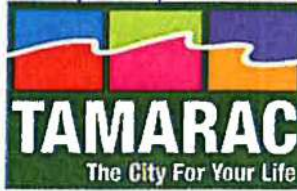


OFFICE OF THE  
CITY MANAGER



Tamarac  
18-2ESR -A-

Michael C. Cernech  
CITY MANAGER

July 17, 2018

Florida Department of Economic Opportunity  
Plan Review and Processing  
Caldwell Building  
107 E. Madison Street, MSC 160  
Tallahassee, Florida 32399-4120  
Attention: D. Ray Eubanks, Administrator

RECEIVED

JUL 25 2018

SFRPC



**Re: AMENDMENT NO. 18-2ESR - Transmittal of Adopted City of Tamarac Future Land Use Element & Future Land Use Map Amendments to Comprehensive Plan**

Dear Mr. Eubanks:

The City of Tamarac is pleased to formally transmit the required supporting documentation for the above referenced Future Land Use Element and Map amendments to the Florida Department of Economic Opportunity consistent with the provisions of Section 163.3184(3), Florida Statutes.

On July 11, 2018, the City Commission of the City of Tamarac, adopted with changes, Future Land Use Element and Map amendments to the Comprehensive Plan via Ordinance No. 2018-08. The Adoption Amendment Package includes the following with changes as outlined below:

- Copy of the executed ordinance adopting the Comprehensive Plan Amendment.

Suggested effective language for the adoption ordinance for expedited review has now been incorporated.

- Future Land Use Element text amendment with changes shown in strike-through/underline format.

Adjusted the Allowable Uses column: Added "At least 2 non-residential uses must be permitted as a principle use" Removed maximum 50 acres size requirement.

- Future Land Use Map, in color format, clearly depicting changes to the legend of the Map **ONLY**. No changes were made to any parcel on the Map.

Technical assistance comment establishing a planning horizon that is at least 10 years in the future is now reflected on the Future Land Use Map.

*"Committed to Excellence...Always."*

TAMARAC.ORG

7525 N.W. 88th Avenue | Tamarac, Florida 33321-2401 | P: 954.597.3510 | F: 954.597.3520

EQUAL OPPORTUNITY EMPLOYER

July 17, 2018

Page 2

The proposed amendments are being submitted pursuant to the State Expedited Review Process. The City further certifies that the adopted amendment(s) has been submitted to all parties that provided timely comments to the City.

In accordance with the Statutes, your agency has five (5) working days from receipt of this transmittal to notify the City of any deficiencies recognized in our submittal. We are confident that our submittal is complete and look forward to receiving your confirmation of same within the time required.

We appreciate the Department's continued assistance and cooperation in the development and refinement of the City of Tamarac's Comprehensive Plan. Should you have any questions or require additional information regarding this transmittal package, please feel free to contact Maxine A. Calloway, Director of Community Development. Ms. Calloway may be reached at any of the following:

Phone: 954.597.3530

Fax: 954.597.3540

Email: maxine.calloway@tamarac.org

Community Development Department, 7525 NW 88<sup>th</sup> Avenue, Tamarac, FL 33321

Sincerely,



Michael Cernech,  
City Manager

Enclosures

1. Ordinance No. 2018-08
2. Exhibit "A" City of Tamarac Future Land Use Element and Future Land Use Map Amendments

cc: Maxine A. Calloway, Director of Community Development (*Cover Letter only*)  
Barbara Blake Boy, Executive Director, Broward County Planning Council  
James F. Murley, Executive Director, South Florida Regional Planning  
South Florida Water Management District  
Florida Department of Transportation  
Florida Department of Environmental Protection  
Department of State

CITY OF TAMARAC, FLORIDA  
ORDINANCE NO. 2018 - 08

AN ORDINANCE OF THE CITY OF TAMARAC, FLORIDA, ADOPTING WITH CHANGES AN AMENDMENT TO THE CITY OF TAMARAC COMPREHENSIVE PLAN, BY AND THROUGH PROCEDURES REQUIRED FOR THE EXPEDITED STATE REVIEW PROCESS PURSUANT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3184, SPECIFICALLY PROVIDING FOR AMENDMENTS TO THE LAND USE ELEMENT AND THE FUTURE LAND USE MAP OF THE CITY OF TAMARAC COMPREHENSIVE PLAN ATTACHED HERETO AS EXHIBIT "A", IN ORDER TO IMPLEMENT THE 2014 COMMERCIAL ARTERIAL REDEVELOPMENT STUDY AND TO PROVIDE FOR A MECHANISM FOR CONFORMANCE WITH THE CITY ZONING REGULATIONS AND MAP; AUTHORIZING TRANSMITTAL OF THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP AMENDMENTS TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER AGENCIES AS REQUIRED BY FLORIDA STATUTES 163.3184(3) PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3167 requires local governments to adopt and maintain a comprehensive plan and prepare amendments to its existing comprehensive plan to conform it to the requirements of the Section; and

WHEREAS, the City of Tamarac Comprehensive Plan was last adopted by Ordinance Number 2008-08, as amended, pursuant to State law in 2008; and

WHEREAS, Sections 163.3184 and 163.3187 Florida Statutes provides authority for local governments to amend their respective comprehensive plans and outlines certain procedures to amend adopted comprehensive plans; and

WHEREAS, the City of Tamarac is initiating these amendments to the Future Land Use Element and Future Land Use Map of the Comprehensive Plan in order to implement the adopted 2014 Commercial Arterial Redevelopment Study and to provide for a mechanism for conformance with the new Land Development Regulations, Zoning Map and Broward County Land Use Plan; and

WHEREAS, in accordance with the requirements of Florida Statutes and the City of Tamarac Code of Ordinances, notice to the public of public hearings held on May 23, 2018 and July 11, 2018 were provided; and

WHEREAS, the Director of Community Development has reviewed the item and determines that the approval of the amendments to the Future Land Use Element and Future Land Use Map attached hereto as Exhibit "A" is consistent with the goals, objectives and policies of the City of Tamarac Comprehensive Plan as amended; and

WHEREAS, the City Commission finds it appropriate to amend the Future Land Use Element and Future Land Use Map of the City of Tamarac Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSISON OF THE CITY OF TAMARAC, FLORIDA:

SECTION 1: That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance. All exhibits attached hereto and referenced herein are hereby incorporated by this reference.

**SECTION 2:** That the City of Tamarac's Future Land Use Element and Future Land Use Map of the Comprehensive Plan is hereby amended in accordance with Section 163.3184, Florida Statutes, as shown in Exhibit "A" attached hereto and incorporated by reference herein.

**SECTION 3:** That the Director of Community Development is further authorized and directed to make the necessary textual changes to the City's Comprehensive Plan in order to reflect the above-stated changes and transmit same to the reviewing agencies.

**SECTION 4:** All Ordinances or parts of Ordinances, and all Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

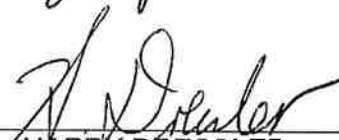
**SECTION 5:** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**SECTION 6:** The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted

amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

PASSED, FIRST READING this 23 day of May, 2018.

PASSED, SECOND READING this 11 day of July, 2018.

  
HARRY DRESSLER,  
MAYOR

ATTEST:

  
PATRICIA TEUFEL, CMC  
CITY CLERK

I HEREBY CERTIFY that  
I have approved this  
ORDINANCE as to form

RECORD OF COMMISSION VOTE: 1st Reading  
MAYOR DRESSLER yes  
DIST 1: COMM. BOLTON yes  
DIST 2: V/M GOMEZ yes  
DIST 3: COMM. FISHMAN yes  
DIST 4: COMM. PLACKO yes

RECORD OF COMMISSION VOTE: 2nd Reading  
MAYOR DRESSLER yes  
DIST 1: COMM. BOLTON yes  
DIST 2: V/M GOMEZ yes  
DIST 3: COMM. FISHMAN yes  
DIST 4: COMM. PLACKO yes

  
SAMUEL S. GOREN  
CITY ATTORNEY

EXHIBIT "A"

# City of Tamarac

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## Amendments to the Comprehensive Plan

Goals, Objectives & Policies

First Reading: **May 23, 2018**

Adoption Hearing: **July 11, 2018**

Prepared by:  
City of Tamarac  
Community Development Department  
7525 NW 88<sup>th</sup> Avenue  
Tamarac, Florida 33321

The following lists the amended Objectives and Policies which shall be included in the City's adopted Comprehensive Plan to ensure consistency between the elements in the Comprehensive Plan, the City's adopted 2014 Commercial Arterial Redevelopment Study, Broward County Land Use Plan and the City's newly proposed Land Development Code.

The following revisions to this Element are hereby adopted. Adopted additions are denoted by underline; deletions by ~~strikethrough~~.



# **Comprehensive Plan Amendments**

## **I. FUTURE LAND USE ELEMENT**

### **VOLUME I: GOALS, OBJECTIVES & POLICIES**

**City of Tamarac**

# I. FUTURE LAND USE ELEMENT

## GOAL

The City of Tamarac will provide land uses which will encourage the orderly growth of the community; maximize economic benefits; conserve and protect the natural environment; and minimize any threats to health, safety, and welfare.

## Objective 1

The City of Tamarac intends to promote orderly growth and development through the adoption, maintenance, and implementation of its Future Land Use Element.

### Monitoring and Evaluation:

- Administrate and adopt appropriate land development code revisions, amending them as needed to respond to changing conditions.

**Policy 1.1** The Future Land Use Map (see Map 1.2) is hereby adopted as an integral component of this Comprehensive Plan and will continue to provide for a mix of residential land use categories including low density, low-medium density, medium density, and medium-high density and high density. The Future Land Use Map (FLUM) will continue to provide the nonresidential land use categories of commercial, conservation, recreation, community recreation, community facilities, utilities and industrial as designated on the Map.

**Policy 1.2a** This Future Land Use Element establishes the following specific density and intensity standards for each future land use category:

LAND USE	DENSITY/INTENSITY	ALLOWABLE USES
Local Activity Center	<p><b>Residential:</b></p> <ul style="list-style-type: none"> <li>• 300 townhomes</li> <li>• 700 garden apartments</li> <li>• 874 mid rise apartments</li> </ul> <p><b>Non-residential:</b></p> <ul style="list-style-type: none"> <li>• Commercial, 122.40 acres</li> <li>• Community Facilities, 7.96 acres (minimum)</li> <li>• Recreation and Open Space, 3.21 acres (minimum)</li> </ul>	<p>Dwelling units from any given category (ex: townhouse, garden apartment, etc.) may be substituted for dwelling units of another type provided that the substitution results in the same or lesser student generation using the county's adopted student generation rates.</p> <p>All nonresidential properties are permitted a maximum FAR of 3.0.</p>

Residential: Low Density	Up to 5 du/ac	Dwelling units, hotels, motels, parks, golf courses, other outdoor recreation, community facilities serving residential areas, public utilities, communication facilities, special residential facilities, and limited offices and retail sales.
Low-Medium	Up to 10 du/ac	Same as above.
Medium	Up to 16 du/ac	Same as above.
Medium-High	Up to 25 du/ac	Same as above.
High	Up to 35 du/ac	Same as above.
Commercial	40% 35% lot coverage maximum	Retail, office and business, wholesale storage except for parcels with frontage on Commercial Boulevard or University Drive, hotels, motels, recreation, community facilities (see Policy 1.9), public utilities, special residential facilities (see Policy 1.10), transportation and communications facilities, and residential mixed use (see Policy 1.11).
<u>Mixed Use Medium/High</u>	<u>Up to 25 du/ac; non-residential FAR minimum 2.0 (Gross)</u>	<u>Residential use is required as a principal component. At least two non-residential uses must be permitted as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work"), research business, civic and institutional.</u>
<u>Mixed Use High</u>	<u>Up to 50 du/ac; Non-residential FAR minimum 2.0 (Gross)</u>	<u>Residential use is required as a principal component. At least two non-residential uses must be permitted as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work"), research business, civic and institutional. is a required use.</u>

Industrial	<u>Impervious area is limited to a maximum of 60% of a site</u> <del>30% lot coverage maximum</del>	Light and heavy industrial, heavy commercial, research laboratories and facilities, offices, transportation and communication facilities, recreation, cemeteries, community facilities and utilities, non-residential agriculture, <del>ancillary commercial uses</del> , limited commercial and retail businesses <u>not exceeding a maximum of 10% of building floor area, and hotels/motels.</u>
Commercial Recreation	1.00 FAR	Indoor and outdoor recreation facilities, accessory facilities, ancillary hotels and motels, and other active/passive recreation uses.
Recreation	1.00 FAR	Active and passive recreation, golf courses, campgrounds, boat ramps/docks, outdoor cultural, educational and civic facilities, and accessory concessions.
Conservation	N/A	Passive recreation and open space.
Utilities	N/A	Utilities, ancillary uses, recreation, non-residential agriculture and communications facilities.
Community Facilities	1.00 FAR	Community facilities and special residential facilities.
Major Transportation	N/A	Expressways.

**Policy 1.2b** The City shall adhere to the following requirements governing the Local Activity Center (“LAC”), Mixed Use Medium/High and Mixed Use High land use designations:

- a. Pedestrian mobility shall be a priority. All land uses in the “LAC”, “Mixed Use Medium/High” and “Mixed Use High” shall be directly accessed via pedestrian ways and accessible within a quarter mile walk and/or within approximately quarter-mile on either side of a transit corridor, to existing or planned alternative public transportation modes, including bicycle and transit.
- b. Design guidelines shall be maintained in the land development code to ensure that all destinations within the Local Activity Center are fully connected to well-defined pedestrian paths, bicycle routes, ~~and~~ greenways, and transit shelters to address the transition to adjacent residential development and to promote connectivity to transit stations and stops to provide safe and comfortable service and to encourage transit usage.

- c. Park land and open space accessible to the public shall be included as a functional component of the "LAC".
- d. All destinations within the Mixed-Use Medium/High, Mixed Use High, and Local Activity Center shall be served by the Tamarac Transit Community Bus Service. The Mixed-Use Medium/High, Mixed Use High and Local Activity Center designations will support the location of uses and internal circulation such that pedestrian mobility is a priority.
- e. Residential use is required as a principal component within a Mixed-Use Medium/High, Mixed-Use High, and Local Activity Center. Quality, affordable housing opportunities can shall be included as a functional component of the Local Activity Center through the utilization of "affordable housing units", allocation of public housing program funds, density bonuses, or other mechanisms available to the City.
- f. To ensure that all properties can be developed within the overall density and intensity limitations of the Local Activity Center, the City shall establish and implement a development monitoring system. The City shall promote the preservation, rehabilitation and use of historic buildings within a proposed Mixed-Use Medium/High, Mixed Use High and Local Activity Center designations.
- g. Acreage for non-residential land uses shall be assigned on a gross acreage basis to all lands included within the development parcel needed to comply with on-site land development requirements, such as, but not limited to, building footprint, setbacks, parking, outdoor pedestrian circulation, landscaping, drainage, etc. Within mixed use projects, acreage shall be assigned according to the proportion of floor area associated with each use (e.g. if 50 percent of the floor area is used for A, then 50 percent of the gross acreage of the development parcel will be assigned to A).
- h. Design guidelines shall be maintained in the Land Development Code to ensure mixed use development that promotes an urban form which creates well integrated land use combinations, balances intensity and density, and promotes safe, interconnectivity of vehicular, pedestrian and other non-motorized movement, while integrating the public realm, through open space, urban public plazas and/or recreational areas.
- i. Design guidelines shall be maintained to ensure mixed use development is compatible with adjacent land uses and adjacent Future Land Use designations.

Policy 1.3 The City will continue to implement its Code of Ordinances and will amend them as required to regulate future land use through proper site planning, subdivision, and zoning provisions; and will regulate signs by implementing the sign code; and will continue to subject land development proposals to an engineering review concerning seasonal or periodic flooding.

Policy 1.4 The Community Development Department will continue to review land use plan amendments, zoning amendments, site plans, and plat approval requests for compatibility with adjacent land uses as currently required in the Code of Ordinances. The Land Development Code revisions should address criteria to be used in reviews for determining whether there is compatibility among adjacent land uses. The Community Development Department will continue to review the Planning Commission Board agendas of surrounding cities to identify land use proposals which might affect the City of Tamarac.

- Policy 1.5 The City will continue to promote “quality development” in all land use categories by the establishment and implementation of design criteria and development standards in the Land Development Code (LDC) which promote the highest standards of urban development and community aesthetics.
- Policy 1.6 The Community Development, Building, Fire, Utilities and Public Works Departments will continue their efforts to identify areas in which reviews can be streamlined, and in which criteria for review can be improved, including the establishment of a One-Stop Permitting Center.
- Policy 1.7 The City of Tamarac shall continue to have platting regulations enforced through its Land Development Code in accordance with the Broward County Land Use Plan.
- Policy 1.8 The City shall continue to permit conservation uses as defined in 9J5.003(19) as activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitat.
- Policy 1.9 Community facilities include schools, churches, hospitals, governmental and judicial administration, police and fire stations, public utility sites, libraries, civic centers, nursing homes, cemeteries and parks and recreation facilities.
- Policy 1.10 A special residential facility is a facility licensed to serve clients of the Department of Health and Rehabilitative Services which provides a living environment for unrelated residents who operate as a functional equivalent of a family, including such supervision and care by support staff as may be necessary to meet the physical, emotional and social needs of the residents.
- Policy 1.11 In the Commercial land use category, residential uses are permitted, up to 10 acres (up to 20 acres for projects that include a minimum of 15% affordable housing restricted to such use for a minimum of 15 years), provided “flexibility units” and/or “redevelopment units” are applied to the parcel. The total residential uses shall not exceed 10% of the land area designated “Commerce” within the City. Residential units within the same structure as commerce uses for the owner, manager or caretaker of the commerce uses are also permitted.
- Policy 1.12 By 2018, the City will revise its Land Development Code to create design guidelines for all mixed-use land use categories to promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non- motorized movement, compatible with adjacent land uses and Future Land Use designations and consistent with Broward County Land Use Plan policies 2.4.1 through 2.4.20, and with the Activity Center subsection in the County Plan’s entitled ‘Permitted Uses’.

## Objective 2

Enforce, and update as necessary, the adopted Land Development Regulations to maintain provisions for adequate analysis of soils, natural resources, topography, services and facilities availability before permitting development in the City of Tamarac.

Monitoring and Evaluation:

- Administrate and adopt appropriate land development code revisions, amending them as needed to respond to changing conditions.

Policy 2.1 The City of Tamarac will maintain Land Development Regulations which incorporate adequate response to soils, natural resources and topographic constraints. Further, the City's requirements with respect to the provision of adequate services and facilities before permitting development will be kept sufficient to protect the City's interest.

Policy 2.2 Facilities and services must meet the level of service standards established by this Comprehensive Plan. Facilities and services must be available concurrent with development or development orders, and permits issued by the City must be specifically conditioned on the availability of facilities and services necessary to serve the proposed development.

Policy 2.3 In order to protect its existing and future potable water supply, the City of Tamarac shall continue to be governed by Broward County's Wellfield Protection Ordinance. The Ordinance limits land uses within the zone surrounding municipal wellfields.

Policy 2.4 The City will continue to allow Broward County to enforce its Tree Preservation Ordinance.

Policy 2.5 Tamarac will protect and conserve wetlands and the natural functions of wetlands, and direct future land uses which are incompatible with the conservation and protection of wetlands away from identified wetland areas.

Policy 2.6 Incorporate Low Impact Development standards recommended by the U.S. EPA and designed to conserve the natural systems and hydrologic functions of a site into the Land Development Code by 2018.

### Objective 3

The City will provide for sites on the Future Land Use Map for required community facilities.

#### Monitoring and Evaluation:

- Implement, and update as needed, the adopted Land Development Regulations to require that development provide, as required by the City of Tamarac or other service providers, adequate sites for community facilities, including, but not limited to, school sites, parks and recreation sites, public utility sites, and others by December 2009.

Policy 3.1 The Utilities and Community Development Department, through the Development Review Committee, based on utility master plans, will identify utility and community facilities sites required to serve new development.

Policy 3.2 The Development Review Committee, Planning Board and the City Commission will continue to enforce the Land Development Code requirements concerning the dedication of land or fees for park and recreation sites, as well as for local streets.

Policy 3.3 The City shall consider the individual and cumulative impacts of land use plan amendments on existing and planned public elementary and secondary education facilities.

Policy 3.4 The City shall support the development of a local community cultural/ performing arts facility

readily accessible to residents.

#### Objective 4

The City will provide for land use categories in the Future Land Use Element and Map which allow for the continued development of housing at a variety of densities, for a variety of lifestyles.

##### Monitoring and Evaluation:

- This objective shall be implemented by its policies to provide sufficient affordable housing.

- Policy 4.1 The City of Tamarac will continue to have a commitment to direct interaction with its citizens. The Planning Board, Public Information Committee, Code Enforcement Board, Parks and Recreation Board, and others all afford direct participation to the public.
- Policy 4.2 The Community Development Department will continue to review the zoning, plat, and site plan requirements in order to identify Code improvements which would not limit the variety of housing in the City.
- Policy 4.3 The City shall continue existing programs and encourage the development of affordable housing, which assists low and moderate-income households to meet the needs of the City's existing and future residential population and economic activities.
- Policy 4.4 The City shall evaluate its land development regulations and permitting processes to support affordable housing, by including incentives, expedited permitting, and/or fee waivers.
- Policy 4.5 The City's land development code shall include provisions to encourage or enable a variety of housing opportunities in varying price ranges, to include housing for low and moderate-income families.
- Policy 4.6 The City will continue to evaluate its existing housing stock conditions and encourage affordability in identified areas.
- Policy 4.7 The City shall encourage developers to make use of the City's "Affordable Housing Units Flexibility Units" as determined by the Broward County Land Use Plan.

#### Objective 5

The City of Tamarac will continue throughout the planning period to perform adequate maintenance, upkeep, and updating of its utilities, streets, and drainage systems in order to prevent blight. In addition, the City will continue and enhance throughout the planning period, its Code Enforcement Division to prevent and remove blight. The City will continue to monitor through its Community Development Department demographic and economic data concerning all neighborhoods in the City, and will apply for grants in aid for beautification, safe neighborhoods, parks and recreation improvements, and other facilities and service improvements throughout the planning period.

##### Monitoring and Evaluation:

- This objective shall be implemented by its policies to prevent and remove blight.

- Policy 5.1 The City, through its Land Development Code will continue to require that adequate storm water management and drainage facilities be provided before development can be permitted.



The City will continue throughout the planning period to operate and maintain parks, recreation, and open space system.

Policy 5.2 The City will throughout the planning period continue to operate an effective Code Compliance Division, which is empowered to enforce the Zoning Code. And will continue to include an assessment of whether proposed land uses are consistent with the City's character.

## Objective 6

The City will continue to monitor and protect natural and historic resources.

### Monitoring and Evaluation:

- By December 2009, the City Commission shall review and establish criteria for the future preservation of natural areas and potentially historic properties and resources, so that potential future resources are not lost.

Policy 6.1 The City will continue to implement the Citywide Master Landscape Plan approved by the City Commission.

Policy 6.2 Promote the acquisition, retention and management of unique natural areas in order to preserve their environment, recreational, and other public benefits.

Policy 6.3 The City shall continue to preserve and protect any existing historic resources located in the City and periodically assess environmental, architectural and archaeological resources in need of future preservation.

Policy 6.4 The City shall continue to promote the rehabilitation and use of historic buildings in the City.

## Objective 7

Establish land use regulations which improve quality of air, preserve surface waters, enhance ground waters, and protect identified floodplains and areas subject to seasonal or periodic flooding, while eliminating future flood problems through planned growth.

### Monitoring and Evaluation:

- The land development code should reflect updated Comprehensive Plan policies by December 2009.

Policy 7.1 The City's Land Development Code shall provide for the protection and creation of surface waters in conformance with State and South Florida Water Management District Policies.

Policy 7.2 New development adjacent to or in the vicinity of surface waters shall be designed so as to minimize the direct discharge of stormwater runoff into such bodies of water.

Policy 7.3 The City shall coordinate development review and permitting programs with the wetlands permitting and mitigation programs of the appropriate local, state, and federal jurisdictional agencies.

Policy 7.4 Tamarac shall consider the impact of land use plan amendments on wetland resources and minimize those impacts to the maximum extent practicable.

- Policy 7.5 The City's Land Development Code shall contain floodplain protection provisions consistent with the criteria and mapping of the Federal Emergency Management Agency (FEMA).
- Policy 7.6 The City shall require redevelopment within identified floodplains to address existing flooding problems.
- Policy 7.7 New non-residential developments shall provide pre-treatment for stormwater runoff through grassy swales, wetlands filtration, ex-filtration trenches or other means consistent with the Best Management Practices of the South Florida Water Management District.
- Policy 7.8 Regulate development on flood prone soils, as defined by the U.S. Department of Agriculture Natural Resource Conservation Service, consistent with the criteria and mapping of the FEMA.
- Policy 7.9 The City's Land Development Regulations and Zoning will coordinate the land uses and future land use changes with the availability of water supplies and water supply facilities.

### Objective 8

The Community Development Department will include revisions to the Zoning Code which would allow mixed-use transit-oriented type zoning districts for land uses and which would specifically require site plans as part of the approval. Further, the Department will solicit input from the development community in the preparation of all innovative land development regulations.

#### Monitoring and Evaluation:

- Adopt a mixed-use transit-oriented master plan by December 2009.

- Policy 8.1 The Community Development Department will develop a mixed use and transit oriented ordinances in response to changing demographics and characteristics.
- Policy 8.2 Encourage mixed use developments to enhance livability of the City through encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.
- Policy 8.3 The City shall encourage the development of a portion of NW 57<sup>th</sup> Street as a mixed-use zoning district in support of the "Main Street" concept and to promote new economic development opportunities.
- Policy 8.4 Improve bicycle, pedestrian, vehicle and transit facilities by promoting mixed use buildings, transit-oriented development and additional facilities such as sidewalks, walkways to transit stops and bike paths in all new and redevelopment projects.

### Objective 9

The City of Tamarac will continue to keep in place subdivision and other land development regulations which promote well planned, orderly, and attractive development which is consistent with the City's adopted Capital Improvement Element and with the goals, objectives, and policies of the Broward County Land Use Plan.

#### Monitoring and Evaluation:

- Identify areas appropriate for mixed use transit-oriented development.

- Policy 9.1 City of Tamarac Subdivision and Site Plan Regulations shall continue to incorporate a review process for assessing the adequacy of public services and facilities. New development shall be established only within those areas where adequate public services and facilities exist, or are scheduled to be available, in accordance with the City's adopted Capital Improvement Element.
- Policy 9.2 The City's Land Development Code shall continue to provide for both timely completion and regular maintenance of all required capital improvements and amenities.
- Policy 9.3 The City's Land Development Code shall protect, whenever possible, existing and planned residential areas, including single family neighborhoods, from disruptive land uses and nuisances.
- Policy 9.4 The City shall continue to account for the City's tourist and seasonal populations when making projections or sizing infrastructure or facilities.
- Policy 9.5 The City shall continue to implement its Land Development review procedures to assure that facilities and services meet the City of Tamarac and Broward County level of service standards and that these are available concurrent with the impact of development.
- Policy 9.6 The City of Tamarac development review permits shall be consistent with the "Development Review Requirements" section of the Broward County Land Use Plan.
- Policy 9.7 The City of Tamarac shall institute procedures to identify the cumulative effect of proposed development on public services and facilities.
- Policy 9.8 The City of Tamarac shall encourage source separation and recycling of solid waste in accordance with the Florida Solid Waste Act of 1988, as amended as of 1993.
- Policy 9.9 The City shall develop and implement post-disaster redevelopment and hazard mitigation land use controls and develop regulations including strong preventative measures, to protect the health, safety and welfare of Tamarac's current and future residents.
- Policy 9.10 The City of Tamarac shall continue to apply the minimum floor elevation standards for building sites for new constructions defined by the FEMA.

## Objective 10

The City will continue to lead by example and implement land use controls which promote 'green practices' and communities that are attractive, well maintained, and that contribute to the health, safety, and welfare of residents and users.

### Monitoring and Evaluation:

- This objective shall be implemented by its policies.

- Policy 10.1 The Tamarac Future Land Use Element shall continue to contain land use policies for commercial development which will act as the basis for the Land Development Code

provisions which are written to protect residential areas.

- Policy 10.2 The Tamarac Land Development Code shall continue to provide for differing intensities of commercial development which are compatible with adjacent and surrounding land uses.
- Policy 10.3 The Commercial and Industrial Policies of this Land Use Element are the basis for the City's commercial and industrial zoning categories.
- Policy 10.4 The City shall continue to implement its Land Development regulations which address the noise, vibration, air pollution, glare, heat, solid waste, hazardous waste, fire, and explosion impacts of industry.
- Policy 10.5 All new commercial and industrial development in the City of Tamarac shall be serviced by centralized wastewater systems.
- Policy 10.6 Amendments to the City of Tamarac Future Land Use Map which proposed land use categories within wellfield protection zones of influence which are in conflict with the provisions of the Broward County Wellfield Protection Ordinance shall not be granted.
- Policy 10.7 Mining operations, except for onsite dredge and fill for permitted projects in the City of Tamarac, are not permitted in the City of Tamarac.
- Policy 10.8 Facilitate the development of commercial, industrial, utilities, and other nonresidential land uses to ensure they are located in a manner compatible with adjacent land uses and does not adversely affect the health, safety, welfare, or aesthetics of existing or future residential areas.
- Policy 10.9 The City shall continue and upgrade as necessary its Land Development Code requirements for buffering and setbacks for incompatible uses, including, but not limited to, overhead electric lines and electric substations and power lines.
- Policy 10.10 Continue to establish land development regulations that employ Crime Prevention Through Environmental Design (CPTED) principles to reduce the incidence of crime.
- Policy 10.11 To allow both the public and private sectors to respond to changing conditions and permit the appropriate location of neighborhood commercial uses within or adjacent to established residential neighborhoods, the City shall use that flexibility outlined in the Broward County Land Use Plan which shall permit up to 5% of the area designated residential within a flexibility zone to be used for neighborhood commercial uses subject to Policy 13.01.40 2.10.1 and the restrictions identified within the Residential Permitted Uses subsection of the Permitted Uses Plan Implementation Requirements section of the Broward County Land Use Plan.
- Policy 10.12 Amendments to the Land Use Plan which would result in the loss of open space, including golf courses, shall not be encouraged. In those cases where necessary and applicable and which support the vitality of the surrounding area, the applicant shall submit a study which demonstrates the necessity and how the recreation and open space needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

Policy 10.13 Continue to implement 'green' practices and activities which qualify the City of Tamarac as a Green Community certified at the silver level by the Florida Green Building Coalition.

Policy 10.14 By 2018, consider the provision of incentives in the Land Development Code such as expedited review, reduced fees, bonus floor area and/or additional dwelling units for buildings that are intended to achieve a State or nationally-recognized green building certification.

Policy 10.15 By 2018, incorporate "green" building and site practices into the quality development design criteria and development standards contained in the Land Development Code.

Policy 10.16 By 2019, establish an action plan to initiate a city-wide Blue Zone Project to transform the environments in which Tamarac residents live, work and play to improve their emotional, physical and social health. High priorities should include a strategic partnership with University Hospital, and improvements to pedestrian and bicycle facilities.

## Objective 11

The City will continue to enforce its Land Development regulations which address controlled access to adjacent traffic circulation facilities, adequate onsite traffic circulation, and off-street parking for existing and planned commercial development.

### Monitoring and Evaluation:

- This objective shall be implemented by its policies.

Policy 11.1 The regional roadway network and the Broward County Trafficways Plan shall be protected in the City of Tamarac by continuing to enforce the City's Land Development regulations concerning access control to those facilities.

Policy 11.2 The City's Land Development regulations shall continue to require safe and convenient onsite traffic circulation and adequate off-street parking.

Policy 11.3 Future industrial land uses shall be located with access to major transportation facilities including the arterial streets and the Sawgrass Expressway.

Policy 11.4 The lands designated "industrial" on the City's Land Use Element Map shall not be utilized for non-industrial uses, ~~except where those uses conform to the "Industrial Permitted Uses" section of the Broward County Land Use Plan.~~

Policy 11.5 Through provisions in the Land Development Code, public roads and parking lots shall be designed consistent with the criteria of the South Florida Water Management District.

Policy 11.6 The City of Tamarac shall continue to apply the minimum road crown elevation standard of the South Florida Water Management District.

## Objective 12

The City shall identify methods of creating a sense of place, enhancing aesthetics, and encouraging citywide implementation of urban design guidelines.

### Monitoring and Evaluation:

- Adopt urban design guidelines by December 2009~~18~~.
- Adoption of corridor plans that address streetscape improvements.

- Policy 12.1 By December 2009~~18~~, the City shall adopt guidelines for unified urban design, architectural, and landscape regulations for major corridors to further assist in creating a sense of place and enhancing aesthetics throughout the City.
- Policy 12.2 Parks, plazas, pedestrian access, civic and cultural activities and amenities shall be employed along major corridors.
- Policy 12.3 The City shall enhance way finding markers in the City by providing gateway and entrance features to announce arrival into the City–
- Policy 12.4 By December 2009, the City should conduct a feasibility study on burying all utility lines.
- Policy 12.5 By December 2009~~18~~, the City shall address landscape and streetscape requirements as it applies to the beautification of the City and existing development and redevelopment.
- Policy 12.6 By December 2010 the City will coordinate with the South Florida Regional Planning Council to identify opportunities for Tamarac to participate in the State Road 7 collaboration process.
- Policy 12.7 The City should ensure that development proposals utilize design standards in the land development regulations to maintain and enhance the design aesthetic and create a sense of place.
- Policy 12.8 Update the City's Landscape Code by 2018 to include Florida-friendly and xeriscape landscape materials and practices, and require shaded, walkable streets.
- Policy 12.9 Prepare and adopt design guidelines by 2019 designed to create well-crafted and dynamic public spaces by prohibiting blank walls and incorporating building entrances facing the street, hardscape standards, high-quality architectural materials and finishes, and amenities that provide shade and rain protection.

### Objective 13

Direct growth through transit-oriented and redevelopment policies in order to discourage urban sprawl, maximize the use of existing public facilities and centralized commercial, governmental, retail, residential, and cultural activities.

#### Monitoring and Evaluation:

- This objective shall be implemented by its policies.

- Policy 13.1 Except for schools, all allowed regional and community facilities shall be located close to major arterials and mass transit lines which are demonstrated to be adequate to serve these facilities.

Policy 13.2 The City of Tamarac shall encourage parcel assembly, replatting, and higher residential density with design standards in areas identified for mixed use zoning and when a proposed is compatible with adjacent development and maximizes property values to the maximum extent possible.

Policy 13.3 The City of Tamarac shall utilize standards for redevelopment along major thoroughfares, to encourage transit oriented designs and residential densities which will in turn serve as a buffer between major roadways and low-density neighborhoods.

#### Objective 14

Maintain a concurrency management system to assure the availability of facilities and services, which meet the adopted level of service standards as identified in the City's Comprehensive Plan, concurrent with the impacts of new development.

#### Monitoring and Evaluation:

- Ensure adequate facilities and services are available prior to development approval.

Policy 14.1 The City shall continue to ensure that adequate facilities and services are in place to accommodate proposed development and to assess the impacts which proposed development will have on existing public facilities and services and monitor ongoing concurrency findings for cumulative impacts on public services and facilities.

Policy 14.2 The City of Tamarac Land Development Code site plan approval process shall require that the necessary regional and municipal facilities and services are available concurrent with the impacts of development through any of the following scenarios:

1. The necessary facilities are in place at the time the City of Tamarac issues site plan approval; or
2. The necessary facilities are under construction at the time of issuance of a site plan approval; or
3. The necessary facilities are the subject of a binding contract executed for the construction of those necessary facilities at the time the City of Tamarac issues site plan approval; or
4. The necessary facilities have been included in the City of Tamarac or Broward County annual budget at the time the City of Tamarac issues site plan approval, although the facilities are not yet the subject of a binding contract for their construction, the City shall make the determination that it will not remove the budgetary provision for the necessary facilities from its budget.  
In addition, applicants for development approval will demonstrate such determination from Broward County before the City will approve a site plan in cases where county services or facilities are necessary.

Policy 14.3 The City will discourage any activities in the vicinity of the Local Area of Particular Concern (LAPC) which would have a detrimental effect on it.

## Objective 15

The City will ensure that its public facilities and services meet those applicable level of service standards established by the City Comprehensive Plan.

### Monitoring and Evaluation:

- Provide for and maintain level of service standards.

Policy 15.1 The following level of service standards are established by the City of Tamarac for each public facility within the municipal boundary.

1. Public Parks, Recreation, and Open Space: 3.0 acres/1,000 population
2. Private Parks, Recreation, and Open Space: 3.5 acres of improved private park land per 1,000 population, exclusive of stormwater management areas; up to fifteen percent of this may be met by golf course land.
3. Potable Water: 110 gpcd, Tamarac Public Services  
115 gpcd, Broward County  
179 gpcd, Fort Lauderdale
4. Sanitary Sewer: 131 gpcd, Tamarac Utilities  
124 cd, Broward County
5. Solid Waste: 8.9 pounds per capita per year.  
(Contractually available capacity at the Broward County Landfill and Resource Recovery Facility.)
6. Transportation: In addition to Broward County's Transit Oriented Concurrency System, the City will maintain the following LOS standards:

#### LOS "D" for:

Florida Turnpike – two-way peak hour  
Sawgrass Expressway – two-way peak hour  
County collector roadways – two-way peak hour  
City collector roadways – two-way peak hour

#### LOS "C" for:

City local roadways – two-way peak hour

7. Drainage:
  - FEMA criteria for minimum floor elevation and protection of floodplains;
  - Standards as established by the Broward County Environmental Protection and Growth Management Department of Natural Resources Protection, South Florida Water Management District, Broward County Water Management Division and the City of Tamarac for off-site discharge, on-site retention and best management practices for pollutant discharge; and



- Ten (10) year storm will produce a headwater no higher than four (4") inches above the lowest catch basin rim in parking lots of two (2") inches below the edge of pavement in subdivisions.

Policy 15.2 Prior to issuance of building permits, the City shall ensure that the public facilities and services necessary to meet the level of service standards established within the City of Tamarac Comprehensive Plan and the ~~Broward County Land Use Plan~~ will be available concurrent with the impact of development, consistent with Chapter 163.3202(g), Florida Statutes, and ~~goal 8.00.00 of the Broward County Land Use Plan.~~

Policy 15.3 The City of Tamarac shall coordinate its land use planning and implementation activities with those of adjacent cities in order to enhance consistency and compatibility among the cities' plans.

Policy 15.4 The City will continue to work with Broward County, other local municipalities, and the School Board of Broward County to establish joint processes for collaborative planning and decision making on population projections and public school siting to accomplish coordination between the City's adopted Comprehensive Plan and the long range plans of the School Board and in compliance with the Interlocal Agreement.

## Objective 16

The City of Tamarac Land Use Element and Land Use Plan amendments shall successfully complete the Chapter 163, Florida Statutes, Local Comprehensive Plan requirements and maintain Recertification by the Broward County Planning Council.

### Monitoring and Evaluation:

- This objective shall be implemented by its policies.

Policy 16.1 The compatibility of existing and future land uses shall be a primary consideration by the Community Development Department in review and approval of amendments to the City Land Use Element.

Policy 16.2 Tamarac's utilization of the Broward County Land Use Plan "Flexibility Rules," as per Policy 2.10.1 of Broward County Land Use Plan Policies 1.01.03, 1.01.04, 1.02.01, 1.02.02, 2.04.04, 2.04.05, 3.01.06, and 3.02.02, shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered.

Allocations of "Flexibility Units" or "Redevelopment Units" for "affordable" housing or "special residential facilities" or "urban infill, urban redevelopment and downtown revitalization areas, "as defined within the Broward County Land Use Plan shall be exempt from this Policy, consistent with the conditions outlined in Broward County Land Use Plan, unless the subject site is located adjacent to a Broward County or regional park, or an Environmentally Sensitive Land, as defined within the Broward County Comprehensive Plan.

## Objective 17

Development in the ~~Westpoint DRI project and the Tamarac Commerce Park~~ shall comply with goals and objectives of the City's Economic Development Strategy.

Monitoring and Evaluation:

- Ensure development in the ~~Westpoint DRI project and the Tamarac Commerce Park~~ complies with goals and objectives of the City's Economic Development Strategy.

Policy 17.1 The Community Development Department will work with the property owners, developers, Planning Board, City Commission and interested members of the public to ensure the proper planning of this area with the goal of establishing a world class Business Center.

Policy 17.2 The City Commission, Planning Board, City Manager and the Community Development Department will continue to promote the economic development of the Tamarac Commerce Park ~~and Westpoint Centre~~, by actively recruiting business and industry to provide employment opportunities for Tamarac residents while building the community's tax base.

### Objective 18

Maintain an extensive system of public and private open space areas including natural reservations, parks, and waterways compatible with the tropical character of Broward County.

Monitoring and Evaluation:

- This objective shall be implemented by its policies to preserve open space areas.

Policy 18.1 The City shall pursue programs that will ensure the provisions, of and access to open space areas consistent with the adopted comprehensive plan and the Broward County Land Use Plan.

### Objective 19

The City of Tamarac recognizes the over-riding need for the provision of public school facilities equipped to support the existing and future student population and their educational needs, and is committed to working with the Broward County School Board in locating appropriate sites to accommodate these new facilities.

Monitoring and Evaluation:

- Coordinate with the Broward County School Board by City staff's attendance at Staff Working Group meetings and compliance with the Interlocal Agreement.

Policy 19.1 The City shall utilize the following guidelines for land areas designated for individual school facilities, as identified by the School Board of Broward County:

**Elementary school**

Student Capacity: 995

Site Size: 12 Acres

Dimensions (Feet): 720 x 720

Elementary Schools generally serve a neighborhood or a small group of neighborhoods where students have a short distance to walk. Land uses should be predominantly residential with housing types and densities to meet the school's enrollment capacity. Playgrounds can be collocated with elementary schools. In higher density areas, neighborhood parks with elderly facilities, neighborhood recreation centers, and library branches can be included.

## **Middle school**

Student Capacity: 1,719

Site Size: 20 Acres

Dimensions (Feet): 1,250 (front) x 730 (depth)

Middle schools have a community orientation, and a limited mix of commercial and residential uses nearby is acceptable. Community parks, athletic fields, community centers, and libraries are appropriate for collocation.

## **High school**

Student Capacity: 2,677

Site Size: 45 Acres

Dimensions (Feet): 1,300 (front) x 1,500 (depth)

High schools should be buffered from residential areas. The campus should be large enough to encourage students to remain onsite and to ensure sufficient parking and traffic controls to avoid disruptive offsite parking and dangerous driving situations on neighborhood roads. Collocated public facilities can include community centers, community or district parks, athletic fields, and libraries.

Policy 19.2 In order to provide as many siting opportunities for locating new schools as possible, and recognizing public schools as an important community commodity, public schools shall be consistent with the following land use categories:

1. Low (0-5) Residential
2. Low Medium (5-10) Residential
3. Medium (10-16) Residential
4. Medium High (16-24~~5~~) Residential
5. High (25-50) Residential
6. Commercial
7. Community Facilities
8. Industrial

The City consists of approximately 7,142 total acres, of which 5,481 acres (78 percent) will have a future land use designation that allows public schools upon adoption of the school siting and collocation Future Land Use Element. Given that approximately 78 percent of all lands within Tamarac have future land use designations that permit public schools, it is reasonable to assume that future land use designations will not be an impediment in location and development of new public school sites.

Policy 19.3 The City of Tamarac, in its effort to assist in providing suitable locations for new public schools, shall encourage collocation of new schools with existing and new public facilities,

including libraries, parks, and community centers. The following criteria shall be used in selecting appropriate sites:

1. Availability of vacant land and adjacent land use patterns;
2. Demographics;
3. Applicable health, safety, and welfare issues impacting the proposed site(s) (i.e., contaminated sites, wellfield protection);
4. Level of service standards for existing infrastructure and necessary upgrades to accommodate new educational facility; and
5. Proximity to existing residential neighborhoods and mass transit.

Policy 19.4 Any proposed collocation of new schools and public facilities shall be compatible with surrounding land development patterns, and shall be an enhancement to the community as a whole.

Policy 19.5 In assessing its Capital Improvement Plan and project funding schedule, the City shall give consideration to collocation of proposed community facilities with public schools.

Policy 19.6 The City shall incorporate provisions in its Land Development Code to require new residential and non-residential development adjacent to educational facilities to install features which will enhance compatibility, including but not limited to walls, solid hedges or increased building setbacks.

Policy 19.7 The City shall incorporate provisions in its Land Development Code to encourage provision of safe pedestrian and bicycle access to public schools.

Policy 19.8 The City shall encourage siting of new public schools in locations with convenient access to mass transit.

## Objective 20

Identify, conserve and protect all water conservation and recharge areas and endangered and threatened species consistent with the requirements of the State Comprehensive Plan.

### Monitoring and Evaluation:

- This objective shall be implemented by its policies.

Policy 20.1 No solid-fill transportation facilities or similar structures shall be permitted within the City's identified water conservation areas without provisions for maintaining the freshwater sheet flow.

Policy 20.2 Protect the minimum seasonal flows and levels of surface watercourses, as established by the South Florida Water Management District.

Policy 20.3 Protect and conserve those area known to be reproduction, nesting, and feeding areas for animals listed as endangered or threatened species or species of special concern.

**Policy 20.4** Protect and conserve those areas known to contain plant species listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

### **Objective 21**

Coordinate transportation planning activities with land use decisions to ensure that the regional roadway network levels of service standards are met.

#### **Monitoring and Evaluation:**

- This objective shall be implemented by its policies to ensure level of service standards.

**Policy 21.1** Portions of the regional roadway network within the City's jurisdiction shall conform to the adopted levels of service and concurrency management systems consistent with Broward County Transportation Element.

**Policy 21.2** The City shall utilize the highway capacity methodology endorsed by the Broward County Metropolitan Planning Organization to determine the capacities and levels of service on the regional roadway network.

**Policy 21.3** The City shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the City.

### **Objective 22**

Ensure that rights-of-way within the City are planned as a means of maintaining the availability of land for facilities to support proposed development.

#### **Monitoring and Evaluation:**

- This objective shall be implemented by its policies to maintain sufficient rights-of-way.

**Policy 22.1** Rights-of-way sufficient to meet the requirements of Broward County Trafficways Plan shall be conveyed to the public by deed, easement or other legal means at the time of plat recordation.

**Policy 22.2** In order to protect the transportation corridors identified on the Broward County Trafficways Plan within the City, the City shall require that development is set back from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such set back does not deny all beneficial use of the property proposed for development.

### **Arrangement of Dwelling Units**

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the City's Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. The distribution of units will be determined by zoning of the parcel and other restrictions imposed by the City of Tamarac Code of Ordinances.

### **Flexibility Units**

"Flexibility Units" shall equal the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within the City's certified Future Land Use Plan Map, plus additional remaining permitted dwelling units, fixed at the adoption date of the 2017 Broward County Land Use Plan and formerly defined as "Reserved Units" which were equal to two percent (2%) of the total number of dwelling units permitted by the City's certified Future Land Use Plan Map. ~~mean the difference between the number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series) and the number of dwelling units permitted within the flexibility zone by the City's Future Land Use Plan Map.~~

Since the City's Future Land Use Plan Map may be more restrictive than the Future Broward County Land Use Plan Map (Series), available flexibility units may be utilized by the City government entity to rearrange residential densities.

Rearrangement of residential densities utilizing flexibility units will be administered within "flexibility zones". The boundaries of and rules governing "flexibility zones" and rearrangement of residential densities therein, will be established within Broward County Planning Council's "Administrative Rules Document".

~~Utilization of the Broward County Land Use Plan "Flexibility Rules", as per Policies 01.01.03, 01.01.04, 01.02.01, 01.02.02, 02.04.04, 02.04.05, 03.01.06 and 03.02.02, shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered. Allocations of "flexibility" for "affordable housing" or "special residential facilities" or "urban infill, urban redevelopment and downtown revitalization areas", as defined within the Broward County Land Use Plan shall be exempt from this Policy.~~

The maximum number of dwelling units permitted in a flexibility zone by the City's Future Land Use Plan Map shall not exceed the number of dwelling units permitted in the flexibility zone by the Future Broward County Land Use Plan Map (Series).

### Redevelopment Units

Redevelopment Units" are defined as additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the 2017 BrowardNext Broward County Land Use Plan. The City may seek allocation of additional "Redevelopment Units" in accordance with Policy 2.35.1 of the Broward County Land Use Plan.

### Reserve Units

~~"Reserve units" mean additional permitted dwelling units equal to two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series).~~

~~The City may allocate residential densities, utilizing reserve units, which exceed those shown on the local land use plan map.~~

~~Allocation of reserve units will be administered within "flexibility zones" and do not require an amendment to the City's Land Use Plan Map. The boundaries of and rules governing "flexibility zones" and allocation of reserve units therein will be established within the Broward County Planning Council's "Administrative Rules Document".~~

~~Utilization of the Broward County Land Use Plan "Flexibility Rules," shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that~~

impacts on public school facilities have been adequately considered. Allocations of "flexibility" for "affordable housing" or "special residential facilities" or "urban infill, urban redevelopment and downtown revitalization areas", as defined within the Broward County Land Use Plan shall be exempt from this Policy.

The number of reserve units in a flexibility zone will be fixed at the adoption of the Future Broward County Land Use Plan Map (Series). The number of reserve units assigned to a parcel designated for residential use on the Land Use Plan Map may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the City's Land Use Plan Map. However, the City's Land Use Plan, the zoning, and the applicable land development Zoning Regulations shall not permit any density higher than fifty (50) dwelling units per gross acre.

### **Broward County Flexibility Rules**

The Broward County Flexibility Rules are hereby incorporated by reference.

### **Broward County Reporting Requirements to the Broward County Planning Council**

The City Planning and Zoning Division shall prepare and transmit to the Broward County Planning Council information regarding demolition permits and use of residential and commercial "flexibility" in accordance with Article 3.6 of the Administrative Rules Document, BrowardNext and the Implementation Regulations and Procedures section of the Broward County Land Use Plan, 6 of the Administrative Rules Document: Broward County Land Use Plan and Section IV.D.7 of the Broward County Land Use Plan.

## **MONITORING AND EVALUATION**

The Tamarac Planning Board, as the designated Local Planning Agency (LPA), is responsible for the preparation and implementation of the Comprehensive Plan. The LPA shall establish a program and procedures for monitoring and evaluating Plan implementation, to facilitate compliance with the five-year Evaluation and Appraisal Report requirement. At a minimum, the City shall update base data and information, analyze the major problems encountered during the review period and assess the success (or failure) of the Plan to address these problems, and evaluate objectives as compared with actual results.

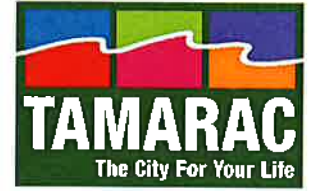
The City is limited as to the number of times amendments to the Future Land Use Plan Map may be processed. Pursuant to Section 163.3187(1), amendments may be processed "not more than two times during any calendar year, except in the case of an emergency, comprehensive plan amendments may be made more often than twice during the calendar year if the additional plan amendment received the approval of all the members of the governing body." The statute further describes an "emergency" as "any occurrence of threat thereof whether accidental or natural, caused by man, in war or peace, which results or may result in substantial injury or harm to the population or substantial damage to or loss of property or public funds."

Developments of Regional Impact (DRIs) are exempt from the processing limitation. The City shall also abide by the regulations established by the Broward County Planning Council for the processing of amendments to the Plan.

The City shall continuously monitor the cumulative effects of Future Land Use Plan amendments, rezonings, and other land development regulations to determine the consistency with Comprehensive Plan goals and objectives.

# EXHIBIT A

ID	ORDINANCE #	FILE #	CASE #	DESIGNATION CHANGE	DEVELOPMENT NAME	FLEX ZONE	GROSS ACRES
1	O-92-31	18-90	1-LUA-91	Commercial to Low-Medium Residential	Captiva	61	7.20
2	O-92-26	26-81	2-LUA-91	Commercial to Low-Medium Residential	Woodland Lakes	62	1.29
3	O-92-29	1-87	4-LUA-91	Commercial to Medium Residential	Westwood Condominium	61	4.17
4	O-93-01	14-83	1-LUA-92	Commercial to Low-Medium Residential	Avalon Estates	61	10.73
5	O-93-06	19-90	1-LUA-93	Commercial to Medium Residential	Plum Bay & Plum Harbor	62	11.25
6	O-94-21	1-94	1-LUA-94	Commercial to Medium Residential	JVF Homes	60	0.88
7	O-2000-27	15-87	1-LUA-00	Low Density Residential to Medium Residential	Southgate Village	61	6.94
8	O-2002-04	25-89	1-LUA-01	Commercial to Medium Residential	Catalina Lakes	61	6.00
9	O-2002-08	11-89	2-LUA-01	Industrial to Recreation	Sunset Point Park	62	8.50
10	O-2002-22	02-01	1-LUA-02	Commercial & Low Density Residential to Medium Residential	Catalina Place	60	7.71
11	O-2003-13	18-86	3-LUA-02	Commercial to Medium Residential	Catalina Isles	62	8.52
12	O-2003-12	03-01	1-LUA-03	Commercial to Medium Residential	Tuscany Town Homes	62	8.52
13	O-2003-14	03-98	2-LUA-03	Commercial to Low-Medium Residential	Prestige Commons	61	6.24
14	O-2004-08	04-03	3-LUA-03	Commercial to Low-Medium Residential	Riveride	62	3.29
15	O-2004-07	02-82	1-LUA-04	Commercial to Low-Medium Residential	University Landings	60	9.98
16	O-2004-29	13-77	2-LUA-04	Commercial Recreation to Low-Medium Residential	Woodland Villas	64	3.02
17	O-2004-33	04-04	3-LUA-04	Utilities to Low-Medium Residential	Santa Monica	61	4.40
18	O-2004-24	04-05	4-LUA-04	Commercial to Recreation	Tamarac Commons Park	62	1.02
19	O-2004-40	11-90	5-LUA-04	Low-Medium Residential & Medium Residential to Recreation	Tamarac Sports Complex	61	15.24
20	O-2004-25	05-78	6-LUA-04	Low-Medium Residential to Recreation	Tamarac Aquatic Center	62	5.00
21	O-2004-41	20-77	7-LUA-04	Medium Residential to Conservation	Woodmont Natural Area	61	20.80
22	O-2005-03	26-81	8-LUA-04	Commercial to Low-Medium Residential	Cypress Walk	62	4.43
23	O-2007-03	05-03	1-LUA-06	Commercial Recreation to Low Density Residential & Recreation	Subal Palm	64	118.03/9.39
24	O-2007-04	05-04	2-LUA-06	Commercial Recreation to Low-Medium Residential	Monterey	64	33.57
25	O-2009-04	22-89	1-LUA-09	Commercial to Recreation	Reclamation Park	62	1.37
26	O-2010-22	03-02	2-LUA-10	Commercial & Recreation to Local Activity Center	Tamarac Village	62	133.57
27	O-2014-07	13-76	1-LUA-12	Commercial Recreation to Low Density Residential & Commercial	Woodmont	61	35.11/4.58
28	O-2014-14	01-14	1-LUA-14	Recreation to Low Density Residential	Chelsea Place	64	0.59

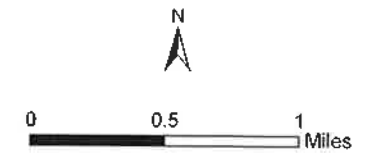


## City of Tamarac Future Land Use Map 2018-2028

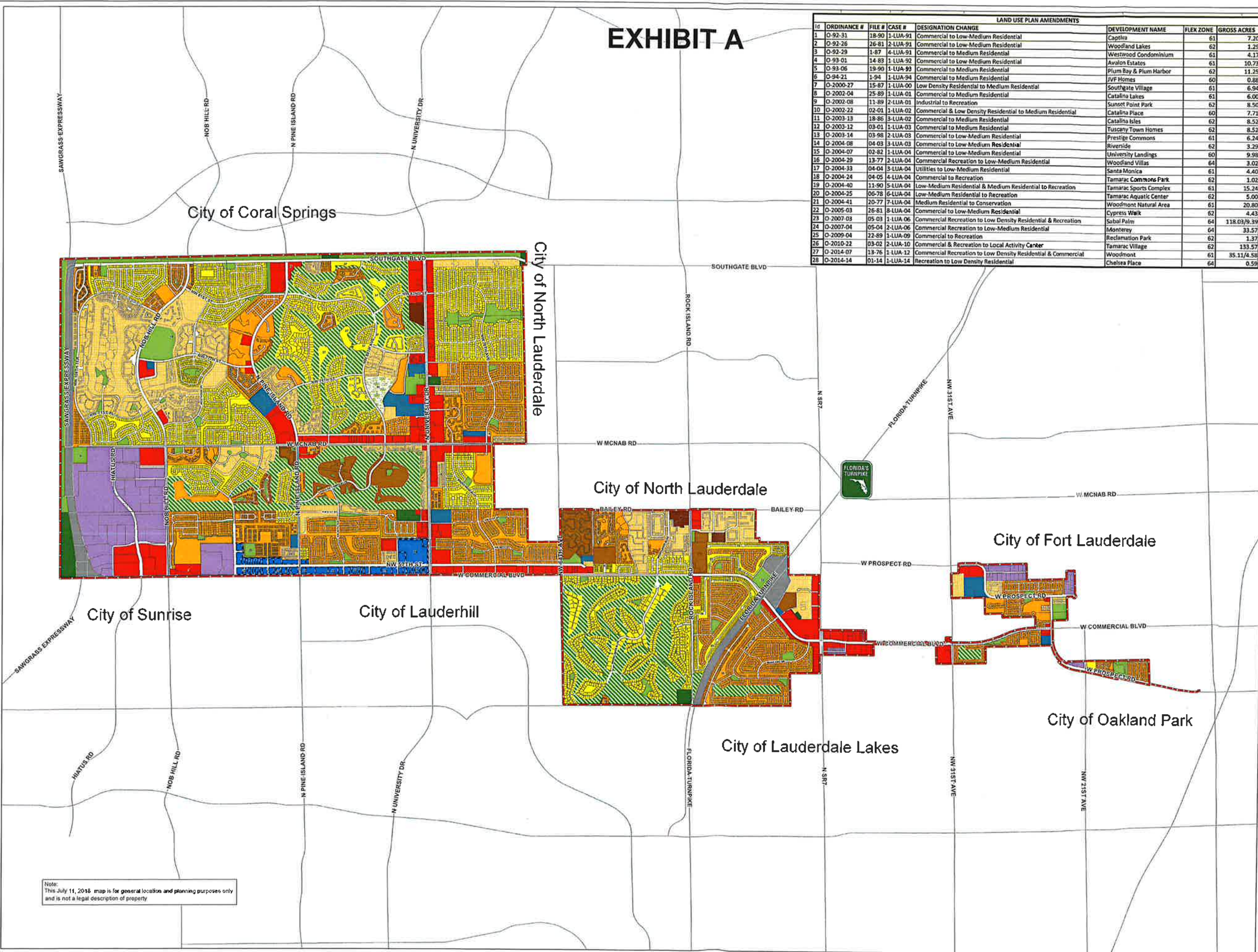
### Legend

- Boundary
- Roadways
- Land Use Designations**
- Commercial
- Commercial Recreation
- Recreation
- Conservation
- Community Facilities
- Industrial
- Local Activity Center
- Low (5) Residential
- Low Medium (10) Residential
- Medium (16) Residential
- Medium High (25) Residential
- High (50) Residential
- Medium-High (25) Mixed Use Residential
- High (50) Mixed Use Residential
- Major Transportation
- Utilities

Map Date: 7-11-2018



Source:  
City of Tamarac & Broward County



Note:  
This July 11, 2018 map is for general location and planning purposes only and is not a legal description of property.