



# MEMORANDUM

AGENDA ITEM #6d

DATE: JANUARY 7, 2008  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: CITY OF TAMARAC PROPOSED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On November 20, 2007 Council staff received proposed amendment package #08-1ER to the City of Tamarac 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

Located in west central Broward County, the City of Tamarac was incorporated in 1968. In 2007, the City had a population of 59,949 and a land area of 12 square miles, giving the City a population density of 4,938 people per square mile. Since the 2000 Census, the City's population has grown by 7.8%. 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.

Additional information regarding the City or the Region may be found on the Council's website, [www.sfrpc.com](http://www.sfrpc.com).

## Summary of Staff Analysis

Proposed Amendment #08-1ER includes text amendments to the Future Land Use; Transportation; Housing; Infrastructure; Conservation; Recreation and Open Space; Intergovernmental Coordination; and Capital Improvements Elements. These changes are based on recommendations in the City's adopted Evaluation and Appraisal Report (EAR). The proposed amendments are the City's EAR-based amendments. A summary of the significant changes to each element can be found below. A map depicting the general location of the City of Tamarac is included in Attachment 1.

## **Summary of Plan Amendments**

In 1998 the State of Florida revised the statutory requirements for EARs to allow local governments to base their analysis on the key local issues they are facing. Section 163.3191, Florida Statutes, states that the EAR should be based on the local government's analysis of major issues to further the community's goals consistent with statewide minimum standards. The report is not intended to require a comprehensive rewrite of all the elements within the local plan, unless a local government chooses to do so.

The City of Tamarac conducted a public hearing on June 22, 2005 and identified two major issues to address in the EAR. The EAR was found sufficient on June 23, 2006.

The City of Tamarac identified the following issues to address in its EAR. These issues should provide the basis for the proposed EAR-based amendments:

1. Housing demand, supply, and affordability
2. Economic development

Amendments for eight comprehensive plan elements are contained in this package. A brief summary of the amendments follows.

Future Land Use Element amendments would be revised to promote orderly growth and development through the adoption, maintenance, and implementation of its policies.

Transportation Element amendments would maintain those level of service standards identified with the City's Comprehensive Plan, the City shall, prior to final action on amendments to the City of Tamarac Comprehensive Plan, determine whether adequate transportation facilities and services will be available to serve the proposed development.

Housing Element amendments would update policies which shall increase the average number of families assisted yearly through the purchase assistance program by assisting 50 families by 2010, and increasing outreach and education on the City's housing assistance programs. Also, the City Commission shall consider proposals to use any future surplus public lands in the City for public housing sites when such proposal is brought forth by Broward County Housing Authority or the Broward County Community Development Block Grant Program identified as issue No. 1 in the EAR.

Infrastructure Element amendments will cooperate and coordinate with Broward County, adjoining municipalities, the South Florida Water Management District, and any other units or agencies of government with planning, management, maintenance, or monitoring responsibilities for sanitary sewer, solid waste including hazardous waste, potable water, and drainage and in the extension or increase in capacity of facilities to meet future needs.

Conservation Element amendments incorporate provisions into the land development regulations which preserve existing wetlands. The preservation of existing wetlands shall serve as a proactive approach to lessen the need for wetlands mitigation steps.

Recreation and Open Space amendments would continue to maintain, a diverse system of parks, recreation, and open space facilities throughout the City that adequately and efficiently provide recreation opportunities at the adopted level of service standards.

Intergovernmental Coordination amendments would update the City's coordination and communication procedures for resolving issues of mutual interest with other local governmental entities, which may arise from the implementation of the Comprehensive Plan.

Capital Improvement Element amendments would ensure that development orders and permits be issued only when it is demonstrated by the applicant that the land development proposal conforms with the development requirements of the Comprehensive Plan, with land development regulations, and sufficient public facilities or service capacity to support such development will exist at the time a building permit is issued for a project.

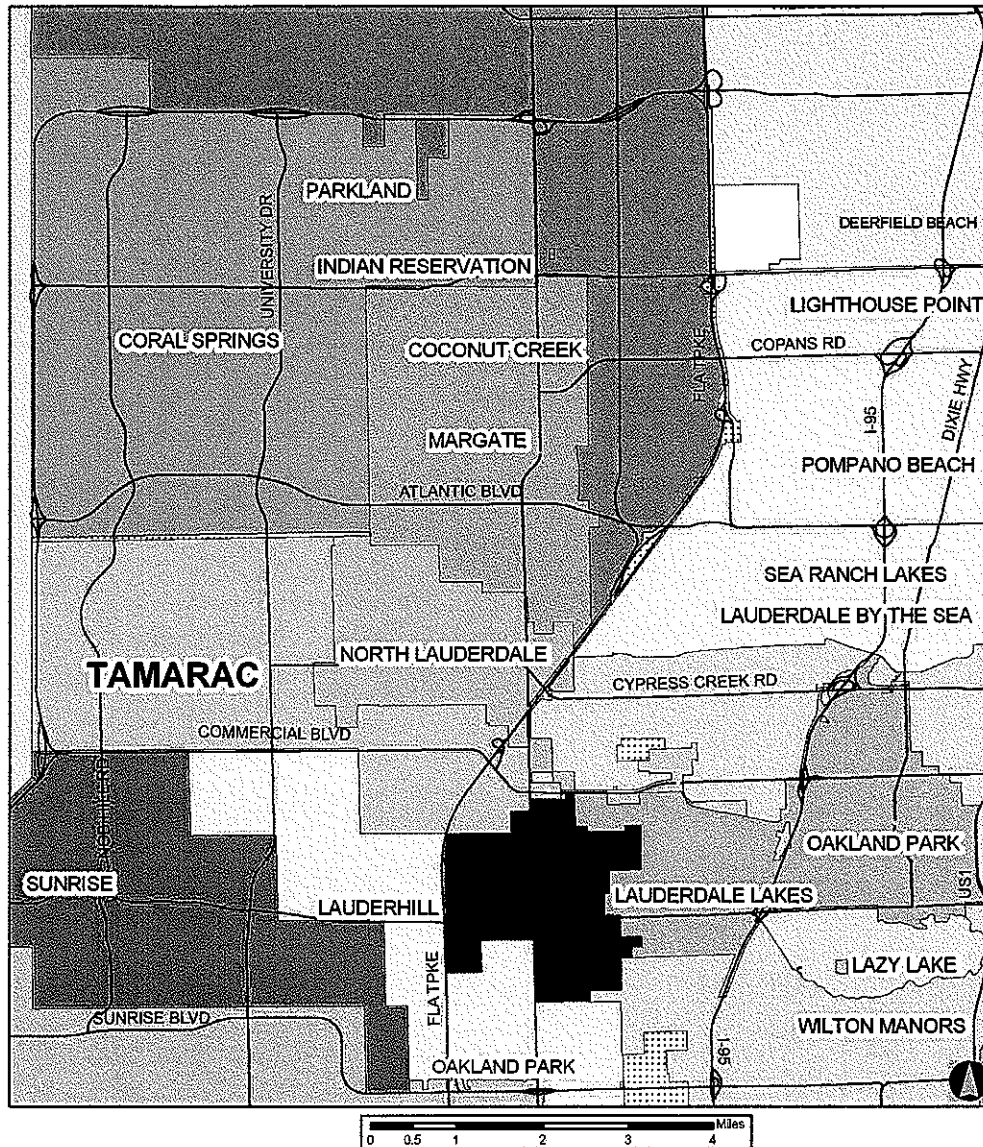
Staff analysis confirms that the amendments in this package are compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

The City Commission voted 5-0 to approve the City of Tamarac proposed amendments and authorized the transmittal of the plan amendments to the Florida Department of Community Affairs for review at its October 24, 2007 meeting.

#### Recommendation

Find the City of Tamarac proposed amendment package #08-1ER 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 Tamarac  
Proposed Amendment #08-1ER

Sources: FDEP, SFWMD, Broward County, SFRPC.

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