



MEMORANDUM

AGENDA ITEM #6j

DATE: SEPTEMBER 8, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF LAUDERHILL PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On August 27, 2008, Council staff received proposed amendment #08-2-AR 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 regarding the City or the Region may be found on the Council's website at www.sfrpc.com.

Summary of Staff Analysis

Proposed amendment #08-2-AR 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 proposed amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than September 26, 2008.

A summary of the proposed amendments in this package is included below.

Summary of Proposed Amendment

Proposed amendment package #08-2-AR to the City of Lauderhill Comprehensive Plan amends the Future Land Use Element by increasing the building height in the Community Facilities future land use designation from 50 feet to 75 feet. This change would allow the construction of a new City Hall building, which exceeds the current height and setback requirements.

Future Land Use Element

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 is currently zoned General Commercial and has 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 proposed amendment would alter the Future Land Use Element by allowing building heights in the Community Facility future land use designation to reach a maximum height of seventy five (75) feet.

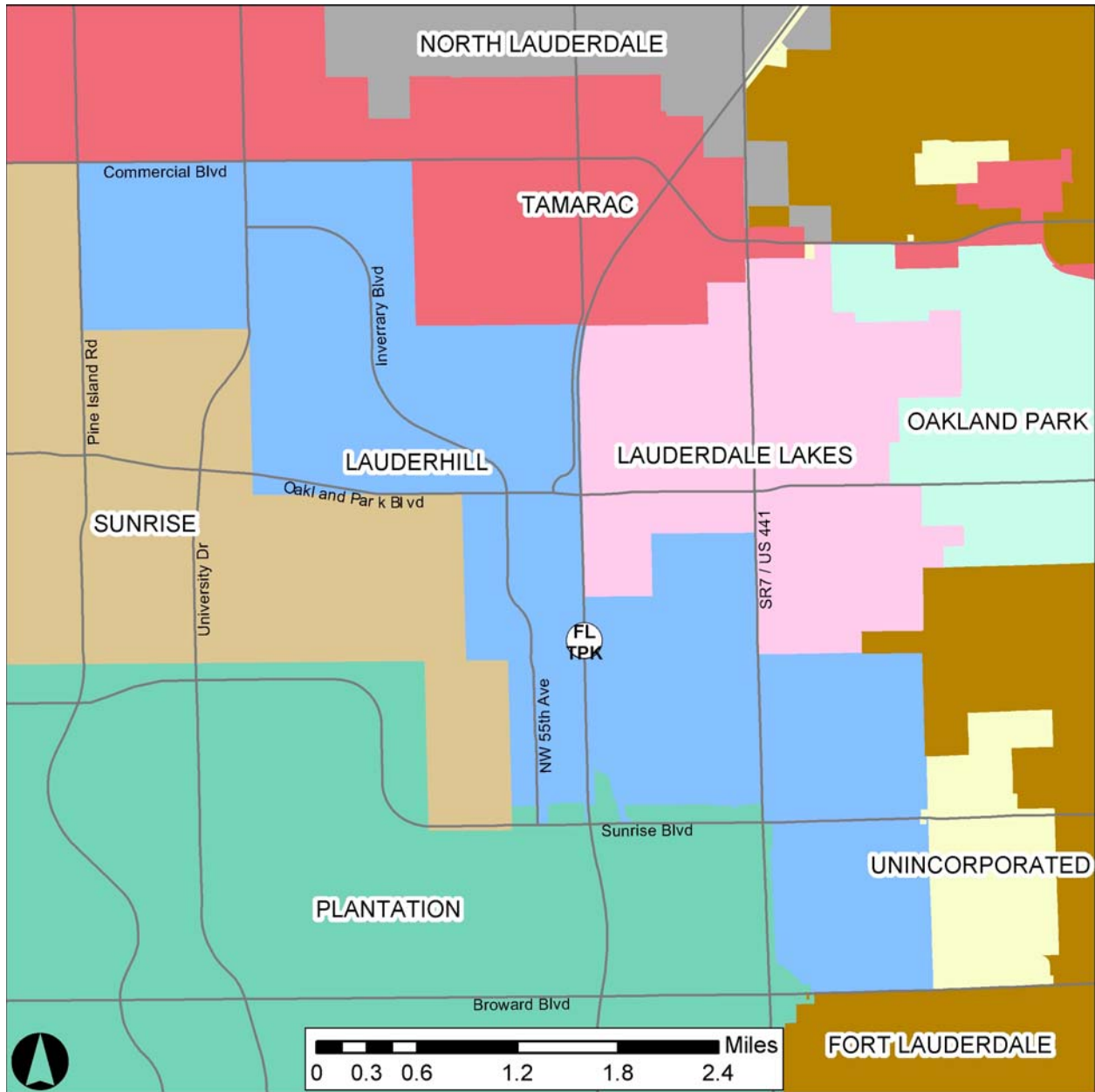
Staff analysis confirms that the proposed amendment would not significantly affect the neighborhood character and land uses of the current designation. The proposed amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

The proposed amendment originally sought to increase the building height to 100 feet. The City of Lauderhill Commission voted to reduce the maximum height from the proposed 100 feet to 75 feet and approved the transmittal of the proposed amendment by unanimous vote at its August 25, 2008 meeting.

Recommendations

Find proposed amendment #08-2-AR 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 and all applicable review agencies.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Lauderhill
Proposed Amendment

Sources: FDEP, SFWMD, Broward County, SFRPC.

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