustrated in the table below.

**Table 8.3: Age of Population 1990 and 2000**

Lauderdale Lakes Age	1990		2000	
	People	Percent	People	Percent
Under 9	3,407	12.5	4,725	15.0
10-19 years	2,848	10.4	4,689	14.9
20-24	1,547	5.7	2,141	6.8
25-34	4,310	15.8	3,873	12.3
35-44	3,267	11.9	4,646	14.7
45-54	2,098	7.7	3,227	10.2
55-59	732	2.7	1,205	3.8
60-64	846	3.1	1,409	4.5
65-74	2,969	10.9	2,299	7.3
75-84	4,324	15.8	1,850	5.9
85 and over	993	3.6	1,451	4.6
Total	27,341	100.0	31,517	100.0
Male	12,056	44.1	14,151	44.9
Female	15,285	55.9	17,366	55.1

Source: U.S. Census Bureau, Census 2000. Summary File 3, Table P013. Census 1990, Summary File 1, Tables P015A and P007.

### Educational Attainment

The majority of residents in the City are high school graduates or have earned some form of high school equivalent education. Approximately 16 percent of all residents have had some form of college training and 8.1 percent of residents hold a Bachelors degree. The Florida Career College which offers specialized career training, job placement and various preparation courses is located within the City boundaries. As of February 2008, approximately 565 students were enrolled at the Lauderdale Lakes campus. Florida Memorial University is based in Miami-Dade County with several satellite campuses, one of which is located in Lauderdale Lakes. This university has numerous departments offering a variety of educational opportunities, including

business administration, aviation, computer sciences, social sciences, and performing arts just to name a few.

The City is also proximate to neighboring community colleges such as Broward Community College and the Davie Education Center. Additionally the City is proximate to two major four-year universities: Florida Atlantic University and Nova Southeastern University. The City is also served by the Broward County School District (BCSD), providing public elementary, middle, and high school facilities. The BCSD offers traditional public education facilities, as well as charter and Montessori schools. For each school type the BCSD provides a variety of magnet programs. The BCSD also provides educational opportunities at three technical education centers, all of which are located near the City.

**Table 8.4: Educational Attainment 25 Years and Over, 2000**

Educational Category	Population	Percent
No schooling completed	455	2.3
Nursery to 9th grade	2,282	11.3
9th to 12th grade, no diploma	3,708	18.6
High school graduate (includes equivalency)	6,809	34.1
Some college, no degree	3,356	16.8
Associate degree	889	4.4
Bachelor's degree	1,614	8.1
Graduate or professional degree	883	4.4
Total	19,962	100.0

Source: U.S. Census Bureau, Census 2000, Summary File (SF 3), P37.

### Income

According to the 2000 U.S. Census, 46.49 percent of residents reported an income of less than \$24,999, with an overall median income of \$26,932. The City's median income is approximately 35 percent less than Broward County which has a median income of \$41,691. As current income levels in the City are comparatively lower than the County and some of the neighboring jurisdictions, one of the City's aims of redevelopment and economic revitalization will be an attempt to introduce market

rate housing. The City is in need of a mixed income housing stock, as it is currently characterized by concentrations of lower-income housing. Attracting market rate housing would provide residents on the path of upward mobility with the opportunity to purchase higher rate units without having to relocate outside of Lauderdale Lakes. As the potential for displacement and/or gentrification exists within any redevelopment community, a mix of housing types should be encouraged while maintaining the existing affordable housing stock to serve its existing and future population.

The following table illustrates the breakdown of household income in the City. The Housing Element provides a more detailed breakdown of income, using Broward County income limit thresholds for families that are of very low, low and moderate income.

**Table 8.5: Household Income, Compared**

Income Range	Lauderdale Lakes		Broward County	
	Households	Percent	Households	Percent
Less than \$15,000	3,275	27.24	102,038	15.58
\$15,000 to \$24,999	2,315	19.25	86,088	13.15
\$25,000 to \$34,999	1,840	15.30	85,586	13.07
\$35,000 to \$44,999	1,412	11.74	76,164	11.63
\$45,000 to \$59,999	1,394	11.59	88,542	13.52
\$60,000 to \$74,999	871	7.24	66,383	10.14
\$75,000 to \$99,999	559	4.65	66,201	10.11
\$100,000 to \$124,999	180	1.50	35,475	5.42
\$125,000 to \$149,999	62	0.52	16,610	2.54
\$150,000 or more	116	0.96	31,700	4.84
Total	12,024	100.00	654,787	100.00
Median Income	\$26,932		\$41,691	

Source: U.S. Census Bureau, Census 2000, Summary File 3 (SF3) Tables P52 and P53. The Mellgren Planning Group, September 2007.

## Employment

Employment in the City has remained fairly steady within recent years with unemployment levels decreasing from rates as high as 11.2 percent in 2002. The City's unemployment rate as recorded by the Bureau of Labor Statistics was 5.0

percent in December 2007, an increase from January 2007 records of 3.9 percent. In Broward County unemployment levels averaged 3.2 percent in 2007.

Employment in the City is mostly generated through the retail and service industries, of which the Florida Medical Center, Interactive Response Technologies and Wal-Mart are the City's largest employers. The effect of Wal-Mart on local businesses such as tire shops and other service related businesses can be seen; however, the economic implications for locally owned cultural specialty shops such as bakeries and groceries have been minimal. Currently there are 150 active (full time/part time/will call) people employed by the City government. Table 8.6 illustrates the City's major employers.

**Table 8.6: Major Employers**

Name of Company	Number of Employees
The Florida Medical Center	1,200
Interactive Response Technologies (IRT)	600
Wal-Mart	490
St. John's Rehabilitation Hospital and Nursing Center	334
Progressive Insurance Company	220
Palms Nursing Home of Lauderdale Lakes	140
All Metro Aides of Florida, Inc./All Metro Health Care	111
Emily K. Evans Cleaning Service, Inc.	90
South Florida Auto Auction of Ft. Lauderdale, LLC	80
Monarch Dodge	78

Source: City of Lauderdale Lakes Community Development Department, March 2009.

### **County Forecast**

The total number of jobs forecasted in Broward County is expected to increase by 15,936 annually from 2007 to 2015, with an annual growth of 1.83 percent. The professional and business services industry is expected to lead this growth followed by the education and health services. The latter is of great importance to the City, as the Florida Medical Center is located within the City and would undoubtedly capture some of the growth in employment from this sector. Other growth industries of importance to the City are leisure and hospitality, and government industries. The

CRA Redevelopment Plan identified the leisure and hospitality industry as being likely to thrive in the City.

**Table 8.7: Employment Forecast (by Industry)**

Industry	Employment		Annual Change	
	2007	2015	Total	Percent
Agriculture, Forestry, Fishing and Hunting	887	860	-3	-0.38
Mining	68	42	-3	-4.78
Construction	58,272	61,230	370	0.63
Manufacturing	31,984	30,106	-235	-0.73
Trade, Transportation, and Utilities	175,902	198,024	2,765	1.57
Information	22,358	24,282	240	1.08
Financial Activities	68,690	78,513	1,228	1.79
Professional and Business Services	129,780	160,361	3,823	2.95
Education and Health Services	91,735	115,447	2,964	3.23
Leisure and Hospitality	79,910	93,235	1,666	2.08
Other Services (Except Government)	33,104	38,463	670	2.02
Government	105,398	121,208	1,976	1.88
Self-Employed and Unpaid Family Workers	71,515	75,318	475	0.66
<b>Total</b>	<b>869,603</b>	<b>997,089</b>	<b>15,936</b>	<b>1.83</b>

Source: Agency for Workforce Innovation <http://www.labormarketinfo.com/library.htm>. Received from the South Florida Regional Planning Council, February 2008.

According to the Broward County Department of Planning, Broward County is a net exporter of jobs, meaning that there are more working adults in the County than there are jobs (Broward County Planning Department, 2005). Attracting businesses to the County and to the City is thus given the advantage of a labor market that is in place to supply and support the attraction of potential businesses. The regional mobility of the workforce and an available labor market is extremely important as a recent market study for the City identified that the City can support an additional 218,700 square feet of retail, assuming current market conditions are stabilized.

### Existing Business

In fiscal year 2006, the City registered 903 business occupation licenses and in fiscal year 2007, 888 were issued, an overall decrease of 1.66 percent.

Following the healthcare and social assistance sector, the City is dominated by retail trade uses, as is indicated in employment generation levels above and as illustrated in Table 8.8. Majority of the businesses are located along the SR7/US441 and Oakland Park Boulevard corridors. Many businesses offer culturally specific goods and services given the high percentage of immigrants located in the City. Based on an observation of business license activity over the past two years, the City has experienced a relatively low business turnover rate. Currently there are approximately 100 vacant commercial spaces (higher than previous years). It is expected that this count will decrease in the future, according to the City's Economic Development Officer. In recent years the City has received increased requests for expanded office space. The City has established an Office Park District (OP) to accommodate growth in office type facilities.

Utilizing the information contained in the City's Redevelopment Plan, there are more than 237 businesses located in the CRA. A list of the businesses located in the CRA was inventoried in the Redevelopment Plan.

**Table 8.8: Existing Businesses by Sector**

2002 NAICS Code/Sector		Number of Establishments	Number of Employees
62	Healthcare & Social Assistance	117	1,853
44-45	Retail Trade	77	667
85	Other services (except public administration)	38	e
72	Accommodation & Food Services	35	522
54	Profession, scientific, & technical services	32	98
56	Administrative & Support & Waste Management & remediation service	27	461
53	Real estate & rental & leasing	26	1,394

42	Wholesale Trade	24	c
61	Educational services	30	c
2	Information	2	b

Source: U.S. Census Bureau, 2002 Economic Census.

1. North American Industry Classification System (NAICS) used as a unifying industry classification system for North America.
2. b = 20 to 99 employees; c = 100 to 249 employees; e = 250 to 499 employees.

### Consumer Spending

As a part of the City's economic development efforts, Lauderdale Lakes partnered with PMG Associates, Inc. and Pitney Bowes MapInfo to analyze consumer spending and retail thresholds for consumer spending within the City. This section, in large part, is based upon the analysis and findings of these reports.

Based on the report created by PMG Associates, Inc. (PMGA) retail spending comprises the number one spending pattern of residents in the City. The report also revealed that consumer spending in the City is not as high compared to average spending patterns around the country but is on an increase, as shown in Table 8.9. Although rankings on the market index fluctuated between 2005 and 2006 for the majority of household spending categories, all but a single category still increased its actual spending. Food At Home and Personal Services/Care both dropped on the market index even though spending in these categories still increased by 3.2 and 4.7 percent, respectively. Apparel remained at a market index of 70; however, spending in this category increased by 5.4 percent. Additionally, the Major Appliances and TV, Radio and Sound Equipment categories both jumped up on the market index and households increased spending by 6.9 and 18.3 percent, respectively. Food Away From Home was the only category that experienced a drop on the market index and a decrease in spending, households spent about 1.5 percent less in 2006 compared to 2005.

**Table 8.9: Select Consumer Spending by Category, 2005 & 2006**

Category	Aggregate Spending 2005 <sup>1</sup>	Aggregate Spending 2006 <sup>1</sup>	Average Household 2005	Average Household 2006	Market Index 2005 <sup>2</sup>	Market Index 2006 <sup>2</sup>
Healthcare	\$43.1	\$46.5	\$3,598	\$3,836	97	99
Personal Care	\$10.0	\$10.6	\$835	\$874	94	88

Category	Aggregate Spending 2005 <sup>1</sup>	Aggregate Spending 2006 <sup>1</sup>	Average Household 2005	Average Household 2006	Market Index 2005 <sup>2</sup>	Market Index 2006 <sup>2</sup>
Products/Services						
Food at Home	\$58.7	\$61.3	\$4,902	\$5,058	89	86
Major Appliances	\$2.8	\$0.3*	\$231	\$247	73	75
Automotive Maintenance/Repair	\$13.5	\$14.6	\$1,130	\$1,201	69	73
TV, Radio, and Sound Equipment	\$13.2	\$15.8	\$1,101	\$1,302	64	71
Food Away from Home	\$42.2	\$42.1	\$3,526	\$3,474	74	71
Apparel	\$35.1	\$37.5	\$2,935	\$3,094	70	70
Furniture	\$5.4	\$6.4	\$452	\$528	58	67
Transportation Expenses	\$49.2	\$58.5	\$4,107	\$4,823	58	66

Source: PMG Associates, Inc., 2006.

<sup>1</sup> Millions.

<sup>2</sup> City household spending indexed against average national spending of 100.

\* 0.3 = \$300,000.

Table 8.10 shows that household spending is projected to steadily increase within Lauderdale Lakes. Much of this spending will continue to be for general necessities and desirables, such as food, transportation, clothes, automotive and healthcare. For instance, in 2011, households are expected to spend significantly more on health care, increasing by about 40 percent. As well, noticeable spending increases are anticipated for transportation and automotive expenses at 19.5 and 27 percent, respectively. The other portion of household spending will be on items considered to be luxury purchases, such as personal care services, electronics, home furnishings and appliances, and dining out. In 2011, households are expected to increase spending on apparel; television, radio and sound equipment; and personal care products and services by 12.9, 29.8 and 21.5, respectively. Generally in 2011, necessities and desirables are projected to consume about 58 percent of household spending, leaving the remaining spending for luxury items.

The City could have a positive affect on household transportation and automotive spending by encouraging Transit Oriented Development (TOD) and Transit Oriented Corridor (TOC) development along the State Road 7 corridor and within other areas of Lauderdale Lakes that are easily accessed by public transit.

By encouraging TOD this will assist in lessening the cost of transportation related costs such as excessive car servicing, wear and tear etc., freeing up disposable income to spend on other desirables and luxury purchases. Implementing TOD and TOC design not only increases access to transit, it often lessens the travel distances and number of trips required as the design provides a clustering of services within a walkable distance and provides freedom from the private automobile. Decreasing transportation and automotive household spending potentially increases disposable income for the purchase of more discretionary items.

**Table 8.10: Actual & Projected Average Household Spending, 2006 & 2011**

Category	2006 Average Household	2011 Average Household	Percent Change
Healthcare	\$3,836	\$5,382	40.3
TV, Radio & Sound Equipment	\$1,302	\$1,690	29.8
Automotive Maintenance/Repair	\$1,201	\$1,525	27.0
Personal Care Products/Services	\$874	\$1,062	21.5
Transportation Expenses	\$4,823	\$5,765	19.5
Furniture	\$528	\$617	16.9
Apparel	\$3,094	\$3,494	12.9
Food Away from Home	\$3,474	\$3,912	12.6
Food at Home	\$5,058	\$5,449	7.7
Major Appliances	\$247	\$266	7.7

Source: PMG Associates, Inc., 2006. Calculations performed by The Michele Planning Group, 2008.

Since retail spending comprises the number one category of resident spending in Lauderdale Lakes, the PMGA study analyzed market gaps and surpluses for various types of retail, both directly within the City and within a three mile radius of Lauderdale Lake's Town Center - the intersection of Oakland Park Boulevard and SR7. As shown in Table 8.11, the analysis identifies that Lauderdale Lakes has a significant retail spending gap within the City itself and within the three mile radius of the Town Center, about \$134.6 million and \$194.5 million, respectively. Significant gaps both within the City and the three mile radius are general merchandise and limited-service restaurants. Additionally, there are some gaps that exist in the three mile radius of

the marketplace but have surpluses within the City and vice versa, such as full-service restaurants and building materials, respectively.

**Table 8.11: 2006 Retail Sales Opportunity Gap & Surplus Comparison**

Store Type	Lauderdale Lakes <sup>1</sup>	3 Mile Radius <sup>2</sup>
Total Retail Sales	\$134,575,522	\$194,509,050
General Merchandise	\$41,418,841	\$173,378,084
Sporting Goods, Hobby, Books/Music	\$2,324,911	\$14,336,861
Electronics & Appliances	\$5,423,866	\$5,354,013
Family Clothing	\$2,021,248	\$1,977,487
Building Materials & Garden Equipment	\$34,835,427	(\$60,461,361)
Food Service & Drinking Places	(\$12,284)	\$47,951,275
Full-Service Restaurants	(\$6,167,314)	\$47,951,275
Limited-Service Restaurants	\$5,819,668	\$32,869,608
Furniture & Home Furnishings	(\$8,668,743)	(\$35,469,138)
Convenience	(\$2,953,202)	(\$7,760,702)

Source: PMG Associates, Inc., 2006.

<sup>1</sup> Within the municipal boundaries of the City of Lauderdale Lakes.

<sup>2</sup> Within a three mile radius of the Oakland Park Boulevard and State Road 7 intersection.

Table 8.11 clearly indicates the City's residents and neighboring areas are annually spending millions of dollars on various retail purchases. The table also shows much of this spending is being lost to larger neighboring commercial districts. To combat this loss, the City of Lauderdale Lakes partnered with Pitney Bowes MapInfo to complete a retail analysis. This analysis also evaluated needs and preferences of area residents and identified the City's ability to easily support between 218,700 and 248,500 square feet of additional new retail space, potentially bringing the City's tally of occupied retail space to more than 2 million square feet. As shown in Table 8.12, the findings of this Pitney Bowes analysis are supported by the PMGA gap/surplus comparison. The PMGA study identified a general merchandise gap of \$41.4 million within the City and of \$173.4 million within the 3 mile radius of the market place; as such the Pitney Bowes analysis revealed the City can support an additional 140,000 square feet of general merchandise retail space. The PMGA study also identified a sporting goods, hobby, and books/music gap of \$2.3 million within the City and of \$14.3 million within the 3 mile radius of the Town Center; as well, the Pitney Bowes analysis revealed the

City can support an additional total of 9,500 square feet of retail space for music/books, hobby, and sporting goods.

**Table 8.12: Total Supportable Square Feet of Retail, 2007 & 2012**

Category	2007 (supportable sq ft)	2012 (supportable sq ft)
General Merchandise/Department	125,000	140,000
Women's Apparel	4,000	5,000
Men's Apparel	5,000	5,500
Children's/Teen's Apparel	3,500	4,000
Shoes	4,000	4,500
Jewelry	0	0
Appliance/Electronics	5,000	5,800
Automotive Part/ Repair Shop	7,500	8,000
Book/Music Store	3,500	3,750
Computer Store	2,000	2,300
Convenience Store	2,000	2,400
Hardware Store	10,000	11,000
Home Furnishings	20,000	25,000
Liquor Store	2,500	3,000
Paint/Wallpaper Store	1,200	1,300
Pet Supplies	10,000	11,000
Restaurants	5,000	7,000
Sporting Goods Store	2,500	2,500
Tire Dealers	2,500	2,700
Toy/Hobby Store	3,500	3,750
<b>TOTAL</b>	<b>218,700</b>	<b>248,500</b>

Source: Pitney Bowes MapInfo, 2007.

### Targeted businesses based on city's marketing analysis

Based on the analyses of these studies and the recognizable importance of capturing this existing and projected retail spending, the City is targeting large general merchandise and department stores as well as a variety of other retail businesses, such as shoes, books, and automotive shops. These types of businesses will strengthen the economic base of the City and provide stability during real estate peaks and valleys. As well, this retail base will provide an offset to many of the lower taxed properties, such as community facilities.

It is noted that some shoppers will still by-pass Lauderdale Lakes for the regional retail options. However, Lauderdale Lakes has the opportunity to capture a significant amount of these shoppers, especially within the community and adjacent neighborhoods. This fact is even more evident when considering the introduction of higher end dwelling units that are being constructed within the City. The PMGA study indicates an increase of disposable spending income correlated to these higher end dwelling units, as the study anticipates that these property owners will have a higher household income. Specifically, in 2011 the new units will increase the aggregate spending by 10.3 percent from 2006. However, overall aggregate spending, including the new and existing units, will increase by 23.9 percent between 2006 and 2011.

Urban design strategies as identified in the SR7/Citizens Master Plan could also be used to attract passer-by traffic into the local trade area. Further action by the City to update its land development regulations and urban design guidelines is of high priority.

### **Business Attraction**

Perhaps one of the most attractive features to the City is its location. Lauderdale Lakes is nestled along commercial corridors and well traveled thoroughfares that experience more than 100,000 vehicle trips daily. The City is the most centrally located region in Broward County. As stated in the SR7/Citizens Masters Plan, the location of the City provides the synergy to attract developers and businesses to the proposed mixed-use district within the Town Center.

The City has a labor force of nearly one million workers and a consumer market of more than 650,000 households within a fifteen minute drive, which has all been marketed under the City's promotional strategy developed in May, 2007. This strategy has been utilized as a marketing tool to equip retailers and shopping center developers with an overview of facts and information on the City.

Within recent years the City has focused on an aggressive marketing and recruitment strategy under the direction of the City's CRA and the Economic Development Division. At the time of this comprehensive plan update, the City was undergoing a market analysis to identify the most suitable industries to attract to the City, which was mentioned above. City staff has attended annual conventions such as the International Council of Shopping Centers to target retailers that focus on markets similar to the City's.

Lauderdale Lakes currently has several programs in which it attempts to attract and retain businesses in the City. Citywide programming includes:

- **Business Development Training (BDT) Program** which serves as a mechanism to deliver a vast array of information to foster business development. The program also includes educational sessions for existing and start-up businesses.
- **Business Consultation Program** (in development stages) which is being established to provide a one-on-one consultation to local businesses. The program will include up to 20 hours of free on-site business consultation services for local businesses, as well as a business plan development
- **Business Resource and Referral Program** serves as a clearinghouse to provide access to resource and various agencies for business development purposes.

In further efforts to attract businesses to the City, the City has been undergoing sustained efforts toward beautification and investing in infrastructure (streetscape/hardscape) along its two major commercial corridors, State Road 7 and Oakland Park Boulevard. To date, 12 new signature bus shelters have been installed within the City of Lauderdale Lakes. In addition, the City recently awarded a contract to the IBI Group to undertake a city-wide streetscape master plan. It is hoped that these efforts will spur and attract private sector investment in the

properties located along these corridors, as stated by the Community Development Director.

The City is in the process of investing \$15 million in public improvement projects in response to a voter-approved referendum passed in 2004. In addition to the programs mentioned above, the City helped to establish the Lauderdale Lakes Chamber of Commerce in 2007, and provides continuing support. The City also contracted with a firm to lead a small businesses development seminar to assist small businesses in the City with business and financial planning. The City plans to continue these seminars on an annual basis.

Additional business attraction and retention strategies could include increased incentives for businesses, loan guarantee programs, tax investment breaks, and equity participation incentives.

### **Community Redevelopment Agency**

As mentioned in the Future Land Use Element, the City's Community Redevelopment Agency (CRA) was established in 1999 and is now the force guiding redevelopment initiatives within the City. The CRA encompasses 23 percent of the City's area, with a total of 556 acres, a great majority of which is zoned for future commercial development. Since its creation, more than \$600 million in new development has either been conceptualized or is now in the construction phase. By the year 2030, it is projected that the CRA could bring in more than \$32,771,595 in tax revenues, with \$11,352,349 and \$15,709,817 for the City and County millage rates, respectively. Utilizing tax increment financing, the City will be able to create a favorable atmosphere to attract and retain businesses in the City and revitalize its economy. Approximately 5.6 percent of the City's total 2,389.65 acres is vacant. As such a majority of the land to be used for redevelopment is currently tied to existing uses which are antiquated and in need of revitalization.

The CRA has been successful thus far in securing a \$10 million line of credit from SunTrust Bank to be used for property acquisitions and to enable additional redevelopment within the City. Under the City's CRA, several parcels have been identified for potential redevelopment to boost economic revitalization in the City. The City has also been undertaking parcel aggregation through the acquisition and land banking of property in conjunction with the CRA. Of particular importance to the CRA area is the Marketplace site and the adjacent City-owned parcels. Land banking initiatives will not only secure larger parcels of land for development but will also decrease the likelihood of piecemeal/spot development, which has positives in the utilization of existing infrastructure but negatives in that it decreases the chances of the City implementing its vision holistically.

Integral to the City's vision is the plan developed by the Treasure Coast Regional Planning Council in conjunction with the South Florida Regional Planning Council, the SR7 Collaborative, and the citizens of Lauderdale Lakes. This plan, aptly termed the Citizen's Master Plan, has been mentioned several times throughout this comprehensive plan. The plan was prepared using charrette-style visioning and workshop strategies and resulted in a documented plan that the City is now utilizing to assist in redevelopment initiatives. The plan outlines elements of urban design, land use planning, master plan design, infrastructure improvements and economic revitalization goals. The City has already begun the process of implementation by:

- Adopting the Citizen's Master Plan,
- Commissioning a market analysis,
- Continuing to support and reinforce the City's role in the SR7 Collaborative,
- Adopting a LAC land use designation (note: Citizen's Master Plan calls for RAC designation), and
- Implementing infrastructure improvements.

A recent ruling of Florida Supreme Court has ensured the strength and viability of the City's CRA. The ruling has reinforced the ability of CRAs, and other like entities, receiving tax increment financing (TIF) revenues to issue TIF bonds to accomplish community redevelopment under the Community Redevelopment Act and through the exercise of home rule powers, without requiring a voter referendum. As such, the CRA will continue to pursue its efforts to replace old and underused developments with new developments that will spur economic activity and revitalization.

### **Workforce Development**

The City currently has an excess labor force in place; however, enhanced workforce development is needed to ensure that the labor force is equipped with the skills to attract a variety of businesses and assist in increasing the quality of life for its residents. As identified in a study of the Eastward Ho! Initiative<sup>1</sup>, the South Florida eastern corridor, of which Lauderdale Lakes is part, has a much higher percentage of people with minimal education; therefore redevelopment strategies should include education and job training development for its residents. And as stated in another regional report by the South Florida Regional Planning Council Economic Report, firms are more likely to base their location decisions on the presence of a skilled workforce, thus it being increasingly important for the City to encourage, develop and implement workforce training programs.

With a growth in high leisure and technology services, providing a skilled labor market is a selling point for Lauderdale Lakes. Providing training in such areas as the "biosciences" and various medical trades adds to the skills and marketability of the residents, especially in Broward County as biosciences are a leading industry in the region. Specifically, however, the City should target skill development based on the businesses which the City would like to attract.

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<sup>1</sup> The Eastward Ho! Initiative is a comprehensive and regional collaboration effort toward the revitalization of the eastern South Florida corridors. The initiative was first introduced in the mid 1990's.

Programs to equip residents with skills to enhance portability and skill development are currently available in the City, although they currently need to be enhanced. The City conducts entrepreneurial skill development workshops to assist with business plans and start up initiatives. The City also fosters workforce development for youth through the use of interns employed by the CRA and other City departments.

The City's Department of Parks and Recreation offers computer training and the Department of Social Services and Alzheimer's Care offers computer training for seniors.

Workforce development services are also available through the Broward County Office of Economic Development.

### **Technology**

In a technologically dependent age the City should increase its technological capabilities as well as insure adequate access to internet based services. A citywide wireless internet connection would provide opportunities for more residents to have access to cyberspace and email communication, which are current information retrieval and communication standards. A fiber optic network would allow for increased inter-building communication allowing data to be transmitted digitally.

Based on input from the City's IT Manager the City has in place several short and long term goals for the technological capabilities of the City, some of which include:

- Providing a wireless solution that is accessible at most City buildings which is secure and reliable. (short term)
- Providing a secure client connection method which allows users to remotely access City files and network resources when outside of the network access area of coverage. (short term)
- Continue to monitor other City municipal wireless efforts and prepare updates for consideration at appropriate intervals to the City Manager. (long term)

- Evaluate and make recommendations for a general broadcast community of emergency messages throughout the City. (long term)

### **Economic Efficiency through Green Initiatives**

Many local governments have already set the stage for environmental efficiency and sustainability in both building design and usage. Cities have adopted green missions and visioning plans to engage in dialogue related not only on their environment but to their fiscal bottom line. Lauderdale Lakes has not begun the process; however, as the City is being redeveloped, initiatives will be put in place to encourage efficiency in design and usage.

Promoting the usage of green strategies not only assists in lower building costs for the business but sets the stage for contributing to a cleaner environment. By promoting strategies which are both economically and environmentally beneficial, businesses can expect to reduce monthly bills and see differences in savings. The City has an opportunity to pursue infill development and to redevelop parcels to be more suitable to urban design elements mentioned in the Citizen Master Plan.

# **City of Lauderdale Lakes**

## **PUBLIC SCHOOL FACILITIES ELEMENT VOLUME II: DATA, INVENTORY & ANALYSIS**

## IX. Public Schools Facilities Element

As stated in the transmittal letter accompanying this proposed EAR-based amendment package, since public school facility planning and concurrency is being addressed on a county-wide level in Broward County, the Department of Community Affairs (DCA) has approved the option of local municipalities to rely upon the County's Public Education Facilities Element (PSFE) data, inventory and analysis (DIA). This was confirmed with the DCA prior to this transmittal on April 17, 2009. Therefore, this transmittal includes the comprehensive plan PSFE text amendments to the goals, objectives and policies (GOPs) that are being adopted by the City of Lauderdale Lakes but does not include the supporting documentation (DIA), as the City is relying on the DIA submitted by Broward County to the DCA to support the City's PSFE text amendments.

To comply with state mandated school concurrency requirements, the Broward County Board of County Commissioners adopted its original Public Education Facilities Element (PSFE) into the Broward County Comprehensive Plan on January 15, 2008. Consequently, the County Commission approved Resolution 2009-246 on March 24, 2009 to transmit the first annual update to the PSFE to the DCA and required review agencies. The County anticipates adopting the proposed PSFE amendments no later than September 2009. This annual update includes revisions to the GOPs and the DIA to provide the best available data. Specifically, the City of Lauderdale Lakes is relying on the DIA transmitted by Broward County on March 24, 2009 and submitted by Broward County to the DCA on March 26, 2009, titled "Public School Facilities Element Support Document, including Attachments A-G" (County amendment number 09-1-T4 and DCA amendment number 09-1ARB). The DCA is presently reviewing these text amendments for compliance and is anticipated to provide a response to the County by June 2009.

# **City of Lauderdale Lakes**

## **CAPITAL IMPROVEMENTS ELEMENT VOLUME II: DATA, INVENTORY & ANALYSIS**

## TABLE OF CONTENTS

X. CAPITAL IMPROVEMENTS ELEMENT ..... 1

    Purpose ..... 1

    Data Requirements ..... 1

        Public Facility Needs Based on other Elements ..... 1

        Geographic Service Area and location of major system components ..... 3

        Existing revenue sources and funding mechanisms available for capital  
        improvement financing ..... 4

    Analysis Requirements ..... 6

        Local Practices that guide capital facility planning, locating, and funding ..... 6

        Fiscal Implications of Existing Deficiencies ..... 7

        Cost Estimates to Mitigate Existing Deficiencies ..... 7

        Impacts of public education and public health systems on infrastructure ..... 8

        The use of timing and location of capital improvements to public facilities to  
        direct land development activity and achieve future land use goals, objectives,  
        and policies ..... 8

        An assessment of the local government’s ability to finance capital improvements 8

# X. Capital Improvements Element

## **Purpose**

The purpose of the Capital Improvements Element is to identify the capital improvements that are needed to implement the Comprehensive Plan and ensure that adopted level of service (LOS) standards are achieved and maintained for concurrency related facilities.

## **Data Requirements**

### **Public Facility Needs Based on other Elements**

#### ***Potable Water System***

The potable water system in Lauderdale Lakes is owned and maintained by Broward County Water and Wastewater Services (BCWWS). As discussed in the City's Water Supply Facilities Work Plan, BCWWS is constructing a Floridian well and treatment system in the year 2013 to meet the projected potable water demand in District 1 through the year 2025. The cost estimate for this project is discussed in the analysis section below.

#### ***Sanitary Sewer System***

The sanitary sewer system in Lauderdale Lakes is owned and maintained by Broward County Water and Wastewater Services (BCWWS). The capacity of the system was recently expanded and no further improvements are needed in the short or long term planning horizons.

#### ***Solid Waste System***

Solid waste collection services are provided to Lauderdale Lakes by private waste haulers through service contracts. Solid waste disposal services are provided to

Lauderdale Lakes by Broward County Solid Waste Division. There are no direct capital facility improvement needs associated with the solid waste system in Lauderdale Lakes.

### ***Stormwater Management System***

The City has recently developed a Stormwater Master Plan which outlines six scenarios of improvements that can be undertaken by the City to improve its level of flood protection and quality of stormwater treatment. There is no indication at this time which scenario will be pursued. Nonetheless, there are a number of stormwater system improvements that are planned for in the current capital improvements plan. Although these improvements are not specifically needed to maintain adopted level of service standards, the continued funding of stormwater infrastructure demonstrates a concerted effort by the City to improve its existing stormwater management system.

### ***Transportation System***

The City of Lauderdale Lakes has adopted LOS standards corresponding to the Central District Transportation Concurrency Management Area (TCMA) consistent with Broward County. These standards are maintained by the County though the implementation of its Capital Improvement Program.

The City of Lauderdale Lakes continues to establish level of service standards for the roadway facilities that it maintains. In the five-year planning horizon (2015), NW 49<sup>th</sup> Avenue (north of NW 26<sup>th</sup> Street) needs to be improved in order to meet adopted level of service standards; this facility has been included in the City's Schedule of Capital Improvements below. In the long term transportation planning horizon (2030), NW 31<sup>st</sup> Avenue (north of Oakland Park Boulevard) will also need to be improved in order to meet adopted level of service standards, however, this improvement is not required until the year 2023.

### ***Recreation and Open Space System***

The level of service standard for the recreation and open space system is based on the number of acres provided per 1,000 residents. As discussed in the Recreation and Open Space Element, Lauderdale Lakes will continue to meet its adopted level of service standard of three acres per 1000 residents through the year 2015. After that, the City needs to acquire additional properties to develop into recreational space to meet the growing population demands.

### ***Public Education System***

The uniform, district-wide adopted LOS is 100 percent of the permanent FISH (Florida Inventory of School Houses) capacity for each public elementary, middle, and high school within Broward County. The adopted LOS will be met within the short and long range planning horizons, which is addressed by the Broward County School District's Five-Year District Educational Facilities Plan (DEFP). Any potential deficiencies will be addressed by the School Board in the annual update of the District's Five Year Department Educational Facilities Plan. The DEFP is incorporated by reference into the City's Comprehensive Plan. Additionally the annually updated and adopted DEFP will be included as a part of the City's annual capital improvements update.

## **Geographic Service Area and location of major system components**

### ***Public Health System***

The Broward County Health Department maintains four public health campuses in all of Broward County. The campuses are located in Fort Lauderdale, Plantation, Hollywood, and Pompano Beach. The campus nearest to the City of Lauderdale Lakes is the central campus located in the City of Fort Lauderdale.

### ***Public Education System***

The Broward County School District plans and manages schools on a countywide basis. The Broward County School Service Area includes all portions of Broward County.

### **Existing revenue sources and funding mechanisms available for capital improvement financing**

Lauderdale Lakes currently recognizes nine broad revenue source categories. Following is a short description of each revenue source.

#### ***Ad Valorem Taxes***

Ad valorem translates from Latin, "according to value." This is the property tax paid based upon the appraised value of one's property and it is calculated by a millage rate. Each mill generates \$1 of tax revenue for every \$1,000 of taxable property value. Taxable value may differ from assessed value because of exemptions, the most common of which has been the \$25,000 homestead exemption. The final assessed value provided by Broward County on July 1, 2009, indicated a certified taxable value of \$1,073,444,725, a decrease of approximately 12.9% from last year's taxable value on July 1, 2008. The millage rate used in the proposed FY 2009 budget is 6.5500 and the budget is balanced at this same rate. Based on this rate, total ad valorem payments, both operating and voted debt, will account for about 19% of the total revenues budgeted for FY 2010 and 33% of the total revenues for the General Fund. With the passage of the general obligation bond a separate debt millage is assessed at .9500 to fund the FY 2010 debt service.

#### ***Charges for Services***

This category includes all fees generated from services provided by the City. This includes recreation fees and other miscellaneous fees. This budget projects approximately \$1,109,509 will be generated in FY 2010.

#### ***Special Assessments***

Special assessments are collected for fire assessment, stormwater, and solid waste/recycling efforts. These special assessments' revenues total \$5,540,000. This figure represents approximately 15% of all budgeted revenues.

***Franchise and Utility Taxes***

The City collects multiple types of franchise fees: electric, natural gas, solid waste and advertising (bus benches). The total anticipated franchise and utility taxes for FY 2010 are \$5,745,000. This represents approximately 15% of all anticipated revenues.

***Fines and Forfeitures***

Funds to promote public safety and other projects are received by the City from fines, forfeitures, and/or seizures connected with illegal behavior in the community. In FY 2010, \$310,000 is projected to be received.

***Grants/Intergovernmental Revenue***

Grants are funding awards provided by agencies for specific projects, which further the interest of agencies making the award. These do not require repayment, but often have significant use restrictions. At this time, awards of \$3,843,200 are expected in FY 2010 and further amounts will be added as they are awarded. The City also receives revenue from the State of Florida and Broward in this category. Current unused grant balances will be brought forward at fiscal year-end.

***Licenses and Permits***

Licenses, permits and inspection fees are collected for services performed at specific properties. This category of revenue includes: occupational licenses (now called business taxes), structural, electrical, plumbing, and mechanical permits for building. \$1,590,000 in revenue is projected for FY 2010.

***Sales and Use Taxes***

Sales tax and various use taxes are collected for the City and are distributed as revenue sharing throughout the year based on the defined formulas. For FY 2010, these taxes are expected to be \$3,461,000 or approximately 9% of the total revenues collected.

### ***Other Revenues***

Any revenues that the City receives that cannot be identified in the above categories are included in this category. This includes interest earnings, receipts from sale of surplus properties, transfers, use of fund balance for appropriation and interest earnings among others.

## **Analysis Requirements**

The following analysis provides an indication of the current practices in place to guide Lauderdale Lakes capital facility planning, locating, and funding.

### **Local Practices that guide capital facility planning, locating, and funding**

Lauderdale Lakes prepares a five-year projection of the level of service status of all public facilities prior to preparation of the annual budget and capital improvement program. The City also has a concurrency management system in place which evaluates level of service impacts on public facilities and requires developers to pay their fair share of the costs of development. Developers participate in providing services and facilities by dedicating rights-of-way, conveying easements, paying proportionate fair-share payments or impact fees, and/or by making public facility improvements.

The location of capital facility improvements are managed according to the nature of the capital facility improvement being undertaken. For example, the location of utility improvements are often based on modeling programs that identify existing and projected service deficiencies while roadway improvements are identified by monitoring volume-to-capacity ratios of all roadway segments in the City. In general, the location of the proposed improvements must address the level of service deficiencies identified by the City.

## **Fiscal Implications of Existing Deficiencies**

### ***Potable Water System***

There is one notable financial implication caused by having to expand potable water facilities in Broward County Water and Wastewater Services District 1, that is, the cost of potable water on a per unit basis is likely to increase in order to cover the higher cost of treating water from the Floridian aquifer. As discussed in the Infrastructure Element, Lauderdale Lakes is a retail customer of Broward County Water and Wastewater Services (BCWWS). BCWWS is constructing a new water treatment plant and associated wells that will allow potable water to be produced from the Floridian Aquifer. The Floridian Aquifer contains brackish water which is more costly to treat than the conventional source, the Biscayne Aquifer. It can be anticipated that the higher cost of treatment will be passed on to residents and businesses in the form of higher water utility bills.

## **Cost Estimates to Mitigate Existing Deficiencies**

### ***Potable Water System***

According to the Broward County 10-year Water Supply Facilities Work Plan, the cost of improving the Broward County District 1 Water Treatment Plant is \$46,500,000. This major capital project will be financed solely by Broward County Water and Wastewater Services department. Lauderdale Lakes does not have any direct capital costs associated with this project.

### ***Transportation System***

The cost of improving NW 49th Avenue from an existing two-lane roadway to a four-lane roadway is estimated to be \$3,200,000. The project involves roadway expansion, sidewalks and drainage improvements from Oakland Park Boulevard to NW 26th Street. The entire project cost is to be shared by Broward County (62.5%) and the City (37.5%). The City has budgeted \$1,625,500 in FY2009-2010 to pay for its proportionate share of this expenditure.

**Impacts of public education and public health systems on infrastructure**

There are no known impacts on infrastructure from public education and public health systems in Lauderdale Lakes. Much of the City's capital facility infrastructure is owned and maintained by other entities and thus, the City has a limited role in planning infrastructure needs for the public education and public health systems in Broward County.

**The use of timing and location of capital improvements to public facilities to direct land development activity and achieve future land use goals, objectives, and policies**

Lauderdale Lakes has established a community redevelopment agency (CRA) to help fund and direct improvements in the City. The timing and location of these improvements are intended to spur economic growth and development within the commercial corridors of the City and throughout its neighborhoods. A discussion of redevelopment activities is contained in the future land use element.

**An assessment of the local government's ability to finance capital improvements**

Available funding for capital improvements is included in Appendix B.

**Appendix A: 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

Appendix B:

**FIVE YEAR CAPITAL IMPROVEMENTS PROGRAM  
SUMMARY BY SOURCES OF AVAILABLE FUNDING**

	<b>FY 2010 Final</b>	<b>FY 2011 Proposed</b>	<b>FY 2012 Proposed</b>	<b>FY 2013 Proposed</b>	<b>FY 2014 Proposed</b>	<b>Total</b>
General Fund		6,741,200	52,000	68,000		6,861,200
Grants	1,837,000	7,600,000	500,000	500,000		10,437,000
Bond	2,111,000	500,000	500,000			3,111,000
Gas Tax Fund	75,000	75,000	75,000	75,000	75,000	375,000
Assessment		150,000				150,000
Fees	220,000					220,000
BC	937,500					937,500
FMC	138,000					138,000
FRDAP	400,000					400,000
Stormwater Fund	855,000	475,000	175,000			1,505,000
	<b>6,573,500</b>	<b>15,541,200</b>	<b>1,302,000</b>	<b>643,000</b>	<b>75,000</b>	<b>24,134,700</b>
Impact on Operating Budget		270,000	290,000	290,000	290,000	1,140,000

**Abbreviations Used:**

GENF	General Fund
GRANT	Grant Funds
BOND	Bond Fund
GASF	Gas Tax Fund
ASSESS	Assessments
FEES	Parks Impact Fees
BC	Broward County
FMC	Florida Medical Center
FRDAP	Grant
SWTRF	Stormwater Fee Fund

Appendix C:

**FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM SUMMARY**

Project ID	Project Name	Funding Source	SCHEDULE OF ESTIMATED EXPENDITURES					Total Project Cost
			FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	
<b>PUBLIC WORKS</b>								
PW-1	Sidewalk Improvements	GASF	75,000	75,000	75,000	75,000	75,000	375,000
PW-2	Curbing Improvements	SWTRF	75,000	75,000	75,000			225,000
PW-3	Canal Bank Stabilization Program	GRANT	350,000	500,000	500,000	500,000		1,850,000
PW-4	Canal Bridge Improvements	SWTRF	100,000	100,000	100,000			300,000
PW-5	Culvert Restoration Program	SWTRF	150,000					150,000
PW-6	Drainage Improvement Program	SWTRF	500,000					500,000
PW-7	General Veh. & Eqmt. Replacement Program	GENF		205,000	52,000	68,000		325,000
PW-8	Stmwtr. Veh. & Eqmt. Replacement Program	SWTRF		300,000				300,000
PW-9	City Hall Generator Improvement Project	GRANT		350,000				350,000
PW-10	Multi-Purpose Community Center	Fees	220,000					220,000
		Grant	150,000	1,850,000				2,000,000
		GENF		3,000,000				3,000,000
PW-11	Public Safety Building & Fire Station	GENF		490,000				490,000
		GRANT		4,900,000				4,900,000
PW-12	Pedestrian Bridge	GENF		2,041,200				2,041,200
<b>SUBTOTAL</b>			<b>1,620,000</b>	<b>13,886,200</b>	<b>802,000</b>	<b>643,000</b>	<b>75,000</b>	<b>17,026,200</b>
Operating Budget Impact				15,000	15,000	15,000	15,000	60,000

## FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM SUMMARY

Project ID	Project Name	Funding Source	SCHEDULE OF ESTIMATED EXPENDITURES					Total Project Cost
			FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	
<b>ENGINEERING SERVICES</b>								
ES-1	Bus Shelter Project (SFRPC) Various Locations	BOND GRANT	70,000 420,000					70,000 420,000
ES-2	Street Resurfacing Project Citywide	BOND	300,000					300,000
ES-3	Streetscape Project	BOND	500,000	500,000	500,000			1,500,000
ES-4	NW 49th Avenue Roadway Project	BOND BC FMC	550,000 937,500 138,000					550,000 937,500 138,000
ES-5	C-13 Greenway NE Fencing Alignment	BOND	400,000					400,000
ES-6	C-13 Canal Western Greenway	GRANT BOND	415,000 291,000					415,000 291,000
ES-7	C-13 Southeastern Greenway	GRANT	40,000					40,000
ES-8	NW 29th Street Traffic Calming	ASSESS		150,000				150,000
ES-9	NW 21st Street Roadway Project	GRANT	462,000					462,000
	<b>SUBTOTAL</b>		4,523,500	650,000	500,000			5,673,500
	Operating Budget Impact			155,000	175,000	175,000	175,000	680,000

## FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM SUMMARY

Project ID	Project Name	Funding Source	SCHEDULE OF ESTIMATED EXPENDITURES					Total Project Cost
			FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	
<b>PARKS AND RECREATION</b>								
PKS-1	Vincent Torres Sports Facilities Improvement	SWRTF	30,000					30,000
		FRDAP	400,000					400,000
PKS-2	Oriole Park	GENF		500,000				500,000
PKS-3	Cover for Willie Webb Basketball Court	GENF		345,000				345,000
<b>SUBTOTAL</b>			<b>430,000</b>	<b>845,000</b>				<b>1,275,000</b>
Operating Budget Impact				100,000	100,000	100,000	100,000	400,000

### FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM SUMMARY

Project ID	Project Name	Funding Source	SCHEDULE OF ESTIMATED EXPENDITURES					Total Project Cost
			FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	
<b>ADMINISTRATION/FINANCE</b>								
ADF-1	Strategic Plan Technological Improvements	GENF	160,000					160,000
	<b>SUBTOTAL</b>		160,000					160,000
	Operating Budget Impact		-	-	-	-	-	-