



MEMORANDUM

AGENDA ITEM #6d

DATE: JUNE 2, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF LAUDERHILL PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On May 1, 2008 Council staff received proposed plan amendment #08-RWSP1 to the City of Lauderhill Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

The City of Lauderhill was incorporated on June 20, 1959. It is approximately 8.6 square miles in size. Lauderhill is located in central Broward County and is bounded on the north by Tamarac, Lauderdale Lakes, and Fort Lauderdale; on the east by Tamarac, Lauderdale Lakes, Fort Lauderdale, and Unincorporated Broward County; on the south by Sunrise, Plantation, and Fort Lauderdale; and on the west by Plantation and Sunrise. The population of Lauderhill in 2007 was estimated to be 64,261 residents, an approximately 11.6% increase in population since 2000. The City is predominantly residential and development consists primarily of single-family homes and condominium/apartment homes. Lauderhill is an aging suburban city. Its major challenges for the future include redevelopment and job creation. Its favorable position in the geographic center of the urbanized portion of Broward County, traversed by three major east-west arterials and State Road 7, University Drive and the Florida Turnpike, provide excellent economic development and redevelopment opportunities for the City. The City is a member of the State Road 7 Collaborative.

Additional information on the City and the Region can be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

Proposed amendment #08-RWSP1 includes amendments to the Future Land Use, Infrastructure, Conservation, Capital Improvements, and the Intergovernmental Coordination Elements of the Comprehensive Plan. There are no proposed changes in land use in this amendment package. The general location of the City of Lauderhill is shown in Attachment 1.

A summary of the proposed amendments in this package follows.

Summary of Plan Amendments

The text amendments in this proposed package have been transmitted pursuant to 2005 Growth Management legislation. Chapter 163.3177(6)(c), F.S., requires local governments to adopt a Water Supply Facilities Work Plan into their comprehensive plans within 18 months after the jurisdictional water management district approves a regional water supply plan or its update. The *Lower East Coast Water Supply Plan Update* was approved by the South Florida Water Management District (SFWMD) on February 15, 2007. Therefore, the deadline for local governments within the Lower East Coast jurisdiction to adopt a Work Plan is August 15, 2008. In general, the Work Plan is intended for local governments to identify and plan for water supply sources and facilities needed to serve existing and new development. The emphasis on the preparation of the Work Plan is to coordinate local comprehensive planning with the regional water supply plan, as well as to promote coordination among local governments, the SFWMD, and water supply utilities within and/or across local government jurisdictions. In addition, the Work Plan should address potable water level of service standards, conservation measures, alternative water supplies, reuse, and capital improvement updates for implementation.

The City of Lauderhill provides water service to the majority of its population while the remaining residents receive potable water service from the Broward County Water and Wastewater Services (BCWWS) and the City of Fort Lauderdale (see Attachment 2). A summary analysis of the City of Lauderhill's proposed Water Supply Plan and five proposed text amendments follows.

Water Supply Plan

The 10-Year Water Supply Facilities Work Plan (Work Plan) addresses existing and projected water supply, provides for implementing alternative water supply facilities, including capital improvements, water conservation, and intergovernmental coordination. The Work Plan projects water demand through 2018 within the existing service area and provides for potential expansion to cover Transit Oriented Corridors where redevelopment activity is expected and areas that are not currently annexed but may be incorporated into the City in the near future.

Future Land Use Element

The only proposed change to the Future Land Use Element is a provision to implement and update the recommendations of the Work Plan.

Infrastructure Element

The key proposed changes to this element include:

- Reduce the Level of Service (LOS) standard for potable water from 110 to 100 gallons per person per day by the year 2010 through conservation strategies as recommended by the Work Plan;
- Ensure existing and projected deficiencies shall be addressed by 2013 through the implementation of the Work Plan; and
- Coordinate water supply planning activities with the SFWMD through at least 2013.

Conservation Element

The key proposed changes to this element include:

- Reduce potable water use; and
- Develop and implement a water conservation plan.

Capital Improvement Element

The only proposed change to the Capital Improvement Element is a provision to adopt projects identified in the Work Plan along with an implementation schedule.

Intergovernmental Coordination Element

The only proposed change to the Intergovernmental Coordination Element is a provision for coordination of the water supply planning activities with the SFWMD through at least 2013.

Objection

Section 163.3177(6)(h), F.S. requires coordination between water supply providers and the recipient local government. Such coordination may include sharing of updated information to meet ongoing water supply needs, implementation of alternative water supply projects, establishing LOS and to determine the potential for annexation. The Intergovernmental Coordination Element does not address the need for coordination with adjacent local governments for water supply issues, particularly with the City of Fort Lauderdale and Broward County.

Until these issues are resolved, the proposed amendment to the Intergovernmental Coordination Element is incompatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*, particularly with the following goal and policies:

- Goal 21** Assume a leadership role to enhance regional cooperation, multi-jurisdictional coordination, and multi-issue regional planning to ensure the balancing of competing needs and long-term sustainability of our natural, developed, and human resources.
- Policy 21.2** Strengthen intergovernmental coordination processes with state, regional, and local governments and agencies to effectively link land use decisions with affordable housing, transportation/air quality, natural resource protection, preservation, and restoration and water supply planning.

Recommendation

Council staff recommends the related policies in the Intergovernmental Coordination Element be revised to provide for coordination with adjacent local governments and water supply providers in addition to the SFWMD.

The City of Lauderhill Commission approved the transmittal of the proposed amendment by unanimous vote at its April 28, 2008 meeting.

The SFWMD has confirmed that it is in receipt of the proposed amendment but has not completed formal comments on their review. Should issues arise, Council staff will coordinate with the City of Lauderhill and SFWMD towards resolution.

Recommendation

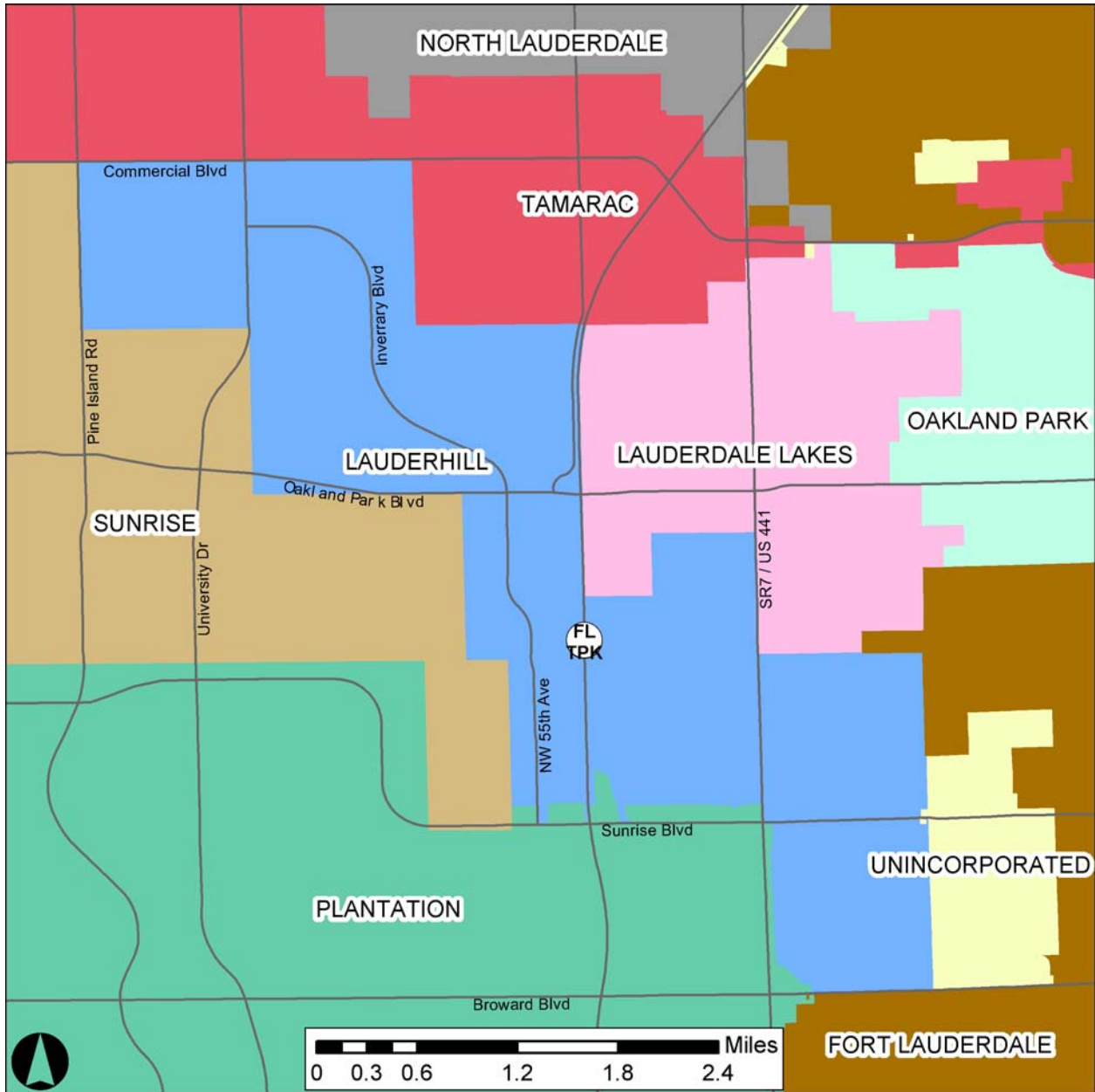
Find City of Lauderhill proposed amendment #08-RWSP1 generally inconsistent with the *Strategic Regional Policy Plan for South Florida*, particularly with Goal 21, Policy 21.2, related to intergovernmental coordination. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Council Action

Find the text amendments to the Intergovernmental Coordination Element of proposed amendment #08-RWSP1 generally inconsistent, with the *Strategic Regional Policy Plan for South Florida*, particularly with Goal 21, Policy 21.2; and

Find the text amendments to the Future Land Use, Infrastructure, Conservation, and Capital Improvements Elements of proposed amendment #08-RWSP1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

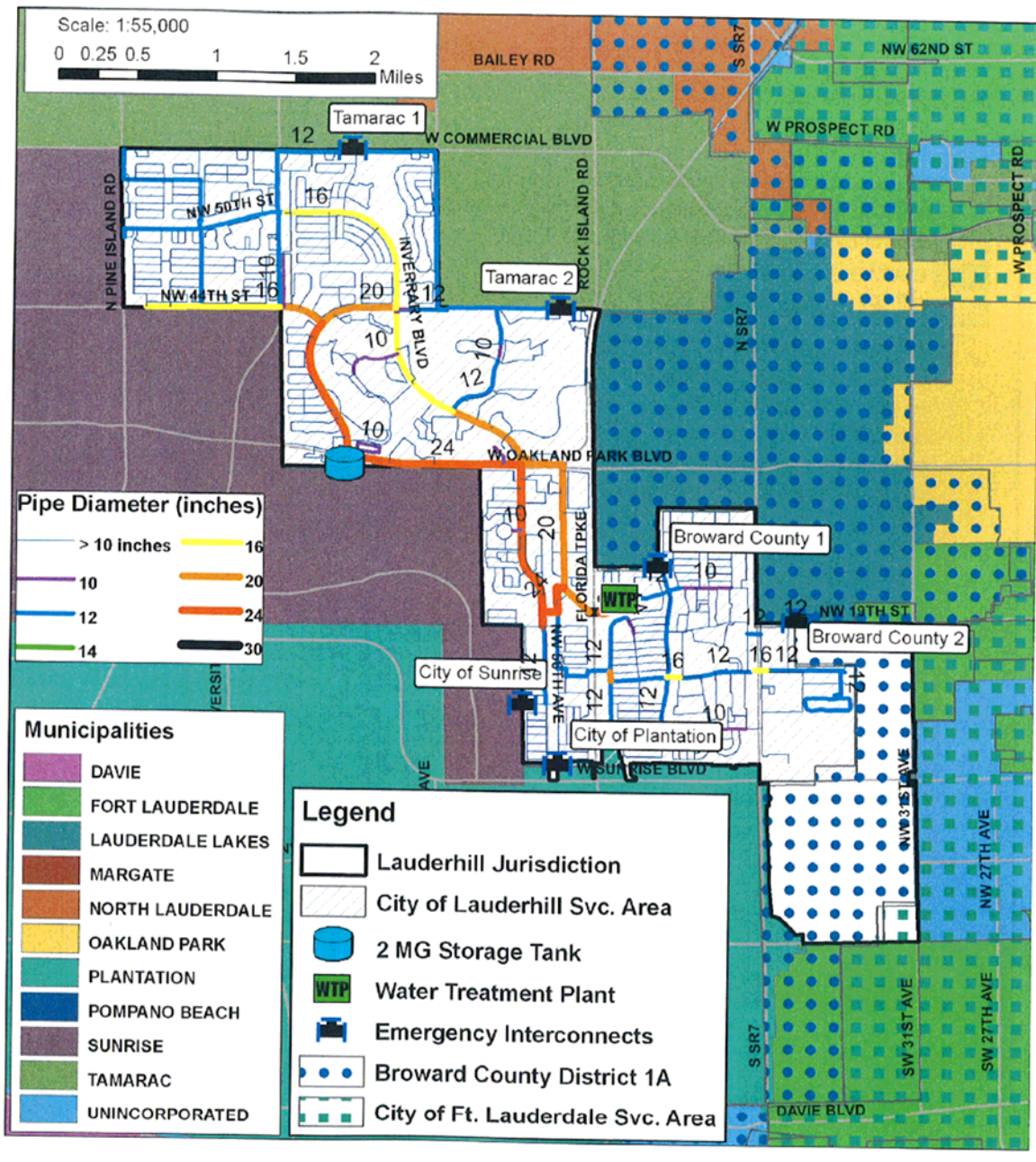
Location Map

City of Lauderdale
Proposed Amendment #08-RWSP1

Sources: Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Water Supply Service Areas

City of Lauderhill
 Proposed Amendment #08-RWSP1

Sources: City of Lauderhill, 10-Year Water Supply Facilities Work Plan (2008)
 Note: For planning purposes only. All distances are approximate.