AGENDA ITEM NO. 1.d

TAMARAC
The City For Your Life

CITY COMMISSION WORKSHOP AGENDA ITEM REPORT

DATE:	January 8, 2024
SUBMITTED BY:	Collette Tibby
ITEM TYPE:	Ordinance
TEMP. ORDINANCE NUMBER:	2547
AGENDA SECTION:	Agenda
TITLE:	TO2547 - An Ordinance of the City Commission of the City of Tamarac, Florida, amending Chapter 10, Article 4 of the City of Tamarac Land Development Code, entitled "Development and Design Standards" by amending specific development and design standards for roadways, sidewalks, bicycle paths, drainage, parking, waste water, storm water, potable water, and irrigation systems, consistent with updated engineering standards; modifying dimensions of alleys, parking stalls, and required paved rights of way, to provide for consistency with the City of Tamarac Engineering Design and Processing manual; updating fire emergency access requirements for guard houses with security locking mechanisms; amending the City's right-of-way sign provisions to appropriately identify SR 869/Sawgrass Expressway and clarify the permitted location for the installation of billboard signs and their distance separation from residential property; and modifying the height of numerical building addresses on monument signs to enhance visibility and comply with fire code safety standards; providing for conflicts; providing for severability; providing for codification; and providing for an effective date. *Presented by Maxine Calloway, Assistant City Manager & Community Development Director*
RECOMMENDATION:	The Director of Community Development recommends that the Mayor and City Commission approve the proposed text amendment to Chapter 10, Article 4, of the City of Tamarac Code of Ordinances on First Reading at its January 10, 2024 meeting and on Second Reading at its January 24, 2024 meeting (see attached Temporary Ordinance No. 2547).
BACKGROUND:	Pursuant to Article VIII, Section (1)(f) of the Florida Constitution and Section 125.01, Florida Statutes, local

municipalities are empowered with broad home rule authority to adopt ordinances that provide for the health, safety, and welfare of the general public. To that end, Article 4 of the City's Land Development Code includes standards that regulate the physical layout and design of all development within the City of Tamarac to ensure the protection of the health, welfare, safety, and quality of life for all citizens, businesses, and visitors. The provisions address the physical relationship between development and adjacent properties, public rights-of-way, neighborhoods, and the natural environment, for the purpose of implementing the comprehensive plan's vision for the community.

Acknowledging that land development regulations are not static and should be updated regularly to ensure continued compliance with current safety codes and design trends, City Staff held several interdepartmental meetings to discuss best practices for enhancing the City's Land Development and Design standards. During these meetings, staff from both Fire Rescue and the Engineering Department cited that design updates to the City's Code will help to ensure compliance with fire safety regulations and the City's Engineering Design Manual. Upon further review of the sign code regulations for billboards, Community Development staff also sought to clarify the identification of permissible right of way on which the signs may be installed and their required distance from residential property. Additionally, the height of building address numbers on monument signs will be increased from 4 inches to 6 inches to align with fire code safety standards. The updates will further streamline the use of the City's Code and enhance its clarity for broader audiences.

The update to the City's Development and Design standards will also ensure that the provisions remain in alignment with the City's Land Development Goals. Furthermore, the city's adopted Comprehensive Plan, Future Land Use Element, Objective 1 requires the City to administer and adopt appropriate land development code revisions, amending them as needed to respond to changing conditions. It is therefore necessary, and in the public's best interest, to amend the City's Code of Ordinances to specifically address those provisions that are not consistent with updated design and safety codes to ensure their alignment with industry best practices.

To that end, staff is proposing a text amendment to Chapter 10, Article 4, to update the City's Land Development Code to ensure that the city's built environment remains

consistent with the latest local, state, and federally mandated codes and industry best practices.

ISSUE:

Article 4 of the City's Land Development Code outlines specific development and design standards that regulate the physical design and form of all development within the City of Tamarac. These provisions are subject to compliance with local, state, and federally mandated codes and require amendment from time to time to ensure alignment with industry best practices. Additionally, the Code may require revision from time to time to facilitate clarity of adopted regulations and ease of use by broader audiences.

ATTACHMENTS:

1 - TO2547 - Memo - Chapter 10 Article IV Text Amendment.doc
2_-_TO_2547_-_Chapter_10_Article_IV_Amendment.docx
Business Impact Estimate.docx
Engineering Design and Processing Manual 12-07-2023.pdf
Chapter_10_Text_Amendment_-_Staff_Presentation.pptx