



CITY OF LIGHTHOUSE POINT, FLORIDA

COMPREHENSIVE PLAN

AMENDMENTS ADOPTED BY CITY COMMISSION

JUNE 23RD, 2009

PREPARED BY:

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SUPPORT DOCUMENT

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I. Introduction

General

The Local Government Comprehensive Planning Act of 1975 (LGCPA) required each governmental jurisdiction to prepare and adopt a comprehensive plan. However, those early comprehensive plans were not required to be legally binding documents for communities. Significant revisions to the LGCPA in 1985 and 1986 (known as the Growth Management Act) and almost annually since that time have added additional requirements for a more detailed and systematic approach to local planning. In addition to the State Acts, the State of Florida Department of Community Affairs publishes minimum criteria for plan compliance in Rule 9J-5 of the Florida Administrative Code.

The Comprehensive Plan for the City of Lighthouse Point has been prepared relative to the State Growth Management Act and Rule 9J-5. It is designed to provide a guide for the future physical, economic, and social development of the City of Lighthouse Point.

Designation of Local Planning Agency

The City of Lighthouse Point has designated the City Planning and Zoning Board as the Local Planning Agency for the City. This designation was made in May, 1976.

Relationship to the Broward County Land Use Plan

State Planning Acts specify that in Chartered Counties, the planning responsibilities between the County and its municipalities shall be as stipulated in the Charter. The Broward County Charter stipulates that the County Land Use Plan is the effective Land Use Plan until such time as a municipality has its Land Use Plan certified as being in “substantial conformity” with the County Plan. The Future Land Use Element of this Comprehensive Plan was submitted to the Broward County Planning Council for Certification in August 2004. On October 28th, 2004 the Broward County Planning Council found the City’s Future Land Use Plan in substantial compliance with the County’s plan and recertified the City’s plan. Therefore the effective land use plan in the City is the City’s adopted plan.

Legal Status of the Comprehensive Plan

Upon adoption of the Comprehensive Plan, all development undertaken by, and all actions taken in regard to development orders by the City must be consistent with the Plan. The level of service standards established by the Plan shall become effective upon the City's adoption of revised land development regulations, on or before October 1, 1989 or as mandated by state statute.

Amendments and Evaluation

The Comprehensive Plan is based on a current understanding of the existing development characteristics of the City and the long-range goals for how the City wishes to develop. As new development proposals, technology innovations or community values change, it will be necessary to amend portions of the Plan. Amendments can be made twice per year; however the City should not amend the Plan without careful consideration of the impacts of the amendment.

The LGCPA requires the City to perform an Evaluation and Appraisal Report (EAR) of the success or failure of the adopted Plan to meet the City's goals. This process assures the continual nature of the planning process. Currently each local government must prepare an EAR every seven (7) years and subsequently update the adopted plan based on the findings and recommendations in the EAR.

Plan Preparation and Funding

The initial Comprehensive Plan for the City of Lighthouse Point was prepared by the consulting firm of Walter H. Keller, Inc., located in Coral Springs, Florida. The funding of the planning process and the preparation of the initial Comprehensive Plan was aided through financial assistance received from the State of Florida under the Local Government Comprehensive Planning Assistance Program authorized by Chapter 86-167, Laws of Florida. The last major update to the plan occurred in 2003. The last EAR was prepared in 2005 but not found "sufficient" by DCA until mid-2006. The consulting firm of Michael Miller Planning Associates, Inc., who has functioned as the Consulting City Planner since 2003, was retained to prepare the 2008 EAR-Based Amendments.

Plan Content and Format

This Comprehensive Plan contains all the required Plan Elements specified by the Florida Department of Community Affairs. Within the adopted Plan, the following material is provided:

Goals, Objectives and Policies of Each Required Element

Future Land Use Map

Land Use Plan Implementation

Natural Resource Map Series

Future Transportation Map Series

Capital Improvements Implementation

Monitoring and Evaluation

In addition to this adopted Plan, a separate document of supporting information is available. This supporting documentation provides the framework for the Goals, Objectives and Policies. It further provides the data inventory and analysis requirements of the various Plan Elements.

Planning Timeframes

Two planning timeframes were used in the development of the City of Lighthouse Point Comprehensive Plan. The short range planning horizon covers the time frame from 2008-2015, a seven year period. The long range planning horizon extends the time frame beyond the short-range horizon until 2030.

II. Goals, Objectives And Implementation Policies

The Local Government Comprehensive Planning and Land Development Regulation Act requires that the City establish general Goals for the local Comprehensive Plan. These goals further require a listing of specific attainable objectives to assist and ensure that local governments will make positive efforts towards the adopted goals. Implementation policies provide the basis for acting on the Plan objectives and goals.

The Lighthouse Point Comprehensive Plan groups all goal statements, objectives and policies of the various required elements into one section. The intent of this grouping was to assist in ensuring that the following statements are internally consistent, and clearly identify the long-term direction of the City.

The following pages contain statements relative to the various Plan Elements. For example, on page II-2, the Land Use Goal is stated. The goal is subsequently followed by multiple objectives. Each objective is then provided with a series of implementation policies. This process is then repeated for each of the Plan Elements.

Future Land Use Goals, Objectives & Policies

Goal 1.0

To maintain a low density, residentially oriented suburban community characterized by land uses which reflect a balancing of local population needs and minimal disruption to natural systems.

Objective 1.1

Coordinate future land uses with the appropriate topography, soil conditions and the availability of facilities and services.

Policy 1.1.1 Adopt and maintain community services based on the level of service standards contained in the various Elements of the City's Local Comprehensive Plan.

Policy 1.1.2 Review all proposals for development or redevelopment and base the approval of same on the continued maintenance of all adopted level of service standards.

Policy 1.1.3 Require future development to be consistent with the minimum floor elevations for new building sites promulgated and administered by the Federal Emergency Management Administration or higher applicable elevation standard, if any.

Policy 1.1.4 Require all proposals for development and redevelopment to meet drainage requirements for on-site retention, provide safe and convenient on-site traffic flow and provide required on-site parking.

Policy 1.1.5 Establish procedures for complying with the County wellfield protection ordinance in the western areas of the City that fall within Zone 3 as depicted on the natural resource map series.

Policy 1.1.6 Insure through the City's concurrency management system provided in Policy 1.1.7 that public facilities and services are concurrent with development and redevelopment impacts and meet established level of service standards as contained in Policy 8.3.4 or that development orders and permits are conditioned on the availability of facilities and services to serve the proposed development.

Policy 1.1.7 Lighthouse Point's Concurrency Management System implemented in coordination with Broward County provides that a development order or permit be issued if a facility exceeds its adopted LOS standard provided one or more of the following circumstances exist:

- a. For sanitary sewer, solid waste, drainage and potable water facilities:
 1. The necessary facilities are in place and available to serve the new development at the time of issuance of a certificate of occupancy;
or
 2. Where public facilities and services for a development are provided by the City or owner/developer, they shall be guaranteed

to be in place and available to serve the new development at the time of issuance of a certificate of occupancy. The guarantee shall be included in an enforceable developer agreement pursuant to 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S.;

3. Prior to approving a building permit that would increase development within the City, the City shall consult with the City of Pompano Beach and/or Broward County to determine whether adequate water supplies will be available to serve the new development no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

b. For Parks and Recreation Facilities

1. The necessary facilities and services are in place or under construction at the time the development order or permit is issued; or
2. A development order or permit is issued subject to the condition that at the time of issuance of a certificate of occupancy the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developers fair share are committed (City's Recreation Fee) and
 - a) The necessary facilities are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy as provided in Lighthouse Point's adopted five year schedule of Capital Improvements; or
 - b) The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services to be in place not more than one year after issuance of a certificate of occupancy; or
 - c) The necessary facilities are guaranteed in an enforceable development agreement, pursuant to Section 163, 3220.F.S. or Chapter 380, F.S. to be in place not more than one year after issuance of a certificate of occupancy or its functional equivalent.

- c. For Transportation:
1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or
 2. The necessary facilities are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy as provided in the City's or Broward County's schedule of capital improvements. The schedule of capital improvements may include projects included in the first three (3) the FDOT Five Year Work Program. Additionally, the Capital Improvements Element will include an estimated date of commencement of actual construction and project completion. A plan amendment will be required to eliminate, defer, or delay construction of any road or mass transit facility needed to maintain the adopted LOS and included in the Five Year Schedule; or
 3. The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy; or
 4. The necessary facilities are guaranteed in an enforceable development agreement, pursuant to Section 163,3220.F.S. or Chapter 380, F.S. to be in place not more than three years after issuance of a certificate of occupancy or its functional equivalent; or
 5. The project complies with the provisions and requirements of Broward County's Transportation Concurrency Exception Area.

Policy 1.1.8 The City of Lighthouse Point shall continue to maintain differing intensities of non-residential development based upon each site's compatibility with adjacent and surrounding land uses and the regional roadway systems, consistent with the following provisions:

USE	Maximum Intensities
Commercial	Height of buildings and structures is limited to no more than fifty feet and a rear yard setback of fifteen feet
Community Facilities	Height of buildings and structures is limited to no more than fifty feet
Recreation	Height of buildings and structures are limited to no more than twenty five feet.

Policy 1.1.9 The City shall investigate incorporating into the Land Development Regulation (LDR's) a "compatibility analysis" as part of site plan review process.

Policy 1.1.10 The City will review the Broward County SLOSH Map once the map is adopted by Broward County to determine if any areas of the City fall within the Coastal High Hazard Area (CHHA). If any CHHA is identified within the City, the City will modify the Future Land Use Map series to depict those areas of the City within the CHHA.

Objective 1.2

To maintain the residential orientation of the City's existing residential areas, with particular emphasis on preserving single family areas.

Policy 1.2.1 In future land use plan amendment and development proposals, consider maintaining the existing pattern of spatial or physical boundaries between residential and non-residential land uses.

Policy 1.2.2 In future land use plan amendment and development proposals continue to provide for the orderly segregation and transition of varying residential land use densities.

Policy 1.2.3 In future land use plan amendment and development proposals continue to orient retail business uses to major arterial thoroughfares only.

Policy 1.2.4 Through the City zoning and subdivision regulations, maintain a requirement for the provision of structural and or vegetative buffers between residential and non-residential land uses.

Objective 1.3

Provide adequate acreage in the Land Use Plan for the local retail service needs of the community and adjacent areas of neighboring jurisdictions.

Policy 1.3.1 In future land use plan amendment and development proposals maintain the integrity of the existing business areas of the City.

Policy 1.3.2 In future land use plan amendment and development proposals support efforts to redevelop or otherwise improve the vitality of existing businesses.

Objective 1.4

The City will continue to develop and modify existing local land development regulations to be consistent with the City's adopted Comprehensive Plan and to protect natural and historic resources.

Policy 1.4.1 Continue to promote the existing Historic Preservation section of the City's Land Development Code to provide for designation and preservation of potential historic sites, buildings and structures. Require the maintenance of a current list of historical, architectural and archaeological significant properties and mapping of same on the City Land Use Plan.

Policy 1.4.2 Subsequent to Plan adoption, undertake a compliance review of all local zoning and subdivision regulations relative to the Plan with emphasis on Broward County

Policy 1.4.3 Where necessary, modify all zoning and subdivision regulations to be consistent with the Comprehensive Plan.

Policy 1.4.4 In future land use plan amendment and development proposals maintain the integrity and low density character of the City's current residentially zoned areas to the maximum extent feasible and consider the impacts to historic resources.

Policy 1.4.5 Continue to ensure that all properties ~~to be~~ are consistent with the Land Use Plan.

Policy 1.4.6 Continue formal procedures for major and minor project review that consider the availability of services in accordance to the adopted levels of service.

Policy 1.4.7 Continue to implement the land use and density provisions of the Land Use Plan as specified in the Land Use Implementation Chapter IV of the Comprehensive Plan.

Policy 1.4.8 Advise Broward County and State agencies of any designation of historical, architectural and archaeological significant properties.

Objective 1.5

Encourage the use of innovative land development regulations by periodically reviewing LDR and incorporating new land use and planning techniques as identified.

Policy 1.5.1 Consider revisions to the Land Development Code that provide for incentives for mixed use projects in the business zoning district of the City.

Policy 1.5.2 Consider an amendment to the Land Development Code to provide for shared parking in connection with the redevelopment of the commercial properties located along the U.S.-1 corridor.

Objective 1.6

Incorporate the relevant Objectives and Policies of the Broward County Land Use Plan into the City's Land Use Element to facilitate Certification of the City's Comprehensive Plan.

Policy 1.6.1 Periodically review the Broward County Land Use Plan and the City's Land Use Element for consistency.

Objective 1.7

Coordinate with Broward County the City's future land uses with the availability of public elementary and secondary education facilities.

Policy 1.7.1 The City shall consider the individual and cumulative impacts of land use plan amendments on existing and planned public elementary and secondary education facilities.

Policy 1.7.2 The City shall coordinate with the efforts of the School Board of Broward County to address school overcrowding and meet future school needs.

Policy 1.7.3 The City, in coordination with the School Board of Broward County, shall assist in the annual update of long range planning of public elementary and secondary school sites and facilities necessary to meet the demands of the City's projected population.

Policy 1.7.4 The City, in coordination with the School Board of Broward County, shall revise the City's Land Development Code to require new residential development to pay appropriate educational impact fees.

Policy 1.7.5 The City shall coordinate with the School Board of Broward County to achieve an expedited development review procedure for public elementary and secondary education facilities.

Policy 1.7.6 The City shall continue to coordinate joint processes with the School Board of Broward County for collaborative planning and decision making on population projections and public school siting. Currently there are no public education facilities in

Lighthouse Point and none are identified in the Broward County School Board's District Educational Facilities Plan. Any future school impact issues will be coordinated through the Broward County Staff Working Group established to accomplish coordination between the Broward County's City's adopted Comprehensive Plans and the long range plans of the School Board.

Objective 1.8

Coordinate future land uses with the regional hurricane evacuation plan and with the Broward County Emergency Management Agency and the South Florida Regional Planning Council.

Policy 1.8.1 The City in coordination with Broward County and Broward County's Emergency Management Agency, will analyze the individual and cumulative impacts of future land use map amendments and planning area population densities with to ensure that evacuation times are maintained or improved.

Policy 1.8.2 In the event of a disaster, the City will designate a Recovery Task Force to serve as the local disaster coordinating committee. The task force will at a minimum include: the City Administrator and representatives from the Building and Zoning Department, Public Services Department, Police and Fire Departments and other members at the Commissions discretion.

Policy 1.8.3 Post disaster priorities the task force will utilize (in order of priority):

1. Life saving needs;
2. Repair of minor and moderately damaged structures and operations; and
3. Full restoration of services and reconstruction of damaged structures and infrastructure.

Objective 1.9

Identify, conserve and protect the City's historic resources

Policy 1.9.1 Continue to consider and identify architectural and historic resources.

Policy 1.9.2 Where buildings are identified, historic guidelines will be developed to promote the conservation and preservation of historic resources in coordination with state and federal law.

Housing Goals, Objectives and Policies

Goal

To achieve a balanced and affordable range of housing stock to meet the needs of the present and future population; to encourage the diversification and distribution of the housing stock; to eliminate substandard structures; and to conserve a good housing stock.

Objective 2.1

Develop programs to maintain the high quality of the existing single-family and multi-family housing stock in a manner sensitive to the City's historical resources and neighborhood character.

Policy 2.1.1 Provide funding within the City budget and establish a program to maintain stringent code enforcement policies.

Policy 2.1.2 Ensure through development review practices that all new and redevelopment construction activities conform to the South Florida Building Code.

Policy 2.1.3 Promote the use of hurricane protection devices on all City residences through information provided to new residents and/or included in the Mayor's Newsletter.

Policy 2.1.4 By December 31, 2009 the City shall evaluate the need for amendment of the adopted Land Development Code to insure that any redevelopment of existing residential and commercial properties is consistent with the quality of existing development, high standards and character of the City .

Policy 2.1.5 If amendments to the City's Land Development Code are determined to be necessary pursuant to Policy 2.1.4 the City shall prepare and adopt amendments prior to December 31, 2010.

Objective 2.2

Develop programs to eliminate any substandard housing conditions and encourage older home rehabilitation by promoting quality structural/aesthetic improvements to existing housing.

Policy 2.2.1 Conduct inventories of area housing conditions every three (3) years.

Policy 2.2.2 Investigate the feasibility of promoting and encouraging the replacement of antiquated kitchen facilities, older "jalousie-type" windows, and unsafe electrical wiring.

Policy 2.2.3 Establish standards for maintaining quality housing, improving neighborhood stabilization and identifying historically significant housing.

Policy 2.2.4 Require all redevelopment proposals provide a summary of impacts on adjacent historical resources, as they are identified.

Objective 2.3

Support all local, regional and state-wide efforts to provide and preserve affordable housing and the siting of group and foster homes.

Policy 2.3.1 Adopt resolutions and enter into interlocal agreements which support Broward County affordable housing programs.

Policy 2.3.2 Participate in housing seminars and conferences.

Policy 2.3.3 Continue to allow group homes and foster care facilities in the medium density Zoning District.

Policy 2.3.4 Group homes and foster care are permitted in Lighthouse Point consistent with the criteria found in the Plan Implementation Section of this Comprehensive Plan, consistent with the Broward County Land Use Plan and consistent with Chapter 419, F.S.

Policy 2.3.5 Review existing regulatory procedures which establish the procedures, applications, permits and fees required for constructing or modifying housing units and eliminate those procedures, applications, permits and fees which unnecessarily add to the cost of housing.

Policy 2.3.6 Continue to utilize the City's Code Enforcement Department to prevent the deterioration of the City's housing stock including existing affordable multi-family housing, through the enforcement of standards for adequate sanitation; structural conditions; wiring, plumbing and mechanical equipment; weather protection and construction materials; and fire hazards.

Policy 2.3.7 The City shall participate in and review the forthcoming 2010 US Census to identify the current supply, demand and need for affordable housing with the City.

Policy 2.3.8 Prior to December 31, 2010 the City will evaluate the need for and feasibility of implementing incentives to promote the inclusion of affordable housing as part of proposed redevelopment projects which may include implementation of mixed-use zoning strategies, including but not limited to, Local Activity Centers in the City's commercial corridor along Federal Highway, if determined to be appropriate.

Policy 2.3.9 Prior to December 31, 2010 the City shall evaluate the feasibility of implementing a requirement for developer contribution toward an Affordable Housing Fund which could be used to support the development of affordable housing via programs which may include "Habitat for Humanity" or its equivalent in the northeastern portion of Broward County.

Policy 2.3.10 Prior to December 31, 2009 the City will evaluate the feasibility of utilizing Broward County's State Housing Initiative Partnership (SHIP) program funds, if available, for established or proposed Habitat for Humanity (or its equivalent) houses in the City.

Policy 2.3.11 In conformance with the South Florida Regional Planning Council's Strategic Regional Policy Plan (SRPP) the City will evaluate the implementation of partnerships between the public and private sectors for affordable housing which creates opportunities to live and work in the same community.

Policy 2.3.12 If mixed-use projects are proposed to be developed and are determined to be consistent with the City Comprehensive Plan the City shall evaluate the need for inclusion of restrictive covenants to insure that efforts to provide affordable housing run with the land and remain enforceable.

Recreation and Open Space Element Goals, Objectives, & Policies

Goal 3.0

The City of Lighthouse Point shall continue to provide for the recreational and open space needs of the City residents through a variety of local and regional recreational areas and program opportunities.

Objective 3.1

Continue to provide access for all City residents to the City's parks and recreational opportunities.

Policy 3.1.1 Develop a program to maintain and, where necessary, augment vehicular access and parking areas to all local parks facilities by the appropriate auto, boat, bicycle and/or pedestrian modes.

Objective 3.2

Provide opportunities for the private sector to aid in the development of quality recreational programs and facilities.

Policy 3.2.1 During the next planning time period consider amending the Land Development Code to require on-site recreational amenities in the development of multi-family housing in the City.

Policy 3.2.2 Continue to administer recreational league programs which are partially sponsored by local businesses.

Policy 3.2.3 Consider increasing City wide recreation activities which are co-sponsored by the local business communities.

Objective 3.3

Continue to provide local park, waterway or other open space facilities through public and private means that met the City's Level of Service (LOS) Standard for park land.

Policy 3.3.1 Continue to require a Level of Service (LOS) standard of three (3) acres of recreation and parks for each one thousand (1,000) permanent residents in the City.

Policy 3.3.2 Continue to adequately budget maintenance and operating funds for all City parks and recreation facilities and include larger items in the City's 5-year Capital Improvement Plan as necessary.

Policy 3.3.3 Continue to budget funds for specialized recreational activities for the young and elderly segments of the population.

Policy 3.3.4 Provide funding assistance or Public Works assistance to support local beautification efforts in local parks and open space areas.

Policy 3.3.5 Continue to enforce the vegetation and open space provisions of the City's Land Development Regulations.

Policy 3.3.6 Support the efforts of Broward County to develop and maintain a system of regional parks which benefit City residents.

Policy 3.3.7 Upon of the adoption of this amendment, amend the Land Development Code to include a definition of "open space" that is consistent with the Comprehensive Plan.

Policy 3.3.8 Provide appropriate funding in the City's annual budget to maintain and operate the City Library.

Transportation Element Goals, Objectives and Policies

Goal 4.0

To maintain a local multi-modal transportation system that serves the transportation needs of the community in a safe, efficient, cost effective and aesthetically pleasing manner.

Objective 4.1

Identify any neighborhood circulation areas with traffic safety related problems and develop solutions.

Policy 4.1.1 Conduct periodic traffic counts and maintain a data base oriented to the City's local and collector roadways.

Policy 4.1.2 Maintain a record of local accident locations to identify high frequency locations.

Objective 4.2

Reduce the annual percentage rate of accidents occurring on City roadways during the planning period.

Policy 4.2.1 Maintain high profile enforcement of both vehicular and non-vehicular driving laws.

Policy 4.2.2 Continue funding roadway maintenance such as resurfacing and repair of bridges and roads at existing levels to enhance safety.

Policy 4.2.3 Require unobstructed sight lines and non-obtrusive landscape plantings along medians and at driveway and street intersections.

Policy 4.2.4 Continue the "as needed" funding of safety related improvements including modifying existing vegetation or pavement markings and re-stripings, or by constructing additional sidewalks, curbing, and canal guardrails.

Objective 4.3

In future land use plan amendment and development proposals provide for safe and efficient on-site traffic circulation, pedestrian and bicycle circulation, mass transit access and parking including provisions for handicapped users and coordinate with local and areawide transportation planning activities.

Policy 4.3.1 Review and improve roadway and parking lot engineering design review criteria, including provisions for access point limits, deceleration lanes and, where possible, cross access easements.

Policy 4.3.2 Require the provision of handicapped parking facilities when reviewing development or redevelopment proposals.

Policy 4.3.3 Consider the transportation impacts of future land use plan amendments and coordinate large scale amendments with the Broward County MPO.

Policy 4.3.4 The City, in coordination with the Broward County Emergency Management Division, will plan for the timely evacuation of the City in the event of a Hurricane. Timely evacuation will mean a clearance time of approximately eight (8) hours.

Policy 4.3.5 The City, in coordination with the Broward County Emergency Management Division and the Mass Transit Division, will plan for transit service to provide timely evacuation of the City in the event of a hurricane. Timely evacuation means operations will begin four (4) hours after the County Administration issues an evacuation order and will be in effect 6.5 hours for Plan A and 12 hours for Plan B and Plan C.

Objective 4.4

The City shall adopt and adhere to the LOS standards for roadway performance which are consistent with Broward County or FDOT criteria:

Policy 4.4.1 Adopt the following level of service standards for all roadway facilities in the City:

LOS "C" or better on all City local and collector facilities during daily, seasonal and peak hour operating conditions.

For State or County arterial roadways, within the Broward County Northeast Transportation Concurrency Management Areas (TCMA) District (entire City area) the transportation LOS standards, for the purpose of issuing development orders and permits, are to achieve and maintain the following by FY 2009:

Coordinate with Broward County to achieve and maintain headways on all mainline transit routes serving the City to 30-minutes or less on 90% of the routes. Reduce traffic signal communication failures by 50% by FY 2013. Increase peak hour weekday fixed-route transit ridership by 17% from FY 2009 to FY 2013.

Coordinate with Broward County and neighboring communities within the Northeast Concurrency District to establish at least one additional community bus route.

Coordinate with Broward County and neighboring communities within the Northeast Concurrency District to establish a Neighborhood Transit Center at the Pompano Citi Centre as now proposed.

The City shall maintain the maximum service volumes on arterial roadways as displayed below, after which time development must be denied:

Peak Hour Two Way Maximum Service Volumes*	
Two-lane arterials	2,555
Four-lane arterials	5,442
Six-lane arterials	8,190
Eight-lane arterials	10,605

* The Maximum Service Volumes are calculated from “Generalized Peak Hour Two-Way Volumes for Florida’s Urbanized Areas”, published by the Florida Department of Transportation, as 75% above the volumes for Class II State Two-Way Arterials, for Level of Service D. These volumes are not to be used for City development approvals per Broward County DMD (see below).

Within the City, the transportation LOS standard for the purpose of issuing development orders and permits is the generalized two-way peak-hour LOS “D” standard volumes depicted on Table 4-4, Quality/Level of Service Handbook, Florida Department of Transportation, (2002), shown below.

Peak Hour Two Way Maximum Service Volumes	
Two-lane roadways	950
Four-lane arterials	3,110
Six-lane arterials	4,680
Eight-lane arterials	6,060

Policy 4.4.2 Review and approve future development proposals in accord with maintenance of the adopted levels of service for roadway performance utilizing the highway capacity methodology endorsed by the Broward County MPO and approved by the Broward County Commissioners to determine the capacities and levels of service on the regional roadway network.

Policy 4.4.3 Continue to enforce the traffic impact review ordinance that requires traffic impact studies for all development permits which generate 1,000 or more new vehicle trips. Said ordinance to specify data and analysis requirements, study procedures,

consistency with existing operating conditions, consider the cumulative impacts of development (background traffic), improvement recommendations, monitoring, City review procedures and basis for City approval or denial of development requests based on traffic impacts. Ordinance will also provide for trip generation analysis for all projects which generate less than 1,000 new vehicle trips per day.

Policy 4.4.4 Continue to implement the City's concurrency management system that will allow development to occur in concurrence with the Future Land Use Map and in concert with the level of service standards for peak hour conditions:

See Policy 4.4.1 above.

LOS shall be based on the 2000 Highway Capacity Manual and the 2002 FDOT Generalized Hour Level of Service Maximum Volumes.

Policy 4.4.5 The City will annually update existing traffic counts and review updated Broward County Trips assignments. Based on the update the City may reclassify any roadway segment within the City. The City may also reclassify a roadway segment if development from outside the City has affected traffic conditions within the City.

Objective 4.5

Continue to coordinate the transportation system with the future land use map, future land use plan amendments and development proposals through participation in the Broward County MPO and the development of the Long Range Transportation Plan. Require the protection of existing and future right-of-way from building encroachment and the provision of off-site project related transportation improvements.

Policy 4.5.1 In future land use plan amendment and development proposals, require that developers construct project-related transportation improvements.

Policy 4.5.2 As a condition of project development approval, secure existing and future right-of-way conveyances or easements consistent with the Broward County Trafficways Plan or right-of-way maps that are filed by FDOT, the City or Broward County.

Policy 4.5.3 Proposed developments will not be allowed de minimis impact if it would exceed the adopted LOS standard of any affected designated hurricane route in the City.

Policy 4.5.4 New access along existing arterials and collectors shall be controlled and limited in order to increase safety, promote orderly and efficient redevelopment, preserve community character, natural resources and reduce adverse impacts of development on roadway level of service. Access shall be consistent with existing State and County standards, shall allow for the integration of multimodal facilities and shall consider impacts on adjacent neighborhoods. A development application to develop or redevelop a property that plans to have a driveway connection to a state road shall provide a FDOT Pre-application letter outlining conditions for the driveway connection.

Policy 4.5.5 Continue to support and participate in the Broward MPO's provision of an energy efficient multi-modal transportation network targeted at achieving the following mobility goals:

- Support increased vehicle occupancy rates from 1.37 to 1.43 persons per vehicle through transportation demand management (TDM) strategies, such as ride sharing programs, preferred parking, and high occupancy vehicle lanes;
- Support reduced the per capita vehicle miles traveled (VMT) below 19.42 by implementing TDM strategies; and
- Support an increase in the public transit mode split from 1.15 percent to 1.23 percent through appropriate transit route planning, decreased peak hour headways on 14 of the most heavily used routes from 30 to 15 minutes.

Objective 4.6

Continue to seek County and State funding of drainage, median and/or pedestrian oriented improvements on US 1.

Policy 4.6.1 Negotiate and lobby Broward County and FDOT to program funds for US 1 improvements within the City.

Objective 4.7

Maximize existing intersection performance through the use of low cost Transportation Systems Management (TSM) strategies.

Policy 4.7.1 Work with Broward County to monitor US 1 intersection performance and support low cost solutions to improve poor operation.

Objective 4.8

Provide for coordination with the plans and programs of the Broward MPO, FDOT's five year Transportation Plan and highway maintenance projects with the maintenance or improvement of other existing utilities.

Policy 4.8.1 Develop a program to coordinate street resurfacings with any identified necessary water, sewer, or drainage improvements.

Policy 4.8.2 Provide advance notification of local roadway improvements with other local utility providers.

Policy 4.8.3 Participate in committees such as the Broward MPO Technical Coordinating Committee, Broward County Technical Advisory Committee and others as necessary to stay knowledgeable on transportation plans and programs, utility modifications and maintenance efforts.

Objective 4.9

Support Broward MPO, Broward County Mass Transit Division and FDOT programs and efforts to reduce overall energy consumption on transportation as well as reduce single automobile occupancy by encouraging increased mass transit ridership and promoting other transportation alternatives. Support programs and efforts to reduce overall energy consumption on transportation.

Policy 4.9.1 Cooperate with the County on providing computerized traffic signal control and proper signal progression on US 1.

Policy 4.9.2 Support Broward County bikeway and pedestrian planning efforts.

Policy 4.9.3 Request the Broward County Mass Transit Division and the Broward MPO to reduce headways for important bus routes such as Route 10 to ten to fifteen minutes.

Policy 4.9.4 Continue to encourage the use of mass transit, car pool, pedestrian and bicycle amenities in major commercial and office buildings.

Policy 4.9.5 Promote and cooperate in county-wide ridesharing efforts.

Policy 4.9.6 Review the Land Development Code to provide criteria to encourage the use of mass transit, staggered and flexible work schedules and other measures to reduce development-related traffic impacts.

Policy 4.9.7 Participate in the development of the Broward County Congestion Management Plan.

Policy 4.9.8 Require the payment of any applicable Broward County Mass Transit Impact Fees for developments receiving transportation concurrency exceptions.

Policy 4.9.9 Continue to fund or seek funding for pedestrian and bikeway corridor improvements.

Policy 4.9.10 Where feasible, include the construction of sidewalks and bikeways in all improvement projects; include ample signage and/or pedestrian signalization to designate and promote preferred non-vehicle routes.

Policy 4.9.11 Participate in bicycle planning program of the Broward County MPO and District IV of the FDOT to provide bike lanes and include consideration of bicycle and pedestrian ways in transportation planning activities.

Policy 4.9.12 Investigate the feasibility of installing bicycle racks at commercial and tourist centers.

Policy 4.9.13 Monitor Broward County traffic/transit concurrency procedures and proposals. Modify the City's transportation concurrency procedures when appropriate to maintain consistency with Broward County.

Objective 4.10

Improve the landscaping, signage and aesthetics of roadway facilities

Policy 4.10.1 Adopt transportation facility design standards for roadway signage and lighting.

Policy 4.10.2 Continue to support the development of City "gateway" treatments at all US 1 intersections.

Policy 4.10.3 Maintain the overall streetscape beautification program for public right-of-way.

Policy 4.10.4 Require the provision and maintenance of vegetative and/or structural buffers between non-residential parking areas and residential property.

Objective 4.11

Encourage redevelopment and in-fill development throughout the City.

Policy 4.11.1 Consider utilizing lower level of service standards that encourage redevelopment and in-fill development.

Policy 4.11.2 The City is wholly contained within Broward County's Northeast Transit Concurrency District. Figure 4-2a is hereby adopted and incorporated by reference (BC Transportation Element Map 3-13). The City shall exempt developments from transportation concurrency requirements provided that they comply with the requirements of the Broward County.

Objective 4.12

Support mass transit improvements proposed by the Broward County Division of Mass Transit, the Broward MPO, Tri - Rail and the Florida Department of Transportation.

Policy 4.12.1 Work with Broward County Mass Transit Division and the Broward MPO to secure bus bays along major transit corridors.

Policy 4.12.2 Support the Broward County MPO, Broward County Mass Transit Division, South Florida Regional Transportation Authority (SFRTA) and FDOT's transportation improvements to meet or exceed minimum elderly and handicapped transportation federal guidelines for service.

Policy 4.12.3 Support the Broward County MPO, Broward County Division of Mass Transit, South Florida Regional Transportation Authority (SFRTA) and FDOT's transit improvements oriented to increase local transit ridership and farebox revenues.

Policy 4.12.4 Support all marketing activities of the Broward County Division of Mass Transit and South Florida Regional Transportation Authority (SFRTA).

Policy 4.12.5 Support Broward County MPO and Broward County Division of Mass Transit efforts to provide new/expanded route coverage and improved headways.

Policy 4.12.6 Support Broward County's and FDOT's continued funding of local mass transit service consistent with existing service standards.

Policy 4.12.7 Support the funding of Broward County Mass Transit Division to maintain local transit facilities.

(The new text below is an edited version of the Broward County Transportation Element Objective 3.4 “Transportation Land Use Coordination – Concurrency”)

Objective 4.13

The City will coordinate with Broward County in the implementation of the requirements of transit concurrency contained within the county-wide Transportation Element by recognizing that the City is part of the regional (County/State) transportation system.

Policy 4.13.1 The City shall continue to maintain and, where feasible, improve the functional relationship between the transportation system and applicable Future Land Use Plan maps to ensure that transportation modes and services meet the transportation needs of existing and future population densities, housing and employment patterns, and land uses.

Policy 4.13.2 The concurrency management system shall establish the transportation level of service (LOS) standards listed in Policy 4.4.1.

Policy 4.13.3 Any change in the level of service standards requires an amendment to the Transportation Element of the City of Lighthouse Point Comprehensive Plan.

Policy 4.13.4 Prior to application for a building permit with the City, the applicant shall obtain a Transportation Concurrency Satisfaction Certificate from Broward County. The City shall not accept a building permit application, nor issue a building permit, unless the corresponding Transportation Concurrency Satisfaction Certificate has been presented.

Policy 4.13.5 Broward County shall issue a Transportation Concurrency Satisfaction Certificate, relative to a building permit application, under any of the following circumstances:

1. If the building permit application is on property within a recorded plat that was approved by the County Commission on or after March 20, 1979, and before the effective date of Amendment 04-2-T1; and the building permit application is consistent with the level of development under which the plat is currently approved by the County Commission; and the County Commission's finding of satisfaction of transportation concurrency for the plat has not expired; and the plat is not in violation of an agreement with Broward County with respect to transportation concurrency.
2. If the building permit application is on property for which Broward County has made a finding of vested rights with respect to transportation concurrency; and the building permit application is consistent with the level of development under which the plat was approved by the County Commission; and the plat is not in violation of an agreement with Broward County with respect to transportation concurrency.
3. If the building permit application is for property within, and for development in accordance with and as authorized by, an approved Development of Regional Impact (DRI) or a Florida Quality Development (FQD) development order which development order was either issued prior to the adoption of the 1989 Broward County Comprehensive Plan or was issued after being reviewed for, and satisfying, Broward County's transportation concurrency requirements.
4. If the building permit application is for property within a transit oriented concurrency district; and the applicant has paid to Broward County a Transit Concurrency Assessment, as described in Policy 3.4.7, for the development proposed in the building permit application.
5. If the building permit application is for property within a transit oriented concurrency district; and the application is for an addition to, replacement of, or renovation to a residential building, and does not increase the number of dwelling units within that building nor change the type of units.

6. If the building permit application is for property within a transit oriented concurrency district; and the application is for an addition to, replacement of, or renovation to a non-residential building, and does not increase the number of peak-hour trips generated by the building.
7. If the building permit application is for property within a standard concurrency district; and the application is for property within a recorded plat that was approved by the County Commission after the effective date of Amendment 04-2-T1; and a finding of satisfaction of transportation concurrency was made for that plat by the County Commission in accordance with Policy 3.4.12, and has not expired; and the building permit application is consistent with the level of development under which the plat is currently approved by the County Commission; and the plat is not in violation of an agreement with Broward County with regard to transportation concurrency.
8. If the building permit application is for property within a standard concurrency district, and the property is not within a recorded plat that was approved by the County Commission on or after March 20, 1979, and the appropriate municipality is not requiring platting or replatting with regard to this building permit application. Broward County may require written evidence from the municipality that platting or replatting is not required.
9. If the building permit application is for development that promotes public transportation, which means development that directly affects the provision of public transit, including transit terminals, transit lines and routes, separate lanes for the exclusive use of public transit services, transit stops (shelters and stations), and office buildings or projects that include fixed-rail or transit terminals as part of the building.
10. At the option of the City, policies 3.4.6.5 and 3.4.6.6 may be modified, so that if a building permit application with that municipality is for property within a transit-oriented concurrency district, and said property is unplatted or platted prior to March 20, 1979, then the applicant shall be subject to a Transit Concurrency Assessment based on the total peak-hour trips generated by the use proposed in the building permit application, regardless of the prior use permitted or built on the property. This option can only be exercised by a municipality adopting such a provision in its Comprehensive Plan.

11. The County Commission may, by Ordinance, provide that a Transportation Concurrency Satisfaction Certificate shall be issued, relative to a building permit application, if the proposed development is a project which promotes public transportation and is located within a Regional Activity Center as described in and defined by the Broward County Comprehensive Plan, and is within an area that contains major public and private postsecondary institutions of higher learning. The impact of the proposed development on the Florida Intrastate Highway System, as defined in Section 338.001, F.S. shall be considered in issuing said Certificate.

Policy 4.13.6 The Transit Concurrency Assessment shall be calculated as the total peak-hour trip generation of the proposed development, multiplied by a constant (for each year) dollar figure for each District that represents the cost per trip of all the TDP enhancements in that District. The County Commission may adopt land development regulations, which enable exemption from the assessment calculation of high-cost transit projects, such as fixed-guideway facilities.

Policy 4.13.7 The Broward County Commission shall adopt land development regulations, which provide for credits against the Transit Concurrency Assessment for approved site plans, which contain features intended to significantly encourage transit usage.

Policy 4.13.8 The Broward County Commission may adopt land development regulations which provide for a waiver of the Transit Concurrency Assessment for affordable housing projects, and for applications by a government agency for the construction of public buildings which will directly serve the health and/or safety needs of the public, provided that all such waived Assessments are paid from a designated source.

Policy 4.13.9 The City may adopt land development regulations, which provide for a waiver of the Transit Concurrency Assessment for a class of development on property, provided that all such waived Assessments are paid to Broward County by the City, or by a source designated by the City.

Policy 4.13.10 The revenues from the Transit Concurrency Assessments shall be used solely to fund the enhancements within the County's CTP, which are in the District corresponding to the location of the proposed development. However, the Broward County Commission may adopt land development regulations, which set aside up to five percent of such revenues for the following purposes:

1. to serve as the designated funding source for waivers granted under Policy 3.4.9.; and/or
2. to fund costs of administering the concurrency management system and developing the CTP.

Policy 4.13.11 For City Collector and Local roadways, the concurrency management system shall provide that a finding of satisfaction of transportation concurrency be made, when a roadway exceeds its adopted LOS standard provided one or more of the following mitigation measures apply:

1. The proposed development does not place any trips on, or create any, overcapacity links within the impact area. The impact area is a circular area, centered on the proposed development site, with a radius determined by the scale of the proposed development.
2. There is an approved action plan to accommodate the traffic impact of the development, and implementation of the plan has been committed to in a written agreement approved by the property owner(s), the City, and the County Commission.
3. The necessary improvements to provide a LOS “D” are under construction at the time a permit is issued.
4. The necessary improvements to provide LOS “D” are the subject of a binding executed contract for the construction of the facilities.
5. The necessary improvements for the LOS “D” have been included in the first two (2) years of the adopted state or county five-year schedule of transportation improvements and the applicable government entity makes a determination that a binding contract for the implementation of said improvements will be executed no later than the final day of the second fiscal year of the original schedule.
6. The necessary improvements for the LOS “D” have been included in the first two (2) years of the City’s adopted five-year schedule of transportation improvements and the City has entered into an interlocal agreement with the County, which interlocal agreement will include assurances by the City, upon which the County may rely, that at the time a development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of a building permit.

7. The necessary facilities and services for LOS “D” are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; provided that road improvements required by a Development of Regional Impact (DRI) development order shall not be considered for concurrency determinations for the property outside the DRI boundaries unless the above conditions 3, 4, 5, or 6 apply.
8. The proposed development is found to have vested rights with regard to any affected road segment in accordance with the provisions of Chapter 163, Part II, Florida Statutes, or a common law vested rights determination made as to that road segment in accordance with procedures set forth within the land development regulations adopted by the Board of County Commissioners. The proposed development must meet concurrency for any road segment for which a vested rights determination has not been made.
9. An impact of one single family home or duplex will constitute a de minimis impact on all roadways regardless of the level of deficiency on the roadway. Further, no impact will be de minimis if it would exceed the adopted LOS standard of any affected designated hurricane evacuation routes.
10. The proposed development is for property within, and for development in accordance with and as authorized by, an approved Development of Regional Impact (DRI) or a Florida Quality Development (FQD) development order which development order was either issued prior to the adoption of the 1989 Broward County Comprehensive Plan or was issued after being reviewed for, and satisfying, Broward County’s transportation concurrency requirements.
11. The proposed development would promote public transportation, which means development that directly affects the provision of public transit, including transit terminals, transit lines and routes, separate lanes for the exclusive use of public transit services, transit stops (shelters and stations), and office buildings or projects that include fixed-rail or transit terminals as part of the building.

Said finding shall be made by the County Commission at the time of approval of an application for a plat, an amendment to the restrictive note on the plat, or the placement of a restrictive note on the plat, or a new finding of adequacy for a plat.

Policy 4.13.12 Prior to the approval of any application for a plat, an amendment to the restrictive note on the plat, or the placement of a restrictive note on the plat, for property within the Transit Oriented Concurrency District, the City Commission shall make a finding that satisfies at least one of the following standards:

1. The District does not contain two parallel and adjacent arterial roadways, both of which have a volume/capacity ratio in excess of 1.30, which ratio is derived by comparing existing p.m. peak hour traffic volumes to LOS "D" peak hour capacities.
2. The ridership within the District on fixed route transit services has increased at least 2 percent over the previous year.

Policy 4.13.13 A building permit application that is subject to a Transit Concurrency Assessment by Broward County shall not be subject to impact fees for regional transportation facilities by Broward County or by the City.

Policy 4.13.14 Broward County, in coordination with the FDOT and the City, shall conduct a study on constrained roadway facilities. The study, which shall identify constrained facilities, propose adequate LOS standards for those identified constrained facilities, and recommend appropriate actions to improve mobility on the constrained roadways, shall be completed by December 2011. The study findings shall be implemented through a Transportation Element amendment.

Policy 4.13.15 The City will address overcapacity roadway segments and roadway segments approaching capacity on County designated roadways by urging Broward County to take the following actions:

1. Continue to update and apply, on an annual basis, the results of the County Traffic Circulation Analysis, including level of service determinations, prior to the development of its Capital Improvement Program and Capital Improvements Element. In so doing, a high priority shall be assigned to appropriate County road improvements for road segments operating below, or projected to operate below, the adopted peak-hour LOS "D" standard.
2. Continue its annual allocation of County matching funds in the Capital Improvements Element for locally sponsored, efficient road and traffic engineering improvements. Typically, this policy will address concerns on County and Municipal road systems which tend to have low priority in major road programs.

3. On an annual basis and prior to June 30, initiate necessary amendments to the Broward County Metropolitan Planning Organization's (MPO's) Long-Range Transportation Plan if the level of service on a segment is operating below the adopted LOS standard.
4. On an annual basis and prior to December 30, initiate necessary amendments to the MPO's adopted Transportation Improvement Program (TIP) to include the programming of available federal aid and matching funds for improvements to state roads shown in the adopted Long Range Transportation Plan network where the LOS is projected to remain below the LOS "D" standard.
5. Continue to support state legislative initiatives to provide a permanent increase in state transportation funding to accelerate the construction of high priority state road and local projects in the MPO's currently adopted Long Range Transportation Plan.
6. Continue to foster a cooperative County-State traffic engineering improvement program on congested arterial roads according to established priorities as identified in the County's intersection data base and other planning files, and making use of the total range of available funding programs at the federal, state and county levels.

Policy 4.13.16 The City will encourage Broward County to implement the adopted two-way peak-hour LOS "D" standards through the following actions:

1. Initially, in order to determine the roadway level of service and the trip volumes generated from a proposed development, a planning analysis (K100) factor shall be used to convert average annual daily trip volumes to two-way peak hour trips. The TRIPS Models shall continue to be used to determine the roadway level of service and trips volumes associated with the development.
2. Annually update the roadway Level of Service Report to identify the peak-hour and the existing peak-hour volumes for each collector roadway or higher.

Policy 4.13.17 Recognizing the growing need for regional connectivity, the City shall coordinate with the FDOT, Broward County, the MPO, and the SFRTA to continue implementing strategies to maintain Level of Service Standards on the SIS / FIHS, including strategies to facilitate local traffic to use alternatives to the SIS / FIHS as a means of protecting interregional and intrastate functions. Among the strategies that the City will continue to help implement and support are:

1. Support the widening of Florida's Turnpike to an eight-lane facility when eligible noise mitigation infrastructure is designed as part of project implementation.
2. Support the widening of I-95 to a ten-lane facility with applicable noise mitigation infrastructure, from north of Commercial Boulevard to the Palm Beach County Line.
3. Support interchange improvements, where appropriate, on I-95, I-595, I-75 and Florida's Turnpike mainline.
4. Support planning and implementation of improvements, that may include light rail and reversible lanes, to the Central Broward East-West Transit Corridor to alleviate traffic pressure on I-595.
5. Support efforts to analyze the implementation of a transit way along I-75.
6. Support efforts to locate funding of regionally significant arterials and local roadways to ensure smooth traffic flow within the county's transportation network and connecting to the SIS network.
7. Support improvements to the HOV system on I-95 when endorsed by the MPO.
8. Support efforts to study the use of the Florida East Coast Railroad as an urban transit corridor.
9. Continue to support measures that will alleviate noise levels along federal and state transportation roadways, particularly in planning, designing, and implementing new roadways, expanding existing roadways, and/or significantly altering the alignment of existing roadways.
10. Maintain and, where feasible, improve the level of service on County roads that are parallel to SIS / FIHS roads.
11. Support funding improvements to connect discontinuous roadways, including completing Andrews Avenue Extension and connecting N.W. 7th Avenue and 9th Avenue in the City of Fort Lauderdale.
12. Continue to implement the Congestion Management Plan recommendations, with an emphasis on roads that are parallel to SIS / FIHS roads.

13. Continue to coordinate and synchronize the signalization system along County roads that are parallel to SIS / FIHS roads.
14. Support coordination of intelligent transportation systems (ITS) efforts between the FDOT and Broward County.
15. Program public transit route headways and span of service enhancements and the provision of information kiosks along County roads which are parallel to SIS / FIHS roads.
16. Through its membership on the South Florida Regional Transportation Authority, support efforts to complete the double tracking of the South Florida Transportation Corridor, a transportation facility parallel to Interstate 95.
17. Continue to enhance regular route service to Tri-Rail stations.
18. Continue to enhance community bus systems to expand transit coverage and improve connectivity.
19. Improve pedestrian access to transit by ensuring that all phases of road planning, design, and construction include the necessary pedestrianways on arterials and collectors under the responsibility of the State, County, and municipalities, where feasible.
20. Provide public education through marketing strategies about modal alternatives to private vehicles such as public transit.
21. Promote transit oriented design along roads that are parallel to SIS / FIHS roads.
22. On a tri-annual basis, monitor SIS / FIHS level of service and work with the FDOT and the MPO to identify additional strategies.

Policy 4.13.18 The City shall continue its current practice of recognizing the interaction with mixed-use developments and the resulting internal satisfaction of trips when analyzing the traffic impact of proposed mixed-use developments, which promote revitalization and redevelopment. Mixed use developments are characterized by three (3) or more significant, mutually supporting, land uses with significant physical and functional integration of project components, including uninterrupted pedestrian connections, and that is developed in conformance with a coherent plan.

Policy 4.13.19 The City shall coordinate land uses with the transportation system through implementation of, but not limited to, the following programs, activities or actions:

1. Residential densities in the Low (1 du/ac) to Low-Medium (10 du/ac) ranges should be located with access to existing minor arterial and collector streets.
2. Residential densities in the Medium High (25 du/ac) and High (50 du/ac) ranges should be located with adequate access to major and minor arterial roadways, expressways, and public transit routes.
3. Through the designation of sufficient acreage on the Future Land Use Element Map Series, the City shall continue to provide a range of housing opportunities and a mix of land uses so that housing opportunities are within a 30 minute commute to employment.
4. Regional or community facilities and other public facilities shall be located in areas of concentrated activity, in order to provide easy access by public transit and to economize on parking areas.
5. Demonstrate the coordination necessary to implement the transportation, land use, parking, and other provisions of this Element through participation in, or membership on, the South Florida Regional Transportation Authority, the South Florida Regional Planning Council, the Broward County Planning Council, the League of Cities Technical Advisory Committee, and the Metropolitan Planning Organization.

Policy 4.13.20. The City shall coordinate the transportation system with land uses through implementation of, but not limited to, the following programs, activities or actions:

1. Transportation facilities and services shall be developed in a manner that encourages infill development and that promotes the efficient use of urban services.
2. Transportation facilities and services shall be planned and located in a manner, which minimizes the potential negative impacts on adjacent land uses.
3. Intermodal facilities shall be located so as to maximize the efficiency of the transportation system and promote regionalism.

Policy 4.13.21. During FY 2005, Broward County completed a Transit Master Plan, which will be a 25-year strategic plan for development of operational and capital improvements. The Transit Master Plan will recommend cost-effective transit improvements for implementation by Broward County, and develop funding options that generate a viable source of revenue for capital investments, operations, and maintenance of new transit services. The Plan shall address the land use/transportation relationship

with respect to transit-oriented development and be generally consistent with the Broward County MPO's Long Range Transportation Plan. The County Transit Program, referenced in Policy 3.4.4, shall be consistent with the Transit Master Plan, which shall be updated, at a minimum, after each update of the Long Range Transportation Plan.

Policy 4.13.22 By December 2012 coordinate with Broward County and other municipalities to establish level of service standards for bicycle and pedestrian facilities to be used for concurrency. Notwithstanding the above, this shall not require the City to fund State or Broward County mandated improvements not agreed to by the City.

Coastal Management Goals, Objectives & Policies

Goal 5.0

To maintain a coastal residential community in a manner which maximizes local canal resources while providing for marine navigation and accessibility.

Objective 5.1

Continue to comply with all applicable local, state and federal coastal environmental regulations while providing for the development of remaining vacant coastal property.

Policy 5.1.1 Review and, where necessary, modify local engineering or subdivision regulations to ensure that future shoreline development utilizes best available management construction techniques.

Policy 5.1.2 Continue to require building construction elevations consistent with minimum federal flood insurance regulations.

Policy 5.1.3 Continue to require building construction techniques in accord with the Florida Building Code.

Objective 5.2

Provide funding to implement local programs which maintain the vitality and use of the City's public canal resources.

Policy 5.2.1 Provide funding for periodic maintenance dredging of City waterways.

Policy 5.2.2 Continue to investigate the feasibility and cost-benefit of retrofitting existing canal outfall drainage structures with sedimentation control devices.

Policy 5.2.3 Develop local building threshold criteria such that major modifications to existing uses conform to local and regional storm drainage requirements.

Policy 5.2.4 In conjunction with local beautification efforts, establish a long term program to reintroduce low maintenance and minimum water upland and shoreline vegetation in acquired waterfront parcels.

Policy 5.2.5 The City shall continue to review and, where necessary, modify local development regulations to ensure that development and redevelopment projects utilize best available management construction techniques for minimizing water quality impacts.

Objective 5.4

Restrict any facility siting or expansion/improvement of existing utilities in shoreline areas except for those necessary to serve existing development or improve environmental quality.

Policy 5.4.1 Provide funding for utility and road maintenance primarily with respect to existing needs. Capital improvements should be oriented to maintaining adopted level of service standards for existing and planned designated uses or to improve local environmental quality.

Objective 5.5

Provide for the local implementation of County Emergency Preparedness Plan residential notification, evacuation and city management techniques, with particular emphasis towards senior citizen or handicapped.

Policy 5.5.1 Instruct and train local emergency services personnel to become familiar with Broward County's adopted Emergency Preparedness Plan.

Policy 5.5.2 Participate in all county-wide emergency preparedness preparation and practice sessions.

Policy 5.5.3 Establish a location database regarding emergency preparedness target resident groups.

Policy 5.5.4 Integrate improvements in hurricane evacuation procedures as they become known into the Broward County Emergency Preparedness Plan.

Policy 5.5.5 As identified in Policy 1.8.1 in the Future Land Use Element, the City, in coordination with Broward County and the Broward County Emergency Management Division, will analyze the individual and cumulative impacts of land use amendments for proposed residential uses within hurricane evacuation zones on hurricane evacuation clearance standards to ensure that evacuation times are maintained or improved.

Objective 5.6

Provide urban services consistent with the level of service standards identified in Policy 7.1.1 of the Comprehensive Plan.

Policy 5.6.1 Maintain existing interlocal agreements for provision of potable water, sewer and solid waste with Pompano Beach, Broward County and private vendors.

Policy 5.6.2 Support and participate by providing coordination, data input, adopting resolutions and or interlocal agreements in long term areawide planning efforts for provision of potable water, solid waste resource recovery and regional sewage disposal.

Policy 5.6.3 Continue to adequately fund local maintenance and operation needs with respect to storm drainage, roadway surfacing and parks and recreation.

Objective 5.7

To maintain or reduce current estimated hurricane evacuation times.

Policy 5.7.1 Maintain local emergency services personnel's familiarity with Broward County's adopted Emergency Preparedness Plan.

Policy 5.7.2 Participate in all county-wide emergency preparedness preparation and practice sessions.

Policy 5.7.3 Continue the designation of SE 15th Street and U.S. 1 in Deerfield Beach as a designated controlled intersection by Broward County Emergency Management personnel.

Policy 5.7.4 Continue to identify the location and magnitude of transit dependent population requiring assistance in evacuation.

Objective 5.8

To provide for the continued development/redevelopment of the coastal area in a manner which will reduce the exposure of human life and public and private property to natural hazards.

Policy 5.8.1 Coordinate procedures for establishing construction criteria and siting requirements for use in redevelopment of existing developed properties with the regional hurricane evacuation plan and with the Broward County Local Mitigation Strategy.

Policy 5.8.2 The City shall not support the construction or installation of public infrastructure in coastal high hazard or flood prone areas unless necessary to correct current deficiencies, or to serve a clearly demonstrated public interest.

Policy 5.8.3 Subsequent to a major hurricane storm occurrence, the City shall support redevelopment consistent with the uses, densities and construction practices as outlined in the Coastal Management Element or the City's Land Development Regulations.

Policy 5.8.4 In the event of a disaster, the City will designate a Recovery Task Force to serve as the local disaster coordinating committee. The task force will at a minimum include: the City Administrator and representatives from the Building and Zoning Department, Public Services Department, Police and Fire Departments and other members at the Commission's discretion.

Policy 5.8.5 Post disaster priorities the task force will utilize (in order of priority) will include:

1. Life saving needs;
2. Repair of minor and moderately damaged structures and operations; and
3. Full restoration of services and reconstruction of damaged structures and infrastructure.

Objective 5.9

Protect and preserve historic properties in the Coastal Management area.

Policy 5.9.1 Investigate the feasibility of establishing a historic preservation ordinance.

Policy 5.9.2 Encourage the property owners of historic sites to maintain the design and structural integrity of the buildings.

Policy 5.9.3 Maintain an inventory of historic properties worthy of preservation.

Policy 5.9.4 The City shall consider allowances for historic preservation efforts in the review of site plans and building permits.

Conservation Element Goals, Objectives & Policies

Goal 6.0

Continue the development and maintenance of a high quality natural environment based on the preservation, improvement and wise exploitation of local existing natural resources.

Objective 6.1

Maintain local air quality within limits for recognized pollutants as defined by the Broward County Environmental Quality Control Board.

Policy 6.1.1 Support the continued air quality monitoring programs of the Broward County Department of Environmental Protection and the identification and analysis of hazardous waste pollutants.

Policy 6.1.2 In cases of continued local exceedances of air quality standards, initiate a dialogue with the Broward County Department of Environmental Protection to identify areawide air quality improvement activities.

Policy 6.1.3 Support the incorporation of pollution control devices on all local existing and proposed major point sources of pollution which are directly or indirectly funded by the City.

Objective 6.2

Maintain local surface and underground fresh water quality within tolerable limits for recognized pollutants as defined by the Broward County Department of Environmental Protection.

Policy 6.2.1 Continue to work with Broward County to maintain the City's sanitary sewer system.

Policy 6.2.2 Continue to require that developers of the few remaining vacant parcels hook-up to the City's sanitary sewer system as a condition of development approval.

Policy 6.2.3 Continue to enforce local land development regulations to be consistent with Broward County's areawide wellfield protection ordinance.

Policy 6.2.4 Continue to enforce local land development regulations to require the use of outfall sedimentation control devices and best available management practices on all construction sites which interact with the local waterway system.

Policy 6.2.5 Support the water quality regulatory programs of Broward County Department of Environmental Protection and the South Florida Water Management

District to identify and analyze hazardous waste pollutants and protect natural resources from hazardous wastes.

Policy 6.2.6 Consider means to improve the cleansing characteristics of local public shoreline areas through vegetation plantings and the improvement of deteriorating seawalls.

Policy 6.2.7 Continue the prohibition of “live-aboards” on area waterways except for those areas where recognized utility connections are in place.

Policy 6.2.8 Support the programs of the Broward County Department of Environmental Protection in regulating and discarding of hazardous wastes for households, small businesses and low-volume users.

Policy 6.2.9 The City’s adopted surface water quality standards are contained in Article V, Chapter 27, Section 27-195 of the Broward County Code of Ordinances adopted June 11, 1996.

Objective 6.3

Initiate programs to maintain existing land resources and waterways which provide for local wildlife habitat.

Policy 6.3.1 Maintain the City's current designation as a National Wildlife Habitat community.

Policy 6.3.2 Support and enforce the designation of low speed, wake free areas in City waterways.

Policy 6.3.3 Institute revisions in local land development regulations to require low water and low maintenance vegetation species for local reforestation and/or beautification efforts.

Policy 6.3.4 Continue to enforce the provisions of the Broward County and/or City Supplemental Tree Protection Ordinance.

Policy 6.3.5 Continue to enforce land development regulations which protect endangered and threatened animal species on-site or which provide for the removal of such species to an off-site location, subject to state permit, when applicants seek approval of a plat or replat.

Policy 6.3.6 Plant species listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services shall be protected when applicants seek approval of a plat or replat through the City’s plat review process.

Policy 6.3.7 The City, in consultation with the Broward County Department of Environmental Protection, requires that future redevelopment activities not adversely affect the survival of endangered and threatened wildlife. Any endangered and threatened animal species shall be protected on site, or moved to an off-site location, subject to state permit.

Policy 6.3.8 Support regional efforts to integrate and develop land acquisition and best management practices which provide sufficient water supply, wildlife and natural resources protection and public access to natural systems.

Objective 6.4

Develop programs to encourage and promote recognized recycling, water and energy conservation strategies.

Policy 6.4.1 Continue to notify City residents of voluntary and mandatory water conservation practices during drought periods as required by the SFWMD.

Policy 6.4.2 Develop and/or distribute in coordination with the City's water suppliers an informational brochure promoting standard water conservation techniques.

Policy 6.4.3 Support through resolutions and official policy actions energy conservation efforts such as reductions in peak demand, end-use efficiency, solar power and passive solar design techniques.

Policy 6.4.4 Continue to implement a local program to recycle solid waste in accordance to the Solid Waste Act of 1988, as amended.

Policy 6.4.5 Continue to coordinate with the City's water suppliers to promote, expand and explore water conservation practices to maintain a low per capita consumption of potable water. Specifically the City will coordinate the following water conservation and reuse programs with each of its water suppliers:

a. City of Pompano Beach

1. Continue to utilize the OASIS Water Reuse Program that Pompano Beach supplies to the City's medians on US 1 and to expand the program's use as it becomes available to the City and its residents.

2. Continue to coordinate water conservation information programs that Pompano Beach develops and targets for City residents.

3. Continue to make water conservation information available to City residents on other programs that Pompano Beach has available for residents to take advantage of such as leak prevention and detection programs and water conservation replacement devices.

b. Broward County

1. Will utilize the County's reuse water program when available for use.
2. Continue to coordinate water conservation information programs that Broward County develops and targets for City residents.
3. Continue to make water conservation information available to City residents on other programs that Broward County has available for residents to take advantage of such as leak prevention and detection programs and water conservation replacement devices.

Policy 6.4.6 In accordance with state law the City will prepare and adopt a 10-Year Water Supply Facilities Work Plan and coordinate with its potable water suppliers to provide population data and programs.

Policy 6.4.7 The City will pursue grants and other funds from SFWMD (Water SIP grants) and its water suppliers to foster water conservation efforts on City public property such as right-of-ways, parks, and City Hall.

Policy 6.4.8 The City will continue to implement the following water conservation strategies:

- a. Continue to require water reduction devices in new construction and evaluate and incorporate additional advances in water conservation into City Code as needed;
- b. Continue to require Florida Friendly / xeriscaping techniques and native vegetation be utilized when reviewing and approving major new development and redevelopment;
- c. Continue to enforce and maintain regulations of the South Florida Water Management District lawn and landscape irrigation restrictions;
- d. Continue to implement the City's Concurrency Management System (CMS) to ensure adequate water supply facilities will be available at time of certificate of occupancy.

Objective 6.5

Support local, regional and state-wide efforts to protect waters that flow into estuarine or oceanic waters from pollution.

Policy 6.5.1 Support the regulatory programs of Broward County and the South Florida Water Management District which protect waters that flow into estuarine or oceanic waters.

Objective 6.6

Maintain or increase levels of protection for manatees within the waterways of the City of Lighthouse Point.

Policy 6.6.1 The City will identify and protect designated manatee Essential Habitat areas, in cooperation with Broward County and the Florida Department of Environmental Protection.

Policy 6.6.2 Restrict access and activities in designated manatee Essential Habitat areas.

Policy 6.6.3 Maintain and enforce speed regulated zones adjacent to manatee Essential Habitat areas and along manatee travel corridors.

Policy 6.6.4 The City will support County and State efforts for designation of a year-around slow speed 50-foot shoreline buffer along the length of Intracoastal Waterway.

Policy 6.6.5 The City's Land Development Code will prohibit the construction of commercial or residential docks or docking facilities in manatee Essential Habitat areas.

Policy 6.6.6 Encourage new marina/boat facilities and boat ramps to be located on sites that would minimize manatee/boat overlap and disturbance of manatee habitat.

Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element Goals, Objectives & Policies

Goal 7a.0 - Sanitary Sewer

To ensure that the basic urban community services of sanitary sewer are available and adequate to meet the needs of all City residents.

Objective 7a.1

Maintain the provision of sanitary sewer services in accord with the average and peak flow per capita rates level of service standard.

Policy 7a.1.1 Adopt the recommended level of service standard for sanitary sewer of 150 gallons per day per resident.

Goal 7b.0 - Solid Waste

To ensure that the basic urban community services of solid waste disposal are available and adequate to meet the needs of all City residents.

Objective 7b.1

Maintain the provision of solid waste disposal services in accord with pick up frequency/per capita generation rate for solid waste level of service standard.

Policy 7b.1.1 Adopt the recommended level of service standards for solid waste disposal services of 5.0 pounds per capita per day with bi-weekly pickup.

Goal 7c.0 – Drainage - Stormwater

To ensure that the basic urban community service of property drainage is available and adequate to meet the needs of all City residents.

Objective 7c.1

Maintain the provision of property drainage in accord with storm drainage design frequency level of service standards.

Policy 7.c.1.1. The level of service standard for property drainage is Broward County's standard, which requires that the design of drainage facilities is a minimum of the three-year rainfall intensity of the State Department of Transportation Zone 10 rainfall curves. For Flood protection purposes, minimum floor elevations will be consistent with FEMA or higher applicable standard.

Policy 7c.1.2 Continue to enforce Broward County’s water quality standards for stormwater recharge as contained in Article V, Chapter 27 of the Broward County Code of Ordinances.

Policy 7c.1.3 The City shall continue to coordinate all growth management activities with the SFWMD’s Lower East Coast Regional Water Supply Plan.

Goal 7d.0 – Potable Water

To ensure that the basic urban community services of potable water is available and adequate to meet the needs of all City residents.

Objective 7d.1

Maintain the provision of potable water in accord with minimum design flow and pressure and per capita consumption rate for potable water. level of service standards.

Policy 7d.1.1 Adopt the recommended level of service standards for potable water of the City’s water providers. For areas of the City serviced by the City of Pompano Beach the current LOS is 191 gpcd and for areas serviced by Broward County the current LOS is 170 gpcd.

Policy 7d.1.2 Continue to enforce Broward County’s water quality standards for potable water contained in Article V, Chapter 27 of the Broward County Code of Ordinances.

Policy 7d.1.3 Continue to work with Broward County and other service providers to identify adequate water supply sources to meet future demand within the City.

Policy 7d.1.4 The City shall adopt a 10-Year Water Supply Facilities Work Plan (WSFWP) with at least a 10-year planning period that will assess projected water needs and sources for the City. The plan will be coordinated with the South Florida Water Management District’s regional water supply plan, as required by Chapter 163, Florida Statutes and in coordination with Broward County and the City of Pompano Beach, the City water suppliers.

Policy 7d.1.5 The City shall consider the most current Lower East Coast Water Supply Plan provided by the South Florida Water Management District when updating or proposing any amendments to the City’s WSFWP.

Goal 7e.0

To ensure that the basic urban community services are available and adequate to meet the needs of all City residents.

Objective 7e.1

Maintain provisions of local infrastructure services in accord with the level of service standards detailed in 7a.1.1, 7b.1.1, 7c.1.1 and 7d.1.1.

Policy 7e.1.1 Maintain these standards in policies 7a.1.1, 7b.1.1, 7c.1.1 and 7d.1.1 through perpetuation of the existing or future interlocal retail service agreements with Broward County, the City of Pompano Beach, and where appropriate, private service providers.

Policy 7e.1.2 When necessary or requested by service providers, investigate and determine the feasibility of amending the adopted level of service standards based on existing or future planning studies or improvement programs.

Policy 7e.1.3 Participate in the County-wide Resource Recovery Program.

Policy 7e.1.4 Support and participate in County efforts to develop an aerated potable water and wellfield and distribution system.

Policy 7e.1.5 Continue to encourage solid waste recycling efforts within the City and encourage recycled products.

Objective 7e.2

Require service providers to establish a continuing program of preventative maintenance and, where appropriate, replacement of older water and sewer facilities.

Policy 7e.2.1 In concert with the City of Pompano Beach and Broward County, the City continue to develop a detailed inventory of local water and sewer lines which includes the existing condition and anticipated life cycle of each system component.

Policy 7e.2.2 Working with the various service providers, develop a priority ranking system of facility replacement and/or expansion needs and, where appropriate, program the funding the improvements in the City's Capital Improvement Element.

Objective 7e.3

Subsequent to the adoption of the Land Development Regulations require new development or redevelopment to be consistent with the adopted level of service standards.

Policy 7e.3.1 Subsequent to the adoption of the Land Development Regulations, approval of parcel development or redevelopment plans shall be premised on the availability of services at the adopted standards in policies 7a.1.1, 7b.1.1, 7c.1.1 and 7d.1.1

Policy 7e.3.2 Require all development approval requests to be consistent with the applicable requirements of the regulatory activities of Broward County and the South Florida Water Management District

Objective 7e.4

The City shall support and participate in aerated water conservation programs.

Policy 7e.4.1 Develop or distribute local informational brochures regarding recognized water conservation techniques.

Policy 7e.4.2 Enforce water use restrictions during drought periods when requested by the service provider or the South Florida Water Management District.

Policy 7e.4.3 If determined cost-effective, support and participate in large scale water conservation or non-potable water re-use projects.

Policy 7e.4.4 Consider the use of native drought resistant or xeriscape landscaping vegetation species.

Objective 7e.5

Support local and aerated protection of natural drainage and recharge areas.

Policy 7e.5.1 Support and promote the development regulatory activities relative to aquifer recharge of local and aerated water management agencies such as Broward County and the South Florida Water Management District.

Policy 7e.5.2 Continue to enforce local land development regulations to minimize the paving of adjacent roadside swale areas in all residential and business areas of the City.

Capital Improvements Goals, Objectives and Policies

Goal 8.0

Provide a coordinated long term program for the efficient and timely installation of municipal capital improvements necessary to meet and maintain the City's minimum Level of Service (LOS) Standards required to serve the City's existing and future population.

Objective 8.1

The City shall adopt and annually amend a balanced 5-year Capital Improvement Plan (CIP) prepared concurrently with and to be implemented with the City's yearly budget along with anticipated projected expenditures for the following four year period.

Policy 8.1.1

Each fiscal year budget adopted by the City Commission shall contain an annual 5-year CIP that is financially feasible and takes into consideration the policies of the other elements of the Comprehensive Plan.

Policy 8.1.2

The 5-year CIP shall address all capital improvements identified in the Comprehensive Plan including existing and estimated deficiencies with estimated cost for replacement, renovation or substituted alternatives.

Policy 8.1.3

The City shall establish criteria to evaluate future capital improvement projects. Such criteria shall be directly related to the individual elements of this Comprehensive Plan and shall include consideration of:

- a. The elimination of public hazards;
- b. The elimination of existing capacity deficiencies;
- c. Local budget impact and financial feasibility;
- d. The accommodation of new development and redevelopment facility service demand;
- e. Plans of State Agencies and water management districts that provide public facilities within the City's jurisdiction.

Policy 8.1.4 In managing its dept associated with its 5-Year CIP, the City shall limit the maximum ration of outstanding indebtedness to no greater than 25% of the property tax base of the City.

Objective 8.2

The City shall utilize the Capital Improvement Element of the Comprehensive Plan as a means to correct existing deficiencies, replace obsolete or worn out facilities and limit public expenditures that subsidize private development in High Hazard Coastal Area.

Policy 8.2.1 The City shall annually review the need for providing public facilities to serve developments approved before the adoption of this Comprehensive Plan and replacing existing capital improvements as required in the 5-year CIP.

Policy 8.2.2 The Level of Service (LOS) Standards established in accordance with the other elements of the Comprehensive Plan and identifying in Objective 8.3 shall be maintained and available concurrently with the impact of all new development.

Objective 8.3

The City shall approve development or redevelopment proposals that are consistent with existing services availability or coincident with the budgeted provision of additional service at the adopted level of service standards; and that all future development bears a proportionate cost of facility improvements necessitated by the proposed development in order to adequately maintain adopted level of service standards.

Policy 8.3.1 All development proposals and redevelopment proposals shall be reviewed cognizant of level of service standards, existing levels of service and where appropriate, the timeframe for implementation of additional facility improvements.

Policy 8.3.2 The approval of proposed development or redevelopment projects shall be based on the project related service needs being concurrently available at the adopted level of service standards or that development orders and permits are conditioned on the availability of facilities to serve the proposed development.

Policy 8.3.3 Continue to provide that land development regulations to allow for phasing of development infrastructure improvements coincident with project impacts .

Policy 8.3.4. The recommended level of service standards for basic urban services are as follows:

- For sanitary sewer - 150 gallons per day per resident;
- For potable water - 191 gpcd for areas serviced by the City of Pompano Beach and 170 gpcd for areas serviced by Broward County;
- For solid waste - 5.0 pounds per capita per day with bi-weekly pickup;
- For site drainage:

For design of drainage facilities, the standard is a minimum of the three-year rainfall intensity of the State Department of Transportation Zone 10 rainfall curves;

Water quality standards for stormwater discharge are contained in Article V, Chapter 27 of the Broward County Code of Ordinances, adopted June 11, 1996; For Flood protection purposes, min. floor elevation consistent with FEMA or higher applicable standard;

- For recreation – 3 acres per 1,000 residents
- For Transportation facilities:
LOS "C" or better on all City local and collector facilities during the daily, seasonal and peak hour operating conditions.
- For State or County arterial roadways, within the Broward County Northeast Transportation Concurrency Management Areas (TCMA) District (entire City area) the transportation LOS standards, for the purpose of issuing development orders and permits, are to achieve and maintain the following by FY 2009:

Coordinate with Broward County to achieve and maintain headways on all mainline transit routes serving the City to 30-minutes or less on 90% of the routes. Reduce traffic signal communication failures by 50% by FY 2013. Increase peak hour weekday fixed-route transit ridership by 17% from FY 2009 to FY 2013.

Coordinate with Broward County and neighboring communities within the Northeast Concurrency District to establish at least one additional community bus route.

Coordinate with Broward County and neighboring communities within the Northeast Concurrency District to establish a Neighborhood Transit Center at the Pompano Citi Centre as now proposed.

The City shall maintain the maximum service volumes on arterial roadways as displayed below, after which time development must be denied:

Peak Hour Two Way Maximum Service Volumes*	
Two-lane arterials	2,555
Four-lane arterials	5,442
Six-lane arterials	8,190
Eight-lane arterials	10,605

* The Maximum Service Volumes are calculated from “Generalized Peak Hour Two-Way Volumes for Florida’s Urbanized Areas”, published by the Florida Department of Transportation, as 75% above the volumes for Class II State Two-Way Arterials, for Level of Service D. These volumes are not to be used for City development approvals per Broward County DMD (see below).

Within the City, the transportation LOS standard for the purpose of issuing development orders and permits is the generalized two-way peak-hour LOS “D” standard volumes depicted on Table 4-4, Quality/Level of Service Handbook, Florida Department of Transportation, (2002), shown below.

<i>Peak Hour Two Way Maximum Service Volumes</i>	
Two-lane roadways	950
Four-lane arterials	3,110
Six-lane arterials	4,680
Eight-lane arterials	6,060

Objective 8.4

The City shall insure that the land development regulations require proposed development and redevelopment project developers participate in any facility improvement costs necessary to maintain LOS standards.

Policy 8.4.1 Require the performance bonding of project related utility or traffic circulation improvements necessary to accommodate the development of vacant parcels or substantial redevelopment of existing properties.

Policy 8.4.2 Establish a preference for the actual construction of adjacent site road improvements in lieu of impact fee payments.

Intergovernmental Coordination Goals, Objectives and Policies

Goal 9.0

To maintain a cooperative and effective local governmental environment of communication and participation with other local governments and government agencies in the overall best interest of all City residents.

Objective 9.1

Within twenty-one days of a written request, provide a written response and available support information to other government agencies regarding the City's Comprehensive Plan or other local planning or regulatory efforts including development proposed in the City's Comprehensive Plan.

Policy 9.1.1 The City shall use existing and establish new procedures as needed to exchange notifications and documentation and, where appropriate, consider the comments of the Town of Hillsboro Beach, the City of Deerfield Beach, the City of Pompano Beach and county, regional, or state planning agencies with respect to ongoing land use and comprehensive planning programs including future development. The City shall also address the existing land use relationships adjacent to the City in the Comprehensive Plan amendment process.

Policy 9.1.2 Support and participate in all environmental agency regulatory programs.

Policy 9.1.3 Coordinate planning and development activities that involve the Intracoastal Waterway with the appropriate jurisdictions such as Department of Environmental Protection, Florida Inland Navigation District, the Hillsboro Inlet Taxing District, the Cities of Deerfield Beach and Pompano Beach, the Town of Hillsboro Beach and Broward County.

Policy 9.1.4 Utilize the Chapter 163, Florida Statutes comprehensive plan review process in all City Plan amendments prior to certification or recertification by the Broward County Planning Council.

Policy 9.1.5 The City shall prepare a 10-year water supply facilities work plan and update it, at least every 5-years beginning August 18, 2008 in conjunction with its water suppliers and the South Florida Water Management District's Lower East Coast Water Supply Plan. The updates to the City's Work Plan will be within 18 months after the South Florida Water Management District updates the Lower East Coast Regional Water Supply Plan.

Policy 9.1.6 The City shall consider the most current Lower East Coast Water Supply Plan provided by the South Florida Water Management District when updating or proposing any amendments to the City's WSFWP.

Objective 9.2

Provide for cooperative analysis and decision making inputs to proposed boundary modifications, land use modifications or project development impacts with extraterritorial significance to the Cities of Pompano Beach and Deerfield Beach, the Town of Hillsboro Beach and Broward County on a time schedule that the affected parties agree to comply with.

Policy 9.2.1 Agree to participate, where necessary, in the South Florida Regional Planning Council's informal mediation of conflicts regarding land use, zoning, or boundary disagreements with adjacent jurisdictions.

Policy 9.2.2 Develop and implement a standard procedure to review the existing and planned land uses of adjacent Town of Hillsboro Beach, City of Deerfield Beach, City of Pompano Beach and Broward County prior to making a final decision on land use matters near the City boundaries.

Objective 9.3

Ensure that local level of service standards as defined in Policy 7.1.1 are consistent with those of outside providers of City infrastructure services.

Policy 9.3.1 Develop mechanisms to be used when negotiating or renewing interlocal service agreements with the City of Pompano Beach, Broward County or private vendors, that provide for the contractual recognition of adopted local level of service standards.

Policy 9.3.2 Review the standards adopted by other government service providers to the City to consider future modifications to either the local service agreements or level of service standards.

Policy 9.3.3 Establish a program of communication and coordination with all City service providers relative to services and information.

Policy 9.3.4 The City shall continue to coordinate joint processes with the School Board of Broward County for collaborative planning and decision making on population projections and public school siting. Currently there are no public education facilities in the City of Lighthouse Point and none are identified in the Broward County School Board's District Educational Facilities Plan. Any future school impact issues will be coordinated through the Broward County Staff Working Group established to accomplish coordination between the Broward County's City's adopted Comprehensive Plans and the long range plans of the School Board.

POLICY 9.3.5 THE CITY SHALL COORDINATE AND PROVIDE INFORMATION TO THE PROVIDERS OF SERVICES AND ADJACENT COMMUNITIES AS NEEDED. SAID COORDINATION SHALL INCLUDE, BUT IS NOT LIMITED TO, REVIEW OF POPULATION PROJECTIONS PREPARED BY BROWARD COUNTY, STATE OR FEDERAL AGENCIES TO BE

INCLUDED IN CITY'S WATER PROVIDERS' 10-YEAR WATER SUPPLY FACILITIES WORK PLANS TO ENSURE CONSISTENCY WITH CITY ESTIMATES AND PROJECTIONS.

POLICY 9.3.6 THE CITY SHALL COORDINATE WITH ITS WATER PROVIDERS (CITY OF POMPANO BEACH AND BROWARD COUNTY) IN REVIEW OF PROPOSED AMENDMENTS TO LEVEL OF SERVICE (LOS) STANDARDS FOR POTABLE WATER WHICH IMPACT THE CITY TO ENSURE THAT ADEQUATE CAPACITY REMAINS AVAILABLE TO SERVE THE EXISTING AND FUTURE NEEDS OF THE CITY.

POLICY 9.3.7 THE CITY SHALL PARTICIPATE IN A CONTINUING AND ON-GOING COLLABORATIVE EFFORTS WITH THE CITY OF POMPANO BEACH AND THE BROWARD COUNTY WATER AND WASTEWATER SERVICES AND OTHER GOVERNMENTS AND AGENCIES REGARDING WATER SUPPLY NEEDS, LONG-TERM ALTERNATIVE WATER SUPPLY PROJECTS, SHARING OF INFORMATION, ESTABLISHING LEVEL OF SERVICE STANDARDS, AND WATER REUSE AND CONSERVATION MEASURES. THE CITY SHALL PARTICIPATE IN, AT A MINIMUM, ANNUAL MEETINGS WITH WATER PROVIDERS AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT TO DISCUSS POPULATION PROJECTIONS, LAND USE CHANGES, IMPLEMENTATION OF CONSERVATION AND REUSE PROGRAMS, AND ALTERNATIVE WATER SUPPLIES.

Objective 9.4

The City, in coordination with Broward County and other appropriate entities, will participate in designation of all new dredge spoil disposal sites.

Policy 9.4.1 The City shall participate with Broward County, navigation and inlet districts, and other appropriate state and federal agencies, in identifying and recommending appropriate dredge and spoil sites, as is consistent with the City's Comprehensive Plan.

Policy 9.4.2 Agree to participate, where necessary, in the Coastal Resources Interagency Management Committee's dispute resolution process to resolve conflicts between the City and a public agency seeking a dredge spoil disposal site.

III. Future Land Use Map

The City's Future Land Use Plan is located in the rear cover jacket as a fold-out map. Information on acreage totals by land use type and City Planning Areas can be found in the supporting documentation. The City Plan provides for the following:

- preservation of existing single-family and duplex areas
- continued development/redevelopment of commercial areas

Lighthouse Point lies entirely within Flexibility Zone #12 of the Broward County Land Use Plan. The City thus has areawide flexibility in the rearrangement of land uses and distribution of residential densities while remaining in conformance with the County Future Land Use Plan. A comparison of the City Future Land Use Plan and the County Future Land Use Plan is provided in the supporting documentation. The Future Land Use Plan also includes, by reference, right-of-way reservation provisions of the Transportation Element. The City will preserve these right-of-way width as per the requirements of the Broward County Trafficways Plan.

IV. Land Use Implementation

The Broward County Land Use Plan was the effective land use plan for the City of Lighthouse Point until such time that the local City Land Use Plan is was certified as being in substantial conformity to the County Land Use Plan. A major thrust of the City Comprehensive Plan is to receive certification of the Land Use Plan by the Broward County Planning Council. The Broward County Planning Council (BCPC) recertified the City's local land use plan on October 28th, 2004; therefore, the local plan is the effective plan in the City at this time.

In order to be considered for certification, a local land use plan shall include the following items in accordance with BCPC criteria:

A Land Use Plan Map

Goals, Objectives and Policies consistent with and furthering those contained within the Broward County Land Use Plan.

Implementation Provisions which establish a land use and density classification system including a detailed listing of permitted land uses and densities allowed within each land use classification.

Provisions for fulfilling the requirements for local Park and Open Space acreage.

This portion of the adopted Plan provides the land use implementation provisions required for Broward County Land Use Plan certification.

Definitions

Definitions can be found in Section IX of the support documents to the Comprehensive Plan.

General Requirements

The Land Use Plan shall be implemented by the adoption and enforcement of appropriate land development regulations and no development shall be permitted within the City's jurisdiction unless the development is consistent with the Land Use Plan.

The City shall initiate and actively process the adoption of land development regulations, a land development code or amendments thereto, and the rezoning of all parcels of land within the City's jurisdiction as to permitted uses and densities as may be necessary to comply with the Land Use Plan within a reasonable time after its adoption.

Following the effective date of the Land Use Plan, the City may not grant a development permit unless:

- a. The proposed development would be consistent with the Land Use Plan;
- b. The proposed development would be in compliance with applicable City land development regulations; which are consistent with the Land Use Plan and which, following their modification on or before October 1, 1989 or as mandated by state statutes, apply and enforce the Plan's level of service standards; and
- c. The development permit is granted in compliance with the requirements of Section 4 of this chapter (Development Review Requirements).

After the effective date of the Comprehensive Plan, the City shall not grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. However, such platting requirement shall not apply to applications for a building permit which meets any of the following criteria:

- (1) construction of one single-family dwelling unit or duplex unit on a lot or parcel which lot or parcel was of record as such in the official records of Broward County as of March 1, 1989.
- (2) construction on any multi-family or non-residential lot or parcel which is less than five (5) acres in size and specifically delineated on a plat recorded on or before June 4, 1953;

provided that in addition to meeting the above criteria, the issuance of the building permit shall be subject to all of the following:

- (1) compliance with the applicable land development regulations;
- (2) any land within the lot or parcel which is necessary to comply with the Broward County Trafficways Plan has been conveyed to the public by deed or grant of easement.

Zoning as to Permitted Uses and Densities

City zoning as to permitted uses and densities must be in compliance with or be more restrictive than the requirements of the Land Use Plan. For purposes of this section "more restrictive" means zoning which permits less than all of the uses permitted by the Land Use Plan on a parcel of land, or, for a parcel of land designated residential by the Land Use Plan Map, a lower residential density than permitted by the Land Use Plan.

City zoning as to permitted uses and densities shall be in compliance with the City's Land Use Plan if the following requirements are met:

- a. Each parcel of land within an area which is designated in a residential land use category by the Land Use Plan must be zoned in a zoning district which permits any one or more of the following uses, but not other uses:
 1. Residential dwelling units at a maximum density that does not exceed the maximum gross residential density designated for the parcel of land by the Land Use Plan Map;
 2. Home occupations and other activities and uses accessory to a dwelling unit;
 3. Hotels, motels and lodgings for transients at a maximum density of double the maximum number of dwelling units designated for the parcel of land by the City's Land Use Plan Map;
 4. Parks and other outdoor recreational facilities and recreational, civic or cultural buildings ancillary to the primary outdoor recreational use of the site;
 5. Community facilities designed to serve the residential area, including, but not limited to, schools, churches, clinics, nursing homes, governmental administration, police and fire protection facilities, libraries and civic centers;
 6. Utilities, including pumping stations and transmission facilities;
 7. Streets and transportation corridors;

~~8. Offices and/or retail sales of merchandise or services, subject to the review and approval requirements of Policy 13.01.10 and the following limitations and provisions:~~

~~i. No added contiguous area used for neighborhood offices or retail sales of merchandise may exceed ten acres. Contiguous is defined as: attached; located within 500 feet; or separated only by streets and highways, canals and rivers, or easements;~~

~~ii. No more than a total of five percent (5%) of the area designated for residential use on the City's Future Land Use Plan Map within a flexibility zone may be used for neighborhood offices and/or retail sales of merchandise or services.~~

~~iii. Regardless of i and ii above, space within residential buildings in areas designated for medium high (25) residential or high (50) residential density may be used for offices and/or retail sales of merchandise or services, as long as not more than 50% of the floor area is used for said purpose; and~~

~~iv. Regardless of i and ii above, space within residential buildings in areas designated for medium (16) residential density by the City's Land Use Plan may be used for offices, as long as no more than 50% of the floor area is used for offices.~~

9. Special Residential Facilities; subject to: meeting one of the Category definitions as contained in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; meeting density provisions by Category type stated below; and the limitations as expressed by the certified land use plan map; and if applicable, the provisions regarding the use and allocation of reserve units, flexibility units or bonus sleeping rooms as contained in the Administrative Rules Document" of the Broward County Planning Council.

Density Provisions:

a. Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.

b. Special Residential Facility Category (2) development shall count as two (2) dwelling units each.

10. Density Calculation

All references to density within the City Land Use Plan means gross density. Gross density means the number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area exclusive of the Intracoastal Waterway. Gross acreage means the total number of acres in the area, including acreage used or proposed for streets, lakes, waterways (exclusive of the Intracoastal Waterway), and other proposed land uses permitted in residential areas by the Broward County Land Use Plan.

Calculations of acreage covered by different land use categories on the Future City Land Use Plan Map (Series) will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow these lines.

11. Arrangement of Dwelling Units

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the City Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. The distribution of units will be determined by City zoning and land development regulations.

12. Dashed-Line Areas

Selected Developments of Regional Impact, planned unit developments and partially completed large scale developments, are identified on the City's Future Land Use Plan Map by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred. Additional dashed-line areas may be designated on the City's Future Land Use Plan Map through amendments to the plan consistent with the provisions of this section.

13. Flexibility Units

“Flexibility units” mean the difference between the number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series) and the number of dwelling units permitted within the flexibility zone by the City's certified future land use plan map.

Since the certified City Land Use Plan Map may be more restrictive than the Future Broward County Land Use Plan Map (Series), available flexibility units may be utilized by the City to rearrange residential densities consistent with County Land Use Plan provisions.

Rearrangement of residential densities utilizing flexibility units will be administered within “flexibility zones.” The boundaries of and rules governing “flexibility zones” and rearrangement of residential densities therein, as referenced in County Land Use Plan Policy provisions, will be established within the Broward County Planning Council’s “Administrative Rules Document.”

The maximum number of dwelling units permitted in a flexibility zone by the City land use plan map shall not exceed the number of dwelling units permitted in the flexibility zone by the Future Broward County Land Use Plan Map (Series).

14. Reserve Units

“Reserve units” mean additional permitted dwelling units equal up to two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series).

The City may establish provisions within the City land use plan, consistent with County Land Use Policy provisions, to allocate residential densities, utilizing reserve units, which exceed those shown on the City land use plan map.

Allocation of reserve units will be administered within “flexibility zones” and not require amendment of the certified City land use plan. The boundaries of and rules government “flexibility zones” and allocation of reserve units therein, as referenced in County Land Use Plan Policy provisions, will be established within the Broward County Planning Council’s “Administrative Rules Document.”

The number of reserve units in a flexibility zone will be fixed at the adoption of the Future Broward County Land Use Plan Map (Series). The number of reserve units assigned to a parcel designated for residential use on the City land use plan map may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the City land use plan map. However, the City land use plan, the zoning, and the applicable land development regulations shall not permit any density higher than fifty dwelling units per gross acre.

15. Affordable Housing Density Bonuses

In order to facilitate the provision of affordable housing within Broward County, consistent with Policies 1.07.04 and 1.07.05 of the Broward County Land Use Plan, Article 8 of the Broward County Planning Council's Administrative Rules Document outlines special rules providing for bonus density allocation for available flexibility and/or reserve units and/or affordable housing units (AFU's) in this regard. Bonus density shall be allocated to facilitate the development of housing for persons within income categories as defined in the Broward County Land Use Plan (See the BCPC Administrative Rules Document for definitions / criteria). Affordable housing density bonuses allocated consistent with the provisions of this Article are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees with, as a minimum, the use of restrictive covenants, that the affordability of the bonus units for the income groups described in 8.1 of the BCPC rules will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner-occupied housing.

A unit of local government may transfer available "flexibility" and/or "reserve" units to facilitate the development of affordable housing from another standard flexibility zone within the unit of local government regardless of whether flexibility or reserve units are available within the standard flexibility zone in which the affordable housing is to be located. Bonus density units allocated for affordable housing shall not be "sold" to, or be conditioned upon (other than fees or dedications necessary to maintain adopted levels of service) the receipt of financial or material gain from, the applicant/developer by the applicable jurisdiction.

A unit of local government may request and receive a transfer of available "flexibility" and/or "reserve" units to facilitate the development of affordable housing from another unit of local government in Broward County. Such a transfer of "flexibility" and/or "reserve" units to facilitate the development of affordable housing must be "donated" and "received" by the applicable units of local government through resolution or motion. Bonus density units allocated for affordable housing projects shall not be "sold" by the "donor" jurisdiction to, or be conditioned upon (other than fees or dedications necessary to maintain adopted levels of service) the

receipt of financial or material gain from, the "receiver" jurisdiction or by the "receiver" jurisdiction to the applicant/developer.

"Affordable Housing Units" (AFU's) may be transferred across municipal boundaries. In such cases, a unit of local government may request and receive a transfer of available "Affordable Housing Units" (AFU's) from another unit of local government in Broward County. Such a transfer of AFU's to facilitate the development of affordable housing must be "donated" and "received" by the applicable units of local government through resolution or motion. AFU's allocated for affordable housing projects shall not be "sold" by the "donor" jurisdiction to, or be conditioned upon (other than fees or dedications necessary to maintain adopted levels of service) the receipt of financial or material gain from, the "receiver" jurisdiction or by the "receiver" jurisdiction to the applicant/developer.

Bonus "reserve", "flexibility" and/or AFU's may not exceed the following limits, and percentages of the maximum number of dwelling units indicated for the parcel by the local land use plan map for the identified target populations: Workforce-Income Persons 50% (i.e. housing for "moderate-income persons" having a total annual anticipated income for the household that is more than 100 percent but not more than 120 percent of the median annual income adjusted for family size for households within the county) "Workforce-income" units constructed on-site ("off-site" units may be permitted as further described in BCPC Article 8.13, if on-site construction is not found by the municipality to be feasible) with bonus market rate units:

One (1) bonus "market rate" unit per every one (1) "workforce- income" unit as per the requirements of BCPC Article 8.14 Moderate Workforce-Income Persons 50% (i.e. housing for "moderate-income persons" having a total annual anticipated income for the household that is more than 80 percent but not more than 100 percent of the median annual income adjusted for family size for households within the county) "Moderate workforce-income" units constructed on-site ("off-site" units may be permitted as further described in BCPC Article 8.13, if on-site construction is not found by the municipality to be feasible) with bonus market rate units: Three (3) bonus "market rate" units per every one (1) "moderate workforce income" unit as per the requirements of BCPC Article 8.14 Low-Income Persons 100% "Low-income" units constructed on-site ("off-site" units may be permitted as further described in BCPC Article 8.13, if on-site construction is not found by the municipality to be feasible) with bonus market rate units: Five (5) bonus "market rate" units per every one (1) "low-income" unit as per the requirements of BCPC Article 8.14 8.8 "Flexibility" and/or "reserve" units and/or AFU's allocated

pursuant to the provisions of the Article do not require an amendment to the Broward County Land Use Plan or local land use plan map.

Units of local government may utilize the Affordable Housing Bonus Density provisions of BCPC Article 8 regardless of whether such provisions are incorporated within their certified local land use elements.

Upon allocation and/or receipt of "flexibility" or "reserve" units and/or AFU's under the provisions of this Article, the unit of local government shall provide written notification to the Planning Council Executive Director of such allocation and/or receipt.

By January 31 of each year, an official of each local government shall transmit to the Planning Council an annual report providing updated "flexibility" unit, "reserve" unit and "Affordable Housing Unit" (AFU's) tables reflecting bonus density units allocated and/or received pursuant to the provisions of the Article.

The provisions contained within the Article shall be evaluated by the Planning Council annually after the effective date of the Article for their effect in the facilitation of development, including that of affordable housing.

“Off-site” affordable bonus units may be permitted, if on-site construction is not found by the municipality to be feasible, subject to the following:

- A. “Off-site” for the purposes of these provisions is defined as within ½ mile of the “on-site” application site and within the same municipality, or within a designated “Regional Activity Center,” “Local Activity Center,” “Transit Oriented Development,” or “Transit Oriented Corridor,” if the “on-site” application site is within the same; and
- B. The “off-site” location must permit residential dwelling units per the certified municipal land use plan, and the residential density resulting from the “affordable” bonus units must not exceed the bonus density limits established as per Article 8.7; and
- C. For every one (1) bonus “affordable” unit located “off-site,” the corresponding “market rate” unit bonus is reduced by twenty-five percent (25%).

Bonus “affordable” unit and bonus “market rate” unit construction is subject to the following, as enforced by the applicable local government:

- A. One hundred percent (100%) of bonus “affordable” units must receive certificates of occupancy before the final ten percent (10%) of bonus “market rate” units receive their certificate of occupancy; or
- B. The local government must require that bonus “affordable” units are available before or concurrently with bonus “market rate” units.

Advisory Design Guidelines

- A. The unit mix (bedroom count per unit) of the bonus “affordable” units should be proportional to the unit mix (bedroom count per unit) of the bonus “market rate” units;
- B. At least fifty-percent (50%) of the bonus “affordable” units should incorporate Uniform Federal Accessibility Standards (i.e. ADA compliant);
- C. It is recognized that bonus “affordable” units may be marginally smaller and have a different grade of appliances, fixtures and finish to reduce overall development costs;
- D. Bonus “affordable” units should be incorporated into the general site and design of the overall development and have a compatible exterior design;
- E. Use of the bonus density provisions are encouraged for proposed rental developments.

Applicants utilizing BCPC Article 8 provisions should receive accelerated processing of their plans and permits to facilitate the timely delivery of affordable housing.

- b. Each parcel of land within an area designated in a commercial land use category by the City's Land Use Plan Map must be zoned in a zoning district which permits any one or more of the following uses, but no other uses:

- 1. Retail uses;
- 2. Office and business uses;
- 3. Hotels, motels and other tourist accommodations;
- 4. Parks and recreation areas;
- 5. Community facilities;
- 6. Utilities including pumping stations and transmission facilities.

~~7. Residential uses are permitted, without the need to amend the City Land Use Plan~~

~~Map, provided that the City applies flexibility or reserve units to the parcel in the following manner:~~

- ~~a. The residential floor area does not exceed 50% of the total floor area of the building; and/or~~
- ~~b. The first floor is of mixed commercial/residential structures totally confined to commercial uses; and /or~~

- c. For parcels 5 acres in size or less, free standing multi-family residential uses are permitted; within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas, free standing multi-family residential uses are permitted on parcels 10 acres in size or less; and or
 - d. For mixed commercial/residential developments greater than 5 acres in size (or 10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) free standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed 5 acres (10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) or 40% of the total gross acreage of the commercially designated parcel, whichever is greater, and that the entire mixed commercial/residential development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development; and/or
 - e. Residential units within the same structure as commercial uses for the owner, manager or caretaker of the commercial uses may be located in areas designated commercial without the application of flexibility units or reserve units.
 - f. Flexibility and reserve units shall be allocated pursuant to Policy 13.01.10 of the Broward County Land Use Plan and the “Administrative Rules Document: Broward County Land Use Plan”.
8. a. Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units as contained in the "Administrative Rules Document" of the Broward County Planning Council.
- c. Each parcel of land within an area designated in a community facility category by the City's Land Use Plan Map must be zoned in a zoning district which permits one or more of the following uses:

1. Community facilities, including schools, churches, hospitals, governmental administration, police and fire stations, libraries, civic centers, nursing homes, courts and parks and recreation facilities;
2.
 - a. Special Residential Facility Category (2) development as defined in the "Definitions" subsection of the Plan implementation Requirements section of the Broward County Land Use Plan; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facilities provisions and policies for application of these units as contained in the "Administrative Rules Document: Broward County Land Use Plan."
 - b. Special Residential Facility Category (3) development as defined in the "Definitions" subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facilities provisions and policies for application of these units as explained in the "Administrative Rules Document: Broward County Land Use Plan"; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.
- d. Each parcel of land within an area designated in a park and recreation land use category by the City's Land Use Plan Map must be zoned in an open space or park and recreation zoning districts which permits one or more of the following uses, but no other uses:
 1. Passive recreational uses, including, but not limited to: nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
 2. Active recreational uses, including, but not limited to: tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches and bikeways.
 3. Boat ramps and docks.
 4. Outdoor cultural, educational and civic facilities, including, but not limited to: animal exhibits, habitats, bandshells and outdoor classrooms.
 5. Concessions only when accessory to the above uses. Examples of such concessions are refreshment stands, pro shops, souvenir shops and rental facilities.

- e. Special Residential Facilities development includes group homes and foster care facilities as defined by category type below and the limitations as expressed by the certified land use plan map; and if applicable, the provisions regarding the use and allocation of reserve units, flexibility units or bonus sleeping rooms as contained in the "Administrative Rules Document" of the Broward County Planning Council. In order to facilitate implementation of this section, the City may permit a maximum of one hundred (100) "bonus" sleeping rooms, consistent with Broward County Ordinance 85-92, that are permanently dedicated to Special Residential use without allocating density.

Definitions of Special Residential Facilities Categories:

Special Residential Facility, Category (1) - means a housing facility which is licensed by the State of Florida for no more than eight (8) individuals who require treatment, care, rehabilitation or education. The facility is usually referred to as a group home. This includes individuals who are elderly, dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (1) on a parcel.

Special Residential Facility, Category (2) - means a housing facility which is licensed by the State of Florida for nine (9) to sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. The facility is usually referred to as a group home. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (2) on a parcel.

Special Residential Facility, Category (3) - means

- (a) A housing facility which is licensed by the State of Florida for more than sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others; or

- (b) A housing facility which is licensed by the State of Florida for more than eight (8) unrelated elderly individuals; or
 - (c) Government subsidized housing facilities entirely devoted to the care of the elderly, dependent children, the physically handicapped, developmentally disabled or individuals not overtly of harm to themselves or others; or
 - (d) Any not-for-profit housing facility for unrelated elderly individuals; or
 - (e) Any housing facility which provides a life-care environment. A life-care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off-site or on-site medical care.
- f. Each parcel of land within an area designated in a commercial recreation land use category by the City's Land Use Plan Map must be zoned in an commercial recreation zoning district which permits one or more of the following uses, but no other uses:
1. Outdoor and indoor recreation facilities such as active recreation complexes, marinas, yacht clubs and marinas; and
 2. Accessory facilities, including outdoor and indoor recreation facilities, that are determined by the City to be an integral part of and supportive to the primary recreation facility (excluding residential uses).
- g. Each parcel of land within an area designated in a water land use category by the City's Land Use Plan Map can be zoned in any zoning district. The only water land use area in the City is the Intracoastal Waterway which includes water and shoreline uses. No residential units or non-residential development can be located on areas designated water. Water acreage can not be used in determining the number of residential units or the amount of other development which can be located on land adjacent to water.
- h. Each parcel of land or site designated as a historic structure, site or place which is a place recognized as one of historic, architectural or archaeological significance can be zoned as such in any zoning district, and the historic use thereof retained consistent with the local historic preservation ordinance.

Development Review Requirements

Following the effective date of the City's revised land development regulations, on or before October 1, 1989, or as mandated by state statutes, the City shall not grant a development permit for a proposed development unless the City has determined that public facilities are adequate to serve the needs of the proposed development or unless the developer agrees in writing that no certificate of occupancy shall be issued for the proposed development until public facilities are adequate to serve its needs.

Public facilities may be determined to be adequate to serve the needs of a proposed development when the following conditions are met:

- a. Traffic circulation and other transportation facilities, public school facilities, drainage and flood protection, potable water, solid waste and sanitary sewer public facilities and services will be available to meet established level of service standards, consistent with Chapter 163.3202(g) Florida Statutes and the concurrence management policies included within this Plan.
- b. Local streets and roads will provide safe, adequate access between buildings within the proposed development and the trafficways identified on the Broward County Trafficways Plan prior to occupancy.
- c. Fire protection service will be adequate to protect people and property in the proposed development.
- d. Police protection will be adequate to protect people and property in the proposed development.
- e. School sites and school buildings will be adequate to serve the proposed development.
- f. Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgement that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument flight altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or other operational modifications at any existing airport or heliport or any planned or proposed airport as described in FAR Part 77.21(c)(2).

Reporting Requirements

Following the effective date of the Land Use Plan, no land development regulation, land development code, or amendment thereto shall be adopted by the City Commission until such regulation, code or amendment has been referred to the City's local planning agency for review and recommendation as to the relationship of such proposal to the Land Use Plan.

- a. A monthly report of all new or amended land development regulations or a new or amended land development code, including changes in zoning districts;
- b. A monthly summary of all building permits;
- c. A monthly summary of all permits issued for demolition of buildings; and
- d. A monthly summary of all certificates of occupancy.
- e. A yearly summary regarding allocation of acreage proposed for commercial uses within lands designated residential, industrial and employment center utilizing the "5% Residential Land Use" and "20% Industrial/Employment Center Land Use" flexibility provisions of the Broward County Land Use Plan as described within the Permitted Uses subsection of this Plan, if certified within the City Land Use Plan.

In any legal action in which the validity of the Land Use Plan or a portion thereof is in issue, the City shall notify the County Commission and provide copies of all papers in connection therewith.

Amendments

Land Use Plan.

- a. The City shall submit to the Planning Council for certification all proposed amendments to the Land Use Plan. The Land Use Plan amendments must be certified by the Planning Council before they become legally effective.
- b. All amendments to the Land Use Plan shall be adopted in the manner prescribed by the Planning Act and other applicable provisions of law.

County Land Use Plan. Any person may request the City to submit to the Broward County Planning Council a proposal for an amendment to the County Land Use Plan. The City shall submit such a proposal in writing to the Broward County Planning Council and shall include the City's recommendation regarding the proposal and the reasons thereof.

V. Natural Resource Map Series

The City of Lighthouse Point is almost totally developed. While the vast amounts of waterways and canals in the City offer major aesthetic benefits and recreation resource, the canal system is man-made and bulkheaded. There are no tracts of natural vegetation, wetlands or natural marine habitats in the City.

The Comprehensive Plan must include natural resources on either the Future Land Use Map or in a Map Series. This section of the Plan is the Natural Resource Map Series. Figure 5-1 illustrates the "existing and planned waterwells and cones of influence." There are no wellfields or wellfield cone of influences within the City due to saltwater intrusion.

Except for a small portion of the City that is not bulkheaded, there are no beaches or shores in the City. The Intracoastal Waterway runs the entire length of the City. This body of water is a man-made channel, and for this reason there are no estuaries in the City. The Intracoastal Waterway connects to the City's canal system at several locations. The Hillsboro Inlet is also adjacent to the southeastern portion of the City. There are no natural rivers, bays, harbors or lakes in the City. An extensive network of man-made canals and waterways however do provide for a major aesthetic and recreational resource for the City. Figure 5-2 depicts the man-made canals and waterways of the City.

According to the Federal Emergency Management Agency (FEMA), a large portion of the City has topographic elevations that would be subject to a 100 year flood. The western portion of the City would be subject to a 100 - 500 year flood condition. Figure 5-3 highlights the FEMA Flood zones within the City.

The majority of the City's soils are those associated with man's alteration of soils to support development. The soils associations within the City are shown in Figure 5-4.

FIGURE 5-1

Waterwell and Cones of Influence

Electronic file not available. Please see hard copy.

FIGURE 5-2

Man Made Canals and Waterways

Electronic file not available. Please see hard copy.

FIGURE 5-3

Flood Zones

Electronic file not available. Please see hard copy.

FIGURE 5-4

Soil Associations

Electronic file not available. Please see hard copy.

VI. Future Transportation Map Series

The City of Lighthouse Point has an established transportation system. For this reason, no new roadways or future expansions are proposed within the City. This is due to the fact that the City is almost totally built-out and US 1 is currently built at the Year 2030 design. All projected right-of-ways currently exist within the City.

The Future Transportation Map Series is presented in Figures 6-1 through 6-3 on the following pages. Figure 6-1 depicts the future roadway network and transit routes. Federal Highway (US1/SR5) is the only principal arterial in the City. This roadway is an Urban Principal Arterial and is six-lane divided. Sample Road between US1 and Lighthouse Drive is the only other roadway in the City that has more than two lanes. In this section, the roadway is either a four-lane divided or a five-lane section with the center lane being a continuous turn lane. Sample Road is a City Collector. In accordance with FDOT / Broward County Functional Classifications, In the original City Transportation Element the following roadways were listed as City Collectors: NE 24th Street; NE 27th Street; NE 36th Street; NE 39th Street; NE 44th Street from US 1 to Lighthouse Drive; NE 49th Street; and Lighthouse Drive. However, FDOT / Broward County revised the Functional Classifications for all roadways in the County in 2002. Now only the portion of Sample Road from US 1 to Lighthouse Drive / NE 25th Avenue, the portion of NE 24th Street from US 1 to Lighthouse Drive (NE 23rd Ave. / NE 24th Ave.), Lighthouse Drive (NE 25th Ave.) itself from NE 24th Street to NE 39th Street, and the portion of NE 39th Street from US 1 to Lighthouse Drive are depicted as City Collectors. The other previously listed roadways are now listed as Local Roads, even though some serve to collect traffic from other local roads.

Six mass transit routes serve the City along US 1. These routes are 10, 20, 34, 93, 95 and the new US 1 Breeze. Additionally, the City has entered into an interlocal agreement with BCT for community bus service that provides wheel-chair accessible alternative transit service.

Figure 6-2 depicts the local and regional transportation evacuation facilities, as well as the evacuation routes designated within the City. The major designated transportation evacuation facilities for the City are US 1 and Sample Road. The nearest emergency shelters to the City are located at the Pompano Beach Institute of International Studies (1400 NE 6th Street, Pompano Beach) and two sites in the City of Coconut Creek (Lyons

Creek Middle School (4333 Sol Press Boulevard) and Monarch High School (5050 Wiles Road).

Figure 6-3 depicts future pedestrian and bicycle facilities. Three sidewalk links were added to complete the existing pedestrian network along principal arterials and city collectors. These sidewalk links are located on US 1 south of Sample Road and at the northern end of Lighthouse Drive. The proposed new links along US 1 are consistent with the adopted Broward MPO Pedestrian Facilities Plan. In addition, a new bicycle facility that would cross the entire City in a north-south direction is proposed along Lighthouse Drive. This proposed bikeway is consistent with the adopted Broward County Bicycle Facilities Network Plan.

Figure 6-1 Future Transportation Map

Figure 6-2 Evacuation Facilities

Figure 6-3 Pedestrian and Bicycle Facilities

VII. Capital Improvements Implementation

Capital Improvements Implementation

The City of Lighthouse Point has explored and is currently using a variety of financing strategies to implement local capital improvements. Historical financing efforts have included direct expenditures of local tax revenue, long term revenue and general obligation bonding, special assessments. All of these financing mechanisms are reasonable methods to be considered in the development of funding strategies for future capital improvements.

The proposed 5-Year Capital Improvements Program (CIP) is given in Table 7-1. Since the City of Lighthouse Point is an existing community with a relatively stable population and no current opportunities to expand or grow significantly, the Capital Improvements Program is focused on replacing, modernizing or upgrading existing facilities and infrastructure. The current CIP does not include any items that are needed to meet Level of Service (LOS) Standards.

Table 7-1 5-Year Capital Improvements Program

CAPITAL PROJECTS	Required for LOS	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	Funding Source
1. Bridges		\$0	\$0		\$0		
- Replace Bridge #867204 (Lighthouse Drive/Kingfisher Canal)	No			\$1,900,000			3 & 4
- Replace Sample Road Bridge	No					\$2,500,000	3
Subtotal		\$0	\$0	\$1,900,000	\$0	\$2,500,000	
2. Canals		\$0					
- Dredge areas 39 th St. to 33 rd St.	No		\$10,000				1
- Dredge areas 33 rd St. to 24 th St.	No			\$10,000			1
- Dredge areas – to be determined	No				\$10,000	\$10,000	1
Subtotal		\$0	\$10,000	\$10,000	\$10,000	\$10,000	
3. Roads							
- Resurfacing LHD/ Marina Dr.	No	\$300,000					2
- Resurfacing LHD/ 41 st St. to 49 th St.	No		\$300,000				2
- Resurfacing Sts. N of Sample Rd.	No			\$300,000			2
- Resurfacing 40 th St. to 44 th St.	No				\$200,000		2
- Resurfacing LHD/48 th St to Cityline	No					\$200,000	2
Subtotal		\$300,000	\$300,000	\$300,000	\$200,000	\$200,000	
4. Seawalls		\$0					
- Repair 23 rd Ave. @ 39 th St. North	No		\$80,000				1
- Repair 25 th Ave. @ 39 th St. North	No		\$35,000				1
- Repair 23 rd Ave. @ 39 th St. South	No			\$45,000			1
- Repair 48 th St. @ 22 nd St.	No			\$65,000			1
- Repair 39 th St. @ 30 th /31 st Aves.	No				\$55,000		1
- Repair Canals along 39 th St.	No					\$150,000	1
Subtotal		\$0	\$115,000	\$110,000	\$55,000	\$150,000	
5. Sidewalks							
- Various Repairs as needed	No	\$5,000					1
- Install @ NE 44 th St./ LHD to US1	No	\$140,000					4
- Install @ 20 th Ave. / 27 th St. to 30 th St.	No		\$60,000				5
- Install @ 29 th St. to US1	No		\$55,000				5
- Install @ 25 th St. / 22 nd Ave. to US1	No			\$60,000			5
- Install @ 21 st Way / 36 th St. to 39 th St.	No				\$55,000		5
- Install Missing 46 th /47 th /48 th Sts.	No				\$150,000		5
- Install @ 27 th Terr. / 39 th St. to 42 nd St.	No					\$48,000	5
Subtotal		\$145,000	\$115,000	\$60,000	\$205,000	\$48,000	

Funding Sources:

- | | | |
|------------------------|----------------------------------|----------------------------|
| 1. General Fund | 3. General Obligation Bond Funds | 5. Grant to be applied for |
| 2. Infrastructure Fund | 4. FDOT Enhancement Grant | 6. SFWMD Grant |

**Table 7-1 (Continued)
5-Year Capital Improvements Program**

CAPITAL PROJECTS	Required for LOS	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	Funding Source
6. Stormwater							
- Various improvements	No	\$10,000					1
- Improvements 26 th Ave.	No	\$500,000					6
- Improvements City Hall area	No		\$300,000				5
- Improvements 21 st Terr. to 26 th St.	No			\$50,000			5
- Improvements 51 st St.	No			\$150,000			5
- Improvements 27 th St. @ 26 th Ave.	No				\$50,000		5
- Improvements 32 nd Ct. @ 23 rd Ave.	No				\$200,000		5
- Improvements 32 nd St. @ 23 rd Ave.	No				\$100,000		5
- Improvements 27 th Ave, @ 51 st St.	No					\$300,000	5
- Improvements 24 th St. @ 22 nd Ave.	No					\$350,000	5
Subtotal		\$510,000	\$300,000	\$200,000	\$350,000	\$650,000	
7. Park and Recreation							
- Dan Witt Park Improvements	No	\$0	\$30,000	\$0	\$0	\$0	1
Subtotal		\$0	\$30,000	\$0	\$0	\$0	
8. Other							
- Replace 4000 Gal. underground gas tank	No	\$85,000	\$0	\$0	\$0	\$0	1
Subtotal		\$85,000	\$0	\$0	\$0	\$0	
Total		\$1,040,000	\$870,000	\$2,580,000	\$820,000	\$3,558,000	

Funding Sources:

- | | |
|----------------------------------|----------------------------|
| 1. General Fund | 4. FDOT Enhancement Grant |
| 2. Infrastructure Fund | 5. Grant to be applied for |
| 3. General Obligation Bond Funds | 6. SFWMD Grant |

In this respect, the listing of capital improvements in Table 7-1 is considered feasible within the five year period based on current revenue projections. As indicated in Table 7-1, a combination of general funds general obligation bonds, and grants will be utilized.

Level of Service Standards

The minimum criteria for Comprehensive Plans requires that Level of Service Standards be included for public facilities described in the plan. The Level of Service Standards for the City are provided in Table 7-2. Subsequent to the adoption of the City's Plan, all future development approvals will be conditioned upon the provision of services at the local level of service standards.

Table 7-2 Level of Service Standards

<u>Public Facility Category</u>	<u>Local Standard</u>
Sanitary Sewer	150 gpcpd
Potable Water - Consumption	
For areas serviced by Pompano Beach –	191 gpcpd;
For areas serviced by Broward County –	170 gpcpd
Solid Waste	5.0 lpcpd
Drainage - Floor Elev.	100 Yr - 3 day
Transportation	
US 1	See Policy 4.4.1
All City Collectors and local roadways	LOS "C"
Recreation	3 acres/1000

Note: GPCPD - Gallons per capita per day.
LPCPD - Lbs per capita per day.
*LOS is for average daily, seasonal and peak hour

Monitoring and Evaluation

Along with level of service standards, the minimum criterion for Comprehensive Plans requires that procedures for the monitoring and evaluation of necessary and/or desirable capital improvements be clearly identified. In this respect, the Capital Improvements Element will be reviewed on an annual basis to assess projected revenues, to modify and otherwise update data with regard to listed improvements, and to provide for the inclusion of additional “fifth year” capital improvement projects.

The annual review of the Element will be the joint responsibility of the Mayor and or his designee(s). A summary report will be prepared to identify the findings and modifications necessary as a result of this effort. The report will be presented to the City Commission during a public meeting to occur at the approximate time of annual budget deliberation. The City Commission will direct staff to take the appropriate action as deemed necessary based upon the findings and recommendations contained in the annual summary report. The following minimum activities will be necessary to perform the review:

Modifications necessary to the estimated date, costs and scope of specific projects currently listed in the Element.

The inclusion of new priority projects due to unanticipated conditions and the respective modification to other, already listed projects; justification of new projects to be provided.

The inclusion of additional “fifth year” capital improvement projects based on project priority and justification.

Project priority ranking criteria as refined and/or otherwise modified from that presently contained in the Capital Improvements Element.

An assessment of the Capital Improvements Element and project listing in terms of its effectiveness of carrying out the goals, objectives and policies of the Comprehensive Plan.

The City's ability to maintain the adopted level of service standards and to eliminate existing deficiencies or problem conditions.

VIII. Monitoring and Evaluation

As part of the continuing phase of comprehensive planning, the City will develop procedures for monitoring, updating and evaluating the progress of the Comprehensive Plan. While certain Elements have specifically referenced monitoring and reporting activities (see Land Use Implementation page IV-1 and Capital Improvements page VII-1), the purpose of this section of the Comprehensive Plan is to ensure that the Plan remains timely and current.

Because the City is almost totally developed, it is expected that the required Evaluation and Appraisal Report will be issued every five (5) years. On an annual basis, the reporting requirements provided to the Broward County Planning Council on development approvals and the annual assessment of Capital Improvements will be performed.

Every five (5) years, or sooner if conditions dictate, the City will prepare an Evaluation and Appraisal of the Comprehensive Plan. This written report will assess the following items:

Citizen Participation in the planning process

Need and/or requirements for updating baseline data in the Comprehensive Plan supporting documentation.

Update, if necessary, of short and long term Plan objectives.

Accomplishments or progress made in implementation of the Plan's goals, objectives and policies.

Unanticipated problems or obstacles which have hindered implementation of the Plan's goals, objectives and policies.

Reformulated goals, objectives and policies for the Comprehensive Plan.