



MEMORANDUM

AGENDA ITEM #7g

DATE: OCTOBER 6, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF LAUDERHILL ADOPTED COMPREHENSIVE PLAN AMENDMENT
(ALTERNATIVE REVIEW)

Introduction

On October 1, 2008 Council staff received adopted amendment #08-2AR to the City of Lauderhill Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Proposed amendment #08-2AR was reviewed at the September 8, 2008 Council meeting and found to be generally consistent with the *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 regarding the City or the Region may be found on the Council's website at www.sfrpc.com.

Summary of Staff Analysis

Adopted amendment #08-2AR includes an emergency text amendment to the City's Future Land Use Element of the Comprehensive Plan. A general location map is shown in Attachment 1.

The adopted amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than October 31, 2008.

A summary of the adopted amendment in this package follows.

Summary of Adopted Amendment

Adopted amendment #08-2AR to the City of Lauderhill Comprehensive Plan (being processed under Alternative Review) was transmitted without changes. In addition, other review agencies have not submitted concerned comments for the proposed version.

Future Land Use Element

The adopted amendment to the Future Land Use Element increases the building height in the Community Facilities future land use designation from 50 feet to 75 feet. This change allows for the construction of a new City Hall building, which originally exceeded height and setback requirements. The former Lauderhill City Hall was damaged by Hurricane Wilma in October 2005. The new City Hall will be erected on the north side of Oakland Park Boulevard, east of Inverrary Boulevard. This location was previously zoned General Commercial with a height restriction of fifty (50) feet and a side setback of twenty-five (25) feet. The new structure will be sixty one (61) feet with a side setback of thirty-five (35) feet.

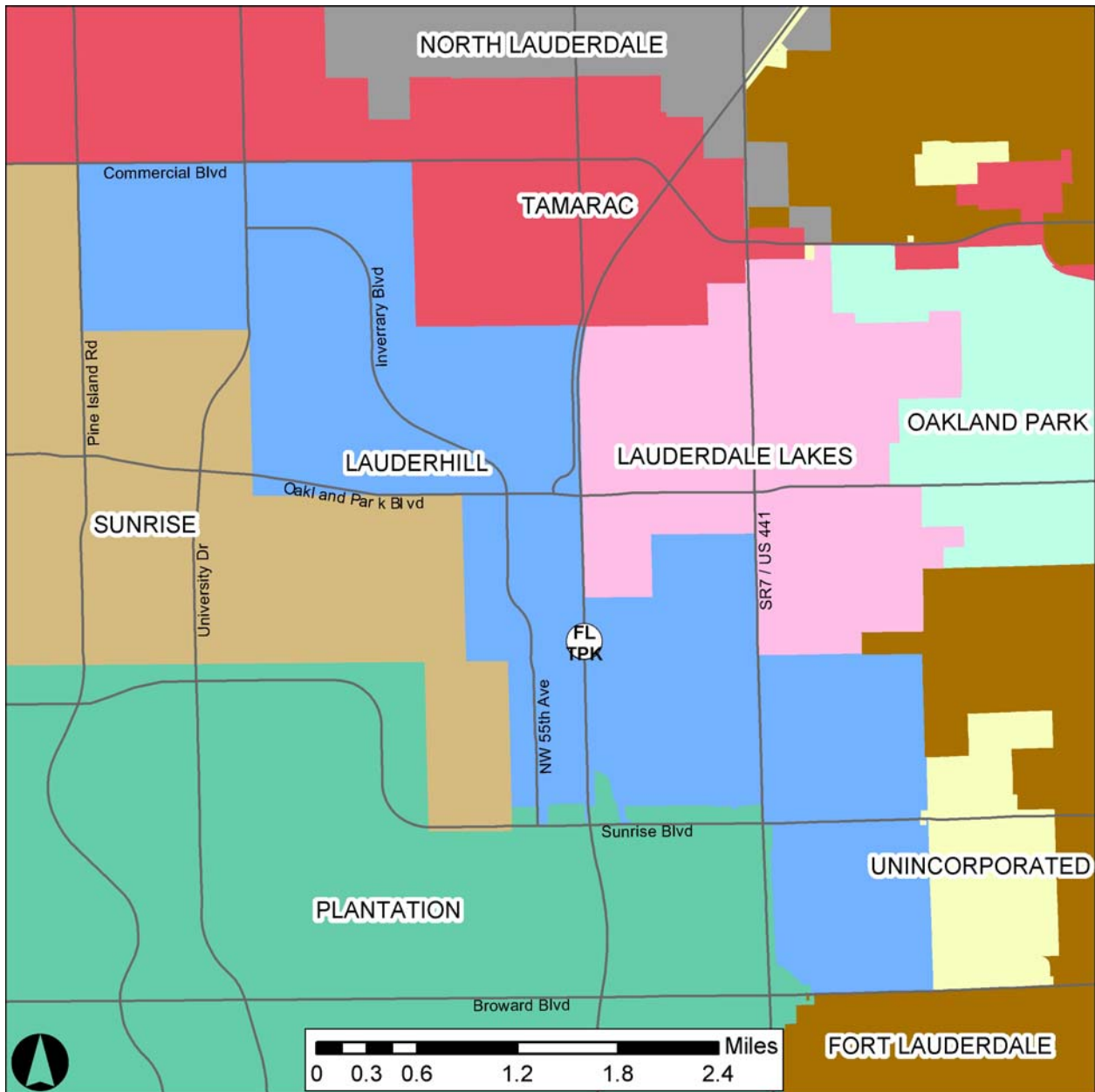
The City of Lauderhill Commission unanimously approved the transmittal of the adopted amendment at its September 8, 2008 meeting.

Staff analysis confirms that the adopted amendment does not significantly affect the neighborhood character and land uses of the current designation. The adopted amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendations

Find adopted amendment #08-2AR to the City of Lauderhill Comprehensive Plan generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item for transmittal to the City of Lauderhill, with copies to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Lauderhill
Adopted Amendment #08-2AR

Sources: Broward County, SFRPC.

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