



MEMORANDUM

AGENDA ITEM #7b

DATE: MARCH 3, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF LAUDERHILL ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On February 1, 2008 Council staff received adopted amendment package #08-1 to the City of Lauderhill Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Proposed Amendment #08-1 (previously #07-2) was reviewed at the October 1, 2007 Council Meeting and was 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 web site, www.sfrpc.com.

Summary of Staff Analysis

The adopted amendment revises the City's Future Land Use Map (FLUM) for an area going from Community Facilities (6.1 acres) and Recreation and Open Space (14.2 acres) to Low-Medium (10) Residential (20.3 acres). A map depicting the general location of the City is included as Attachment 1 and an aerial photograph of the site is included as Attachment 2.

The purpose of the amendment is to implement the recommendations of the City's Community Redevelopment Area (CRA) Plan for Central Lauderhill. The amendment site includes the former Lauderhill City Hall, which was substantially damaged in Hurricane Wilma, and which has been demolished. The CRA Plan provides for the redevelopment of the City Hall site and a portion of the adjacent City Hall Park as a townhouse and single family community, which would allow for up to 203 housing units. A request for proposal issued by the City suggests development of 140 to 150 housing units. The CRA Plan also provides for the relocation of City Hall to another part of the City. The site is bordered on the north by a public park and vacant land, which is designated Recreation and Open Space (ROS) and Medium-High (25) Residential; on the east by public park and Florida's Turnpike, designated ROS and Transportation; on the south by public park and recreation facilities, retail and multi-family residential, designated ROS, Medium-High (25) Residential and Commercial; and on the west by City Fire and Rescue and multi-family residential, designated Community Facilities and Medium-High (25) Residential.

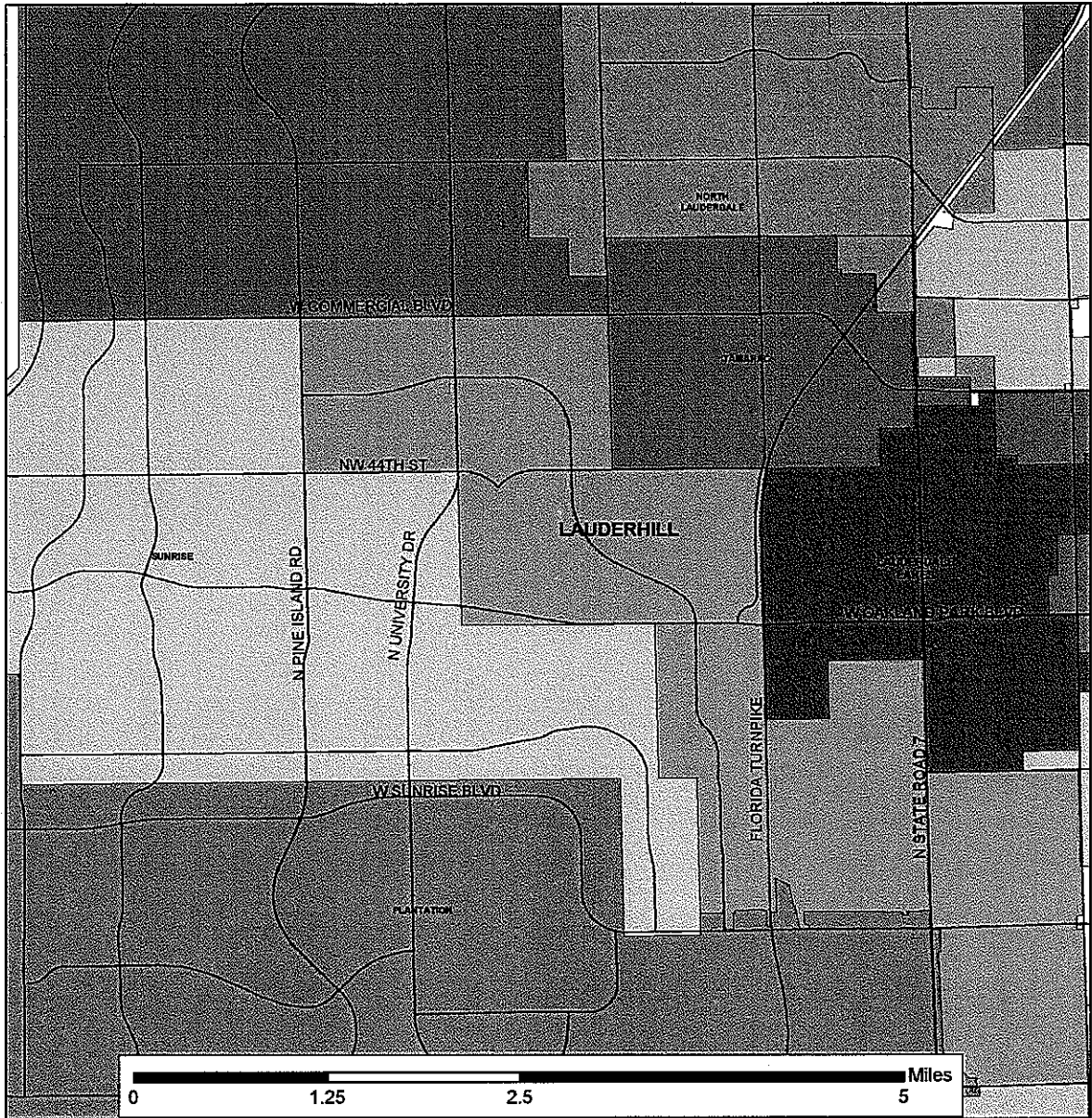
The amendment was adopted as proposed without changes.

The Lauderhill City Commission voted unanimously to adopt the amendment at its January 28, 2008 meeting.

Staff analysis confirms that the adopted amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find City of Lauderhill adopted amendment #08-1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Lauderhill
 Adopted Amendment #08-1

Sources: FDEP, SFWMD, Broward County, SFRPC.
 Note: For planning purposes only. All distances are approximate.



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

City of Lauderdale Hill

Adopted Amendment #08-1

From: Community Facilities (6.1 acres) and Recreation and Open Space (14.2 acres)

To: Low-Medium (10) Residential (20.3 acres)

Sources: FDEP, SFWMD, Broward County, SFRPC.

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