



# MEMORANDUM

AGENDA ITEM #6i

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DATE: JULY 12, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF TAMARAC PROPOSED COMPREHENSIVE PLAN AMENDMENT  
DCA# 10-1AR (ALTERNATIVE REVIEW)

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## Community Profile

Located in west central Broward County, the City of Tamarac was incorporated in 1968. In 2009, the City had a population of 59,151 and a land area of 12 square miles, giving the City a population density of 4,925.3 people per square mile. Since the 2000 Census, the City's population has grown by 6.4 percent. The projected population at build-out is around 60,000 people. Tamarac is primarily a suburban community developed around leisure activities, including nine golf courses and the King's Point Performing Arts Theater. The general location of the City is shown in Attachment 1.

## Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses effects on regional resources or facilities identified in the *SRPP* and extra jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Fla. Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

The SFRPC did not prepare the amendment package and, therefore, is not precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5), Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C.); or commenting on the adopted amendment pursuant to Section 163.32465(4)(b), F.S.

The Florida Department of Community Affairs (DCA) notified SFRPC that the amendment package was complete on: The report will be modified to include the date once DCA assigns it.

The amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than July 17, 2010.

The amendment review will be transmitted to the City and DCA on July 16, 2010.

### Staff Analysis

Proposed amendment #10-1AR contains a Future Land Use Map (FLUM) amendment and a Future Land Use Element (FLUE) text amendment to the City of Tamarac Comprehensive Plan. The amendment was transmitted for concurrent review with an amendment to the Broward County Land Use Plan (see Council Agenda #6d; County No. PCT 10-9 and PC 10-12).

#### *Tamarac Local Activity Center (LAC) Text and Map Amendment*

The proposed amendment would designate an approximately 133.57-acre site generally located north of and adjacent to West Commercial Boulevard between the streets of NW 76<sup>th</sup> Avenue (University Drive) and NW 94<sup>th</sup> Avenue within the City of Tamarac to a Local Activity Center (LAC) land use designation [see Attachment 2]. The intent of the amendment is to facilitate the City’s mixed use zoning district, generate economic activity, and accommodate new multi-family housing along Commercial Boulevard.

The existing land use designations include 122.40 acres of Commercial use and 3.21 acres of Recreation and Open Space. Adjacent land uses include low, medium Residential and Commercial to the north, Industrial to the west, low Residential and Commercial to the south, and Commercial to the west. The proposed amendment would increase the amount of currently permitted dwelling units by 1,875. Table 1 provides the proposed intensity and density of land uses under the LAC.

**Table 1: Proposed LAC Intensity and Density**

Land Use	Area	Intensity and Density
<i>Commercial</i>	122.40 acres	1,214,500 SQ; FAR 3.0
<i>Community Facilities</i>	7.96 acres (minimum)	66,700 SQ; FAR 3.0
<i>Recreation and Open Space</i>	3.21 acres (minimum)	N/A
<i>Residential*</i>		300 Townhomes 700 Garden apartments 875 Mid-rise apartments

SQ = Square Feet, FAR = Floor Area Ratio; N/A = Not Applicable

\*dwelling units from any category may be substituted for dwelling units of another, provided the result is the same or lesser for student generation.

The proposed amendment would include new Policy 1.2B which outlines the requirements governing the LAC, including pedestrian mobility as a priority, accessible park land and open space, service by the Tamarac Transit Community Bus Service, quality affordable housing options, and the creation of a development monitoring system. New Policy 6.4 directs the City to promote the rehabilitation and use of historic buildings since the Broward County Historical Commission identified a site within the proposed LAC.

Capacity analysis for the proposed change indicates adequate infrastructure and resources to serve the short and long-term planning horizons. However, approximately 678 p.m. peak hour vehicle trips will be generated by the proposed map and text change and are projected to adversely impact the operating conditions of the regional transportation network within the long-term planning horizon. Specifically Commercial Boulevard (between Nob Hill Road and rock Island Road) is projected to exceed the Broward County 3% impact threshold.

*Comment*

The applicant has submitted a traffic mitigation plan that proposes a fair share contribution of \$228,666.00 toward Broward County's Advanced Traffic Management System (ATMS). The Broward County Metropolitan Planning Organization (MPO) agrees that the offered mitigation would mitigate the projected impacts on the regional transportation system; however, MPO staff noted that the fair share contribution should be revised to reflect the actual cost of the full ATMS in the subject area.

Prior to adoption, the City, County, and Applicant are advised to revisit the proposed traffic mitigation plan and make appropriate revisions to the cost of the ATMS.

The City of Tamarac Commission approved the proposed map and text amendments at its April 5, 2010 meeting.

Staff analysis confirms that the proposed text and map amendments are generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Impact Analysis

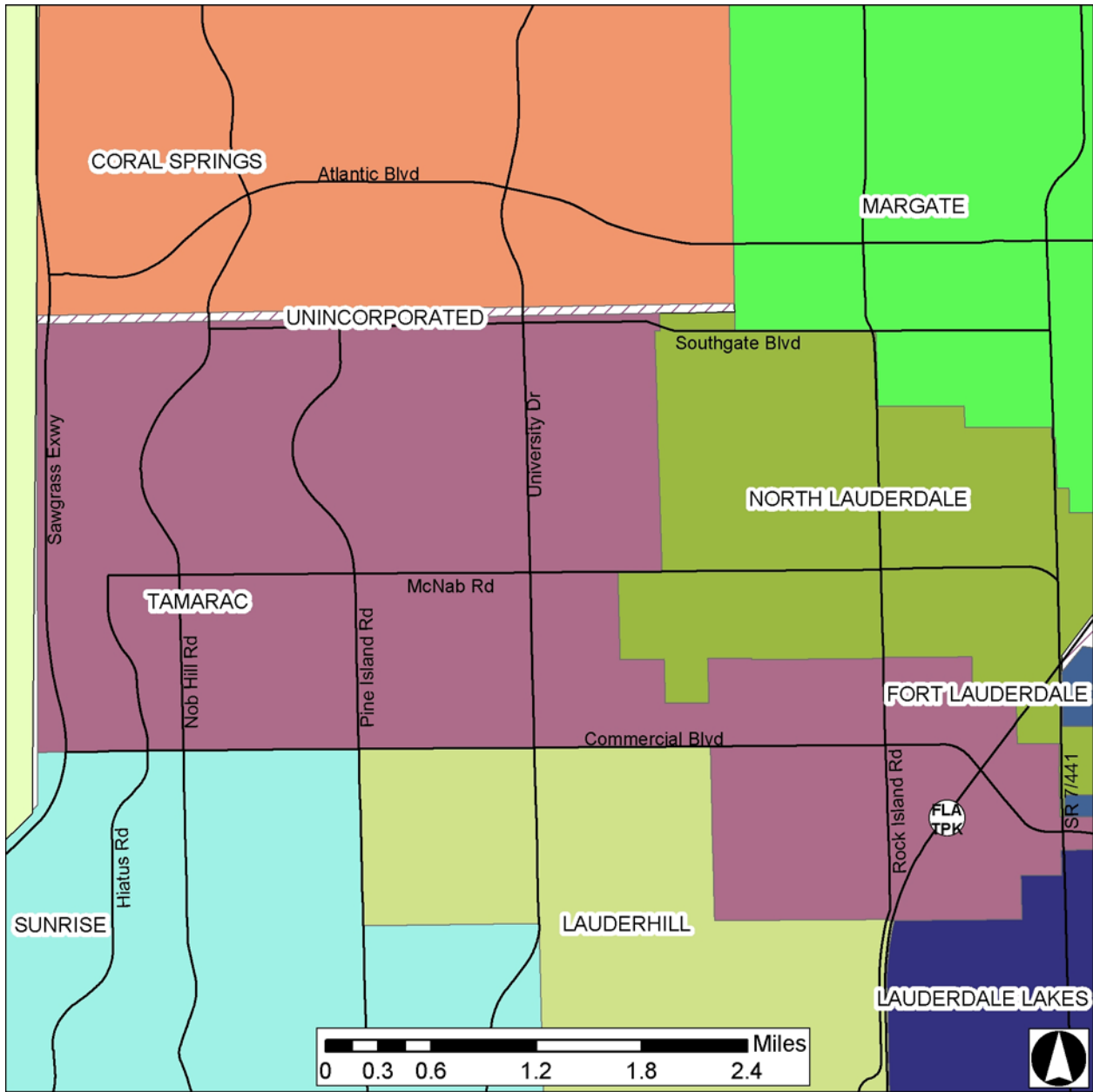
Staff analysis resulted in one (1) Comment to the text and map amendment in the City of Tamarac proposed amendment package #10-1AR, related to the proposed traffic mitigation plan (See page 3, above). Staff analysis confirms the amendment package would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plan and local mitigation strategies.

Since a further detailed impact analysis is not applicable to the review of the proposed amendments, the related analysis sections found in the Department of Community Affairs (DCA) Amendment Review Form C-7 (Sections 9 through 18) have not been included in this staff report.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find City of Tamarac proposed amendment package #10-1AR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the City, with copies to the Florida Department of Community Affairs.

# Attachment 1



## COMPREHENSIVE PLAN AMENDMENTS

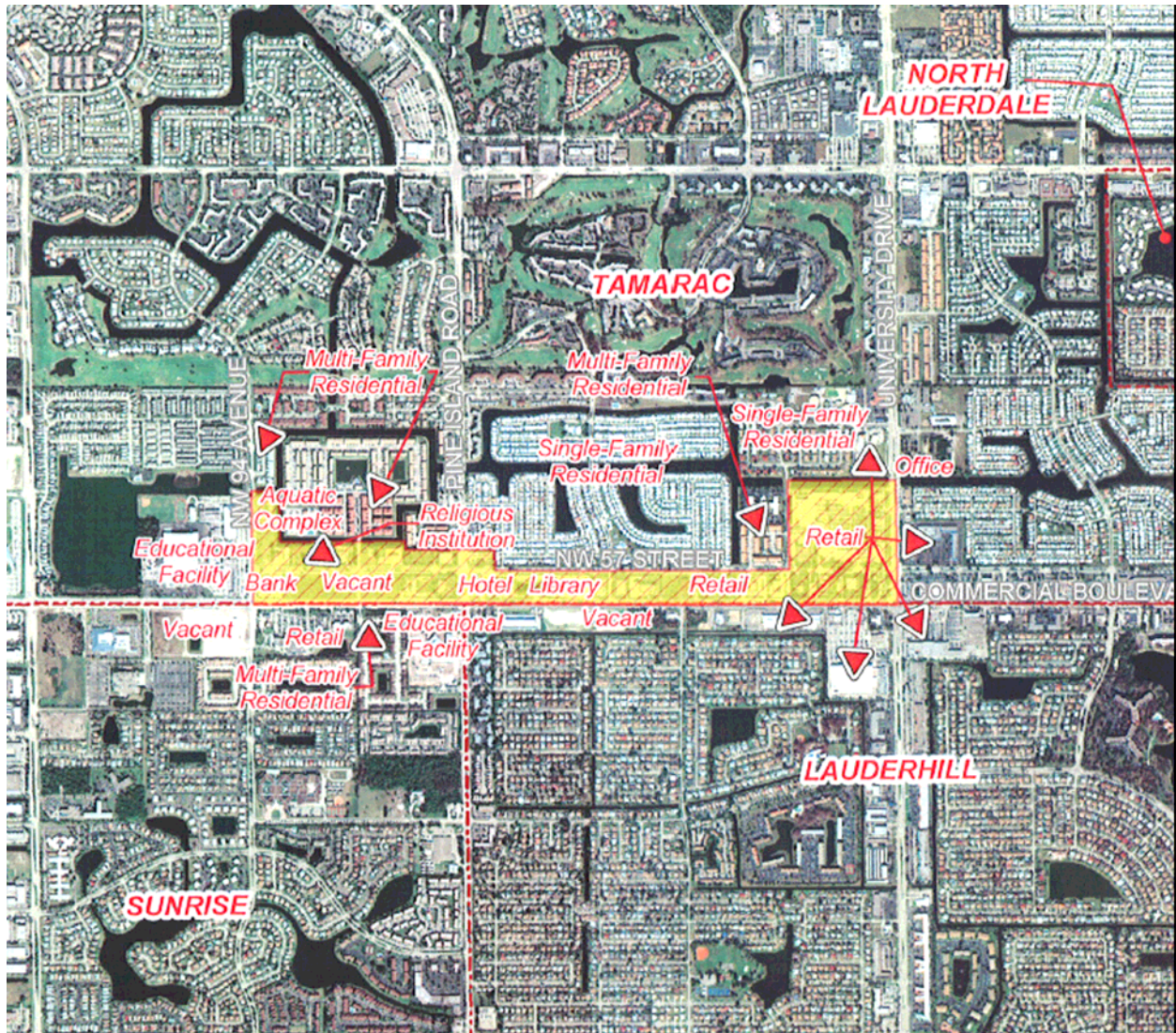
### Location Map

City of Tamarac  
Proposed Amendment #10-1AR

Sources: Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

**Local Activity Center (LAC) Amendment**

City of Tamarac

Proposed Amendment #10-1AR

From: Commercial and Recreation and Open Space

To: LAC

133.57 acres

Sources: Broward County proposed amendment package #10-2AR (County amendment No. PC 10-12; existing uses map).

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