CITY OF TAMARAC
PLANNING BOARD MEETING

Commission Chamber
Wednesday, October 1, 2025
9:00 AM

AMENDED

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1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Minutes**

4.a **Minutes for:**
- **August 13, 2025**
- **September 3, 2025**

5. **Planning Board Disclosures**

6. **City Attorney Statement & Swearing In**

7. **General Public Comments**

8. **Public Hearing**

8.a **TO2611 - An ordinance of the City of Tamarac, Florida, amending Section 10-5.7 entitled "New Development Impact Fees" of Chapter 10, of the Tamarac city code, adopting an Impact Fee Schedule at 25% of the total fee amount for governmental facilities, parks and recreational facilities and multimodal transportation; adopting the City of Tamarac Impact Fee Study; amending the Impact Fee Schedule and Land Use Categories; re-establishing criteria and administrative procedures for the assessment and collection of impact fees, providing updated guidelines for the phasing of impact fee increases, processing of refunds, credits, and fair share agreements relative to the city's**

impact fee program; providing for implementing administrative acts; providing for codification; providing a savings provision, providing a conflicts provision, providing for severability, and providing for an effective date.

8.b TO2606 - An ordinance of the City Commission of the City of Tamarac, Florida, amending Chapter 10, Article 2, of the Land Development Code of the City of Tamarac, Florida, entitled "Zoning Districts", by specifically amending Section 10-2.8, entitled "Qualified Mixed-Use Development Pursuant to the Live Local Act of 2023", to establish procedures and regulations to implement Section 166.04151(7), Florida Statutes, as created by Chapter 2023-17, laws of Florida, and as amended by Senate Bill 328 (2024) and Senate Bill 1730 (2025), attached hereto as Exhibit A, to provide for development regulations and administrative review of certain affordable housing projects pursuant to state law; providing for repealer; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.

9. Quasi-Judicial Hearing

9.a TBO99 - Board approving/denying variance requests requesting relief from Section 10-2.2(C), Table 10-2.2: Dimensional Standards for Residential Districts, Code of Ordinances, to allow for a Lot Coverage, Max, Roofed Area of 53.2% in Pod A, 54.9% in Pods B, C, D, and F, 53% in Pod G, and 46.8% in Pod H versus 44% allowed pursuant to an Administrative Adjustment Development Approval ordered on September 20, 2023, by the Director of Community Development above the Lot Coverage, Max, Roofed Area of 40% permitted for subject property bounded by W Commercial Boulevard to the north, Rock Island Road to the east, NW 44 Street to the south, and NW 64 Avenue to the west.

10. Director's Report

11. Planning Board Reports

12. Adjournment

- All board members are urged to attend this meeting. All meetings are open to the public. Any board member who cannot attend this meeting should call the Planning Board Liaison at 954-597-3630. In the event there is no quorum for this meeting, the meeting may be held as a Workshop instead of a Regular meeting, although no formal action may be taken during a Workshop. Planning Board, with respect to any matter considered at such meeting or hearing, they may need to ensure that a verbatim transcript of the proceedings is made which records includes the testimony and evidence upon which the appeal is based.

The City of Tamarac complies with the provisions of the Americans With Disabilities Act. If you are a disabled person, requiring any accommodations or assistance, please notify the City of such need at least 48 hours (2 days) in advance. Additionally, if you are hearing or speech impaired and need assistance, you may contact the Florida Relay Service by dialing 7-1-1.

TAMARAC
The City For Your Life

PLANNING BOARD AGENDA ITEM REPORT

DATE:	October 1, 2025
SUBMITTED BY:	Collette Tibby
ITEM TYPE:	Minutes
AGENDA SECTION:	**Minutes**
TITLE:	Minutes for: • August 13, 2025 • September 3, 2025

ATTACHMENTS:
8-13-2025 planning-board-_minutes_summary.pdf
9-3-2025 planning-board-_minutes_summary.pdf

PLANNING BOARD MEETING MINUTES
WEDNESDAY, AUGUST 13, 2025
9:00 AM
COMMISSION CHAMBER

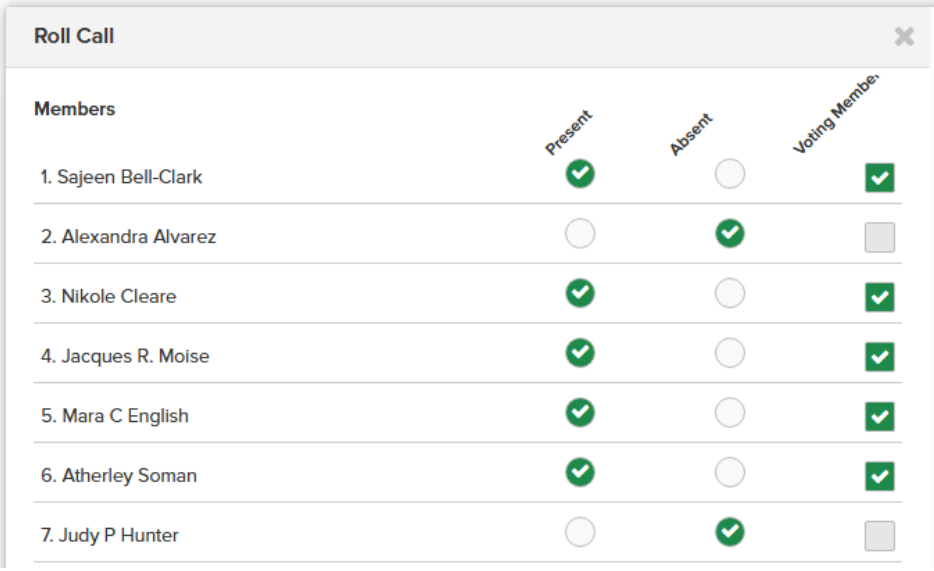
1. Call to Order

Meeting called to order by Chair at approximately 9:06 AM

2. Pledge of Allegiance

Led by the Chair

3. Roll Call



4. Minutes

4.a Minutes for June 4, 2025 meeting

Moved by Nikole Cleare; seconded by Jacques R. Moise to Approve.
Motion Passed: 5 - 0
Voting For: Sajeen Bell-Clark, Nikole Cleare, Jacques R. Moise, Mara C English, Atherley Soman
Voting Against: None

5. Planning Board Disclosures

There were no disclosures

6. City Attorney Statement & Swearing In

Attorney Pamala Ryan stated the meeting proceedings and quasi-judicial proceedings for the items heard.

7. General Public Comments

Opened: 9:10 AM; Closed: 9:10 AM

8. Public Hearing

8.a TO2597 - 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 revising Section 10-4.4, entitled "Landscaping and Tree Preservation," to clarify and strengthen the city's landscaping and tree preservation regulations, to enhance consistency in their interpretation, application, and enforcement, and to expand the purposes for which tree preservation trust funds may be used; providing for severability; providing for conflicts; and providing for an effective date.

Staff Presentation: Maher Mansour, Assistant Director
Public Hearing Opened: 9:29 AM
Public Hearing Closed: 9:29 AM
All questions and concerns were addressed

Moved by Sajeen Bell-Clark; seconded by Jacques Moise to
Recommend for approval.
Motion Passed: 5 - 0
Voting For: Sajeen Bell-Clark, Nikole Cleare, Jacques R. Moise, Mara C English,
Atherley Soman
Voting Against: None

8.b TO2598 - An ordinance of the City Commission of the City of Tamarac, Florida, amending Chapter 10, Article 5 of the City of Tamarac Land Development Code, entitled "Development Review Procedures," by amending Section 10-5.2, entitled "Summary Table of Development Review Procedures" specifically Table 10-5.1 and Table 10-5.2, entitled "General Notice Requirements"; and amending Subsection 10-5.4(J), entitled "Plat Approval," to designate the Director of Community Development as the administrative authority for plat and replat submittals, and to revise plat approval procedures in compliance with Senate Bill 784, amending Section 177.071 Florida Statutes, as set forth in Exhibit "A"; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.

Staff Presentation: Maher Mansour, Assistant Director
Public Hearing Opened: 9:47 AM
Public Hearing Closed: 9:47 AM

All questions and concerns were addressed

Moved by Sajeen Bell-Clark; seconded by Mara C English to
Recommend for approval.
Motion Passed: 5 - 0
Voting For: Sajeen Bell-Clark, Nikole Cleare, Jacques R. Moise, Mara C English,
Atherley Soman
Voting Against: None

8.c TO2601 - An ordinance of the City Commission of the City of Tamarac, Florida amending Chapter 10, Article 5 of the City of Tamarac Code of Ordinances, entitled "Administration", by amending Section 10-5.3 entitled "Common Review Procedures" by specifically amending Section 10-5.3(C) entitled "Pre-Application Neighborhood Meeting" to require pre-application neighborhood meetings to be open to the public, and to require actual notice to owners of properties within a townhouse, condominium, or timeshare development; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.

Staff Presentation: Amira Wooten, Planning and Zoning Intern
Public Hearing Opened: 10:06 AM
Public Hearing Closed: 10:06 AM
All questions and concerns were addressed

Moved by Mara C English; seconded by Sajeen Bell-Clark to
Recommend for approval.
Motion Passed: 5 - 0
Voting For: Sajeen Bell-Clark, Nikole Cleare, Jacques R. Moise, Mara C English, Atherley Soman
Voting Against: None

9. Quasi-Judicial Hearing

9.a TBO97 - Board Order approving/denying request for Site Plan Extension for Tamarac Day Care located at 7830 N University Drive, to allow for an additional twelve (12) month extension of the Major Site Plan approval (with conditions) for the construction of a new 6,204 square foot childcare facility building and associated 2,750 square foot play area.

Applicant Presentation: Brett Foster, Designated Agent
Staff Presentation: Robert Johnson, Sr. Planner

All questions and concerns were addressed

Moved by Jacques R. Moise; seconded by Atherley Soman to Approve.
Motion Passed: 5 - 0
Voting For: Sajeen Bell-Clark, Nikole Cleare, Jacques R. Moise, Mara C English,
Atherley Soman
Voting Against: None

10. Planning Board Reports

Nikole Cleare commended the City Commission for the selection of the Planning Board members.

11. Director's Report

The board was updated on items heard at the previous meeting and informed of the upcoming Florida APA conference in September 2025.

11.a Election of Planning Board Chair and Vice Chair

Postponed until next meeting on September 3, 2025 as all members were not present.

12. Adjournment

Meeting adjourned at 10:32 AM

Collette Tibby

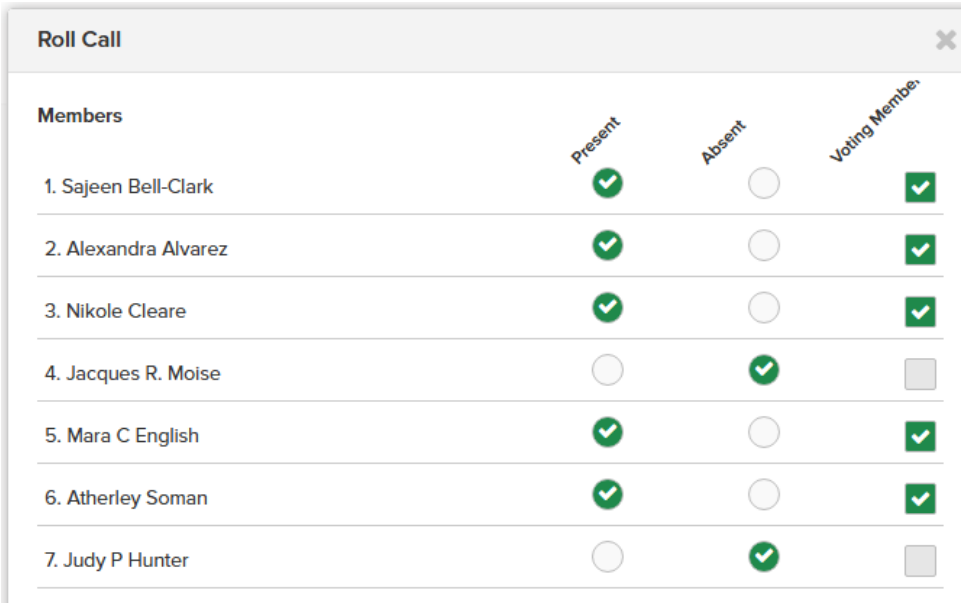
Planning Board Secretary

PLANNING BOARD MEETING MINUTES
WEDNESDAY, SEPTEMBER 3, 2025
9:00 AM
COMMISSION CHAMBER

1. **Call to Order**
   Meeting called to order by Chair at approximately 9:02 AM

2. **Pledge of Allegiance**
   Led by the Chair

3. **Roll Call**



4. **Minutes**
   There were no minutes to be approved

5. **Planning Board Disclosures** There were no disclosures

6. **City Attorney Statement & Swearing In**
   Attorney Pamala Ryan stated the meeting proceedings and quasi-judicial proceedings for the items heard.

7. **General Public Comments**
   Opened: 9:07 AM; Closed: 9:07 AM

8. **Public Hearing**

9. **Quasi-Judicial Hearing**

9.a TR14310 - A resolution of the City Commission of the City of Tamarac, Florida, granting site plan approval (major) with conditions to allow for the development of the subject property, known as Woodmont Pod D, to permit the construction of eight (8) two (2) story townhouse buildings containing a total of fifty (50) dwelling units located on the southeast corner of N Pine Island Road and Southgate Boulevard (Case No. 6-SP-22); providing for conflicts; providing for severability; and providing for an effective date.

Applicant Presentation: Christina Bilenki, Designated Agent
Staff Presentation: Robert Johnson, Sr. Planner
Public Hearing Opened: 9:45 AM
Public Hearing Closed: 9:45 AM
All questions and concerns were addressed

Moved by Alexandra Alvarez; seconded by Sajeen Bell-Clark to recommend for approval with conditions as outlined by staff.

Motion Passed: 5 - 0
Voting For: Sajeen Bell-Clark, Alexandra Alvarez, Nikole Cleare, Mara C English, Atherley Soman
Voting Against: None

9.b TBO98 - Board Order approving/denying Special Exception application requesting approval for the construction and installation of a 14' x 48' digital billboard display fifty (50) feet in height, to be located west of the Sawgrass Expressway and north of Commercial Boulevard, on an undeveloped parcel of land zoned Recreation and owned by the City of Tamarac.

Applicant Presentation: Robert Reuben and Mitchel Cesar, Designated Agent
Staff Presentation: The Board did not request a presentation from staff

All questions and concerns were addressed

Moved by Alexandra Alvarez; seconded by Mara C English to Recommend for approval with conditions as outlined by staff.

Motion Passed: 5 - 0
Voting For: Sajeen Bell-Clark, Alexandra Alvarez, Nikole Cleare, Mara C English, Atherley Soman
Voting Against: None

10. Planning Board Reports

There were no reports from the Board.

11. Director's Report

The board was updated on items heard at the previous meeting.

11.a Election of Planning Board Chair and Vice Chair

Postponed until the next meeting on October 1, 2025 as all members were not present.

12. Adjournment

Meeting adjourned at 10:23 AM

Collette Tibby

Planning Board Secretary

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PLANNING BOARD AGENDA ITEM REPORT

DATE: October 1, 2025

SUBMITTED BY: Collette Tibby

ITEM TYPE: Ordinance

TEMP. ORDINANCE NUMBER: 2611

AGENDA SECTION: **Public Hearing**

TITLE: TO2611 - An ordinance of the City of Tamarac, Florida, amending Section 10-5.7 entitled “New Development Impact Fees” of Chapter 10, of the Tamarac city code, adopting an Impact Fee Schedule at 25% of the total fee amount for governmental facilities, parks and recreational facilities and multimodal transportation; adopting the City of Tamarac Impact Fee Study; amending the Impact Fee Schedule and Land Use Categories; re-establishing criteria and administrative procedures for the assessment and collection of impact fees, providing updated guidelines for the phasing of impact fee increases, processing of refunds, credits, and fair share agreements relative to the city’s impact fee program; providing for implementing administrative acts; providing for codification; providing a savings provision, providing a conflicts provision, providing for severability, and providing for an effective date.

ATTACHMENTS:
1 - Memo - Development Impact Fees.docx
TO2611 - Development Impact Fee Ordinance.docx
Draft- Impact Fee Study.docx

CITY OF TAMARAC

INTEROFFICE MEMORANDUM 25-09-003M

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Board
October 1, 2025

FROM: Maxine A. Calloway, Esq., AICP
Director of Community Development

DATE: September 23, 2025

RE: TO # 2611: Ordinance Adopting the City of Tamarac Impact Fee Study, Amending Section 10-5.7 of the City's Land Development Code Entitled "Impact Fees" to Allow for the Adoption, Assessment, and Collection of Impact Fees Fee at 25% of the Total Fee Amount for Governmental and Parks and Recreational Facilities

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RECOMMENDATION: The Director of Community Development recommends that the Planning Board forward a favorable recommendation to the City Commission to adopt the City of Tamarac Impact Fee Study and proposed Ordinance amending Section 10-5.7 entitled "Impact Fees" of the City of Tamarac Code of Ordinances to allow for the assessment and collection of Parks and Recreational and Governmental "Impact Fees", on First Reading at its October 8, 2025 meeting and on Second Reading at its October 22, 2025 meeting.

ISSUE: The assessment and collection of Development Impact Fees help to defray the cost associated with the provision of public infrastructure and services for new development. The City must adopt an updated Impact Fee Study and Ordinance to assess and collect impact fees for Governmental and Parks and Recreational Facilities per Florida State Statute.

BACKGROUND: In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction" § 163.31801(2), Fla. Stat. Under Florida law, impact fees must comply with the "dual rational nexus" test, which requires "a reasonable connection, or rational nexus, between the need for additional capital facilities and the growth in service units generated by new development. In the most recent amendments to the Florida Impact Fee Act, enacted by the passage of House Bill 479 (2024) municipalities are required to utilize the most recent localized data in calculation of a projected impact fee. Further, the Bill also requires that the data be no more than 4 years old at the time of the study and requires this provision prior to an update of a local municipality's fee schedule. Tamarac's last Development Impact Fee Study was conducted in 2019 and the fees were implemented briefly prior to the COVID-19 pandemic. The fees were then paused after a declared state of emergency during the pandemic and then resumed in 2021 after the statutory required advertisement period.

House Bill 479 became effective on October 1, 2024 and to remain compliant with the latest amendments to the "Florida Impact Fee Act" the City has since paused the assessment and collection of impact fees for new development. The Bill requires municipalities who adopt categorical increases in their impact fee schedules to adopt the new fees within 12 months of the conclusion of the study and increases shall be capped at 50% without evidentiary findings of extraordinary circumstances. Further, no more than one increase may occur in a 4-year period, excluding the required phasing of fees as stipulated by the statute. Additionally, fee increases may

not be retroactively imposed and must be advertised for 90 days prior to becoming effective.

Policy 2.2 of the City's Comprehensive Plan requires the City to maintain adopted Levels of Service (LOS) standards for public infrastructure concurrent with the impacts of new development and requires the City to ensure that adequate facilities and services are available prior to a development's approval. The City's Comprehensive Plan also further states that new development and redevelopment projects shall pay their proportionate fair share for public expenditures associated with the impacts of the development.

The City of Tamarac continues to experience significant population and development growth as indicated in the most recent census data. As a result, the City's capital expenditures have steadily increased year after year. With mounting costs resulting from inflation and a host of new demands for public infrastructure, it is imperative that the City continues to assess and collect development impact fees to help defray the cost of providing expanded public infrastructure, systems, and services. To that end, staff conducted preliminary research to develop a scope of work for an update to the City's Impact Fee Study and in turn, a request for proposals from firms with experience in developing impact fee studies was formally advertised as stipulated by the City's procurement guidelines. The City received responses from three (3) firms who responded to RFP#25-03R which closed on December 16, 2024. As a result, the City subsequently retained Tischler-Bise to provide an updated study and development impact fee recommendations for Governmental, Parks and Recreation, and Multi-Modal Transportation Facilities.

The City desires to move forward with the adoption of the Parks and Recreational and Governmental Impact Fees and will consider reinstating the collection of the Multi-Modal Transportation Impact Fees upon further examination of existing capital improvement expenditures. The City does not currently collect impact fees for new development to remain compliant with the latest statutory requirements however; it is anticipated that the City will reinstate the fees upon adoption of the study and ordinance and after conclusion of the required advertising period.

It is also important to note that the City will adopt the proposed impact fees at 25% of the total allowable rate schedule, and the increase of the proposed fees will be phased in over a 2-year period in accordance with statutory requirements. The City has existing provisions to allow for credits and waivers of the proposed impact fees which will also be updated as part of the proposed Ordinance for each impact fee component.

ANALYSIS: The following summarizes the proposed Legislative Draft Ordinance (attached):

The City of Tamarac previously assessed Development Impact Fees for Governmental, Parks and Recreational, and Multi-Modal Transportation Facilities prior to the approval of House Bill 479 in 2024. Pursuant to the Bill, the City must utilize the most recent localized data to conduct an Impact Fee Study and publicly advertise the proposed Ordinance for 90 days prior to the assessment and collection of impact fees.

Based on Development Impact Fee Study, the consultant's recommendation, and staff's analysis, Staff recommends the adoption of the City of Tamarac Impact Fee Study dated July 17, 2025. Additionally, staff supports the recommendation of proposing the adoption of the Impact Fee

Schedule to allow for the assessment and collection of Impact Fees at 25% of the total fee amount for Governmental and Parks and Recreational Facilities. The City has recently adopted a Multi-Modal Connectivity Transportation Plan and will conduct further analysis alongside the selected consultant to determine the feasibility of implementing an updated Multi-Modal Transportation Impact Fee Schedule.

The Ordinance not only proposes the fees to be levied at 25%, it also provides for the following procedural mechanism to ensure a fair and equitable assessment and collection of all fees:

- Definitions provision provides for relevant definitions pertinent to the administration and application of the Section.
- The Applicability Section provides for the type of development affected (new development) and further provides for the type of developments exempted or not affected or subject to the payment of Development Impact Fees.
- Subsection (D) provides for the "Collection of impact fees; fair share agreements; when not paid by mistake or inadvertence; liens", which allows the fees to be assessed and the ability to create a payment plan through a fair share agreement process. The developer can elect to provide payment via a not to exceed 12 months payment plan by entering into a fair share agreement with the City. The provision also provides for the ability to collect payments not received by the City as well as placing liens on the property for non- payment of development impact fees.
- Subsection (E) provides for an "Individual assessment of impact fee" process which allows the developer to petition to the City Manager for a determination of fees if the developer believe the fee assessed is inappropriate based on specific standards. The can calculate his/her fees using the same methodology used in the Study. This process is reviewed and can be accepted by the City Manager. Any appeal of the City Manager's final decision is appealed to the City Commission.
- Subsection (F) provides for a "Credit" process whereby the developer can apply for a credit against the impact fees imposed for any contribution, payment, construction, or dedication of land accepted and received by the City for public facilities. The Credit applied for cannot however exceed the impact fee imposed by the Fee Schedule.
- Subsection (G) requires that the impact fees collected by used solely for the purpose of acquisition, expansion and development of public facilities identified in the Comprehensive Plan. It can also be used to repay monies transferred or borrowed from any budgetary fund of the City which were used to fund acquisition, expense and development of public facilities. Further, it can also be used to pay principal and interest of bonds or other indebtedness and to administer the program.
- Subsection (H) provides for a refund process for cancellation or non-construction of a project or if impact fees are not used for its purpose within seven 7 years. This subsection also provides for the procedural mechanism for the refund.
- Subsection (J) provides for the necessary "Appeals" process.
- Subsection (K) provides for the "Impact Fee Schedule" and outlines the various fees in a chart format. The Schedule includes the imposition of the fees at 25%.

CONCLUSION: This item supports Goal #3 of the City of Tamarac's 2040 Strategic Plan, "Tamarac is Economically Resilient." By updating the City's Development Impact Fee Study and adopting the associated Ordinance, the City will have the opportunity to resume the collection of

impact fees to help the defray the cost of providing public infrastructure and services concurrently with its growing population.

RECOMMENDATION: The Director of Community Development recommends that the Planning Board forward a favorable recommendation to the City Commission to adopt the City of Tamarac Impact Fee Study and proposed Ordinance to amend Section 10-5.7 entitled “Impact Fees” of the City of Tamarac Code of Ordinances to allow for the assessment and collection of Parks and Recreational and Governmental “Impact Fees”, on First Reading at its October 22, 2025 meeting and on Second Reading at its November 12, 2025 meeting.

FISCAL IMPACT: Per the executed agreement between the City and Tishcler-Bise, costs associated to facilitate the study will not exceed $99,400.00. Impact Fees play an integral role in funding capital improvements and expenditures resulting from new development and redeveloped properties. Future Impact Fee revenues collected by the City will be used to offset the cost of capital facility impacts created by newly developed and redeveloped properties.



Maxine A. Calloway,
Director of Community Development

Attachments: Temporary Ordinance No. 2611
City of Tamarac Impact Fee Study

MAC/ATJ

CITY OF TAMARAC, FLORIDA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF TAMARAC, FLORIDA, AMENDING SECTION 10-5.7 ENTITLED "NEW DEVELOPMENT IMPACT FEES" OF CHAPTER 10, OF THE TAMARAC CITY CODE, ADOPTING AN IMPACT FEE SCHEDULE AT 25% OF THE TOTAL FEE AMOUNT FOR GOVERNMENTAL FACILITIES, PARKS AND RECREATIONAL FACILITIES AND MULTIMODAL TRANSPORTATION; ADOPTING THE CITY OF TAMARAC IMPACT FEE STUDY; AMENDING THE IMPACT FEE SCHEDULE AND LAND USE CATEGORIES; RE-ESTABLISHING CRITERIA AND ADMINISTRATIVE PROCEDURES FOR THE ASSESSMENT AND COLLECTION OF IMPACT FEES, PROVIDING UPDATED GUIDELINES FOR THE PHASING OF IMPACT FEE INCREASES, PROCESSING OF REFUNDS, CREDITS, AND FAIR SHARE AGREEMENTS RELATIVE TO THE CITY'S IMPACT FEE PROGRAM; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTS; PROVIDING FOR CODIFICATION; PROVIDING A SAVINGS PROVISION, PROVIDING A CONFLICTS PROVISION, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida passed the "Florida Impact Fee Act" in 2006 which recognized impact fees as "an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction" § 163.31801(2), Fla. Stat; and

WHEREAS, under Florida law, impact fees must comply with the "dual rational nexus" test, which requires "a reasonable connection, or rational nexus, between the need for additional capital facilities and the growth in service units generated by new development; and

WHEREAS, in the most recent amendments to the Florida Impact Fee Act, introduced by House Bill 479, which became effective on October 1, 2024 municipalities are required to utilize the most recent localized data in calculation of a projected impact fee; and

WHEREAS, the Bill also requires that the data be no more than 4 years old at the time of the study and requires this provision prior to an update of a local municipality's fee schedule; and

WHEREAS, Tamarac's last Development Impact Fee Study was conducted in 2019; and

WHEREAS, the City, paused the assessment and collection of Impact Fees for new development to remain compliant, with statutory requirements; and

WHEREAS, Policy 2.2 of the City's Comprehensive Plan requires the City to maintain adopted Levels of Service (LOS) standards for public infrastructure concurrent with the impacts of new development and requires the City to ensure that adequate facilities and services are available prior to a development's approval; and

WHEREAS, the City of Tamarac continues to experience significant population and development growth as indicated in the most recent census data; and

WHEREAS, the City's capital expenditures have steadily increased year after with mounting costs resulting from inflation and growing demand for public infrastructure and services; and

WHEREAS, it is imperative that the City continues to assess and collect development impact fees to help defray the cost of providing expanded public infrastructure, systems, and services; and

WHEREAS, the City solicited proposals from firms with expertise in preparing Development Impact Fee studies and selected Tischler-Bise upon conclusion of the public procurement process for retaining services; and

WHEREAS, TischlerBise, Inc. has prepared a report titled, "City of Tamarac Impact Fee Study," dated July 17, 2025 (hereinafter the "Technical Report") which establishes the proportionate share of new development's impacts on the public facilities for which impact fees are collected pursuant to this Ordinance; and

WHEREAS, the Technical Report has been presented to and reviewed by the City Staff, the Planning Board, and the City Commission, which has determined: (1) that impact fees are necessary to offset the costs to the City associated with meeting the necessary public service and facility demand created by projected new residential and non-residential development; (2) that the amount of the impact fees bears a reasonable relationship to the burden imposed upon the City to provide the new public facilities addressed in the Technical Report to new development, (3) the expenditure of impact fees, pursuant to the terms of this Ordinance, will result in a beneficial use to such new development reasonably related to the impact fees, per dwelling unit, by type and per increment of non-residential development; (4) that an "essential nexus" exists between the projected new development and the need for additional public facilities to be funded via the development fees; and (5) that the amount of the development fees is "roughly proportional" to the fair share of the additional public facilities needed to provide adequate service to new development; and,

WHEREAS, the City of Tamarac Comprehensive Plan establishes the policy that incorporates a review process for assessing the adequacy of public services and facilities and does not allow new development unless adequate public capital facilities exist or are assured; and

WHEREAS, the City of Tamarac Comprehensive Plan further establishes the policy that new development is required to pay its proportionate share of required improvements for new or expanded public capital facilities required by such development; and

WHEREAS, the City Commission has amended the Comprehensive Plan to include a Capital Improvement Schedule for public facility improvements to serve new development subject to the payment of impact fees, as supported by the Technical Report; and

WHEREAS, pursuant to §163.31801, Fla. Stat.:

(a) the Technical Report, and the impact fees recommended therein, are based on the most recent and localized data;

(b) this Ordinance includes procedures for accounting and reporting of impact fee collections and expenditures in order to assure compliance with applicable legal standards;

(c) this Ordinance includes separate accounting funds for each public facility for which an impact fee is collected;

(d) administrative fees charged pursuant to this Ordinance for the collection of impact fees are limited to actual costs; and

(e) this Ordinance requires audits of the City's financial statements to include an affidavit of the City's chief financial officer stating that the requirements of §163.31801, Fla. Stat. have been complied with; and

(f) this Ordinance requires that the collection of the impact fee will not be required earlier than the date of issuance of the building permit for the property that is subject to the fee; and

(g) the Technical Report demonstrates that the impact fees are proportional and reasonably connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction; and

(h) the Technical Report and this Ordinance show that the impact fees are proportional and reasonably connected to, or have a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction; and

(i) this Ordinance specifically earmarks funds collected under the impact fee for use in acquiring, constructing, or improving capital facilities to benefit new users and does not pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction; and

WHEREAS, the impact fees assessed pursuant to this Ordinance are necessary to ensure the public health, safety, and welfare of the residents of the City of Tamarac.

NOW, THEREFORE, BE IT ORDAINED BY the City Commission of the City of Tamarac as follows:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. The City Commission of the City of Tamarac hereby adopts and incorporates into this Ordinance the recitals (whereas clauses) to this Ordinance and the City staff reports relating to this Ordinance as the legislative findings and intent of the City Commission.

SECTION 2. Section 10-5.7, entitled "~~New~~ Development Impact Fees" of Chapter 10 of the *Code of Ordinances of the City of Tamarac* is created to read as follows:

Section 10-5.7 ~~New~~ Development Impact Fees.

(A) Procedural and Administrative Requirements

(1) **Purpose and Authority**

(a) The City Commission of the City of Tamarac recognizes that growth and development in the City will require that the capacity of the City's public facilities be expanded in order to maintain adequate levels of service, and that without a funded program for public facility improvements, new growth and development will have to be limited in order to protect the health, safety and welfare of the citizens of the City of Tamarac.

(b) The City Commission has completed a study establishing the type, amount and cost of projected public facility improvements needed to serve new growth and development.

(c) The purpose of this Section is to ensure that new growth and development that is approved by the City pays a fair share of the costs of public facilities needed to serve new growth and development.

(d) This Section, which requires new development to pay reasonable impact fees, requires new development to pay its pro rata share of the reasonably anticipated expansion costs of new public facilities created by new growth and development, which is the responsibility of the City in order to carry out its Comprehensive Plan, as amended, and adopted under Section 163.3161, et seq., Florida Statutes, and is in the best interest of the public health, safety, and welfare.

(e) The City of Tamarac has determined that it is in the best economic interests of the citizens of the City to ensure that certain forms of development be exempt from the requirements of payment of certain impact fees.

(f) The technical data, findings and conclusions herein are based on the Comprehensive Plan, as amended, the 2025 Impact Fee Study (the "Technical Report"), and other studies and reports.

(2) **Adoption of Technical Report as Basis of Impact Fees**

The City hereby adopts and incorporates by reference, the report entitled "City of Tamarac Impact Fee Study," prepared by TischlerBise, Inc. and dated July 17, 2025 (referred to herein as the "Technical Report), which, among other things, supports the amounts and reasonableness of the impact fees imposed by this Section.

(3) **Interpretations of Sections and fee schedule.**

Interpretation of the provisions of this Section shall be made by the City Manager or the City Manager's designee.

(4) **Effect on other regulations and requirements**

(a) This Section may not be construed to alter, amend, or modify any other provision of the City's Land Development Code and Code of Ordinances. Other provisions of the City's Land Development Code and Code of Ordinances shall be operative and remain in full force and effect notwithstanding any contrary provisions, definitions, or intentions that are or may be expressed or implied in this Section.

(b) The payment of impact fees shall not entitle the applicant to a building permit unless all other applicable land use, land development, zoning, planning, concurrency, and other applicable requirements, standards, and conditions have been met. Such other requirements, standards, and conditions are independent of the requirement for payment of impact fees required by this Section.

(c) This Section, including the specific impact fee ordinances for particular public facilities, shall not affect, in any manner, the permissible use of property, density or intensity of development, design and improvement standards, or other applicable standards or requirements of the Land Development Code.

(B) <u>Definitions</u>

Article 6 Rules of Construction and definitions shall apply to this Section. However, the following words, terms, and phrases, when used in this Section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Developer For purposes of this Section means a person, corporation, organization, or other legal entity undertaking development.

Development For purposes of this Section means any new residential or nonresidential construction or expansion of building(s) or structure(s), or any changes in the use of any building(s) or structure(s) or land use that will generate additional impact on the city's public facilities.

Encumbered means legally obligated or otherwise committed to use by appropriation or contract.

Essential public services means services or buildings owned, managed, or operated by or in the interest of a governmental entity, which provides a function critical to the health, safety, and welfare of the public, but which is not proprietary in nature. Essential public services may specifically include, but not be limited to, public schools (including charter schools), water and sewer services, emergency services, publicly-owned housing, public safety facilities and services.

Fair share means that share or portion of the cost of public facility improvements which is reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.

Fee payer means a person undertaking development who pays a fair share impact fee in accordance with the terms of this Section.

Governmental facilities means the land and buildings as may be necessary to meet the needs for City administration which are created by new development, including those costs which are incidental to the above.

Governmental facilities capital costs include, but are not limited to, costs associated with the planning, design and construction of new or expanded governmental facilities, which have a life expectancy of three or more years, and the land acquisition, land improvement, design, and engineering related thereto. Such costs do not include routine and periodic maintenance expenditures or personnel, training, or other operating costs but do include the following costs as they relate to the provision of governmental facilities:

(1) The cost of all labor and materials;

(2) The cost of all lands, property, rights, easements and franchises acquired, including costs of acquisition or condemnation;
(3) The cost of all plans and specifications;
(4) The cost of all construction, new drainage facilities in conjunction with new buildings and structures, and site improvements required in accordance with the Comprehensive Plan or Land Development Code;
(5) The cost of relocating utilities to accommodate new construction;
(6) The cost of planning, engineering and legal services;
(7) The cost of all land surveying, and soils and materials testing; and
(8) The cost of mitigating negative impacts of construction including natural resource impacts, environmental impacts, noise impacts, air quality impacts, and community impacts.

Impact fee means a fee imposed pursuant to this Section.

Impact fee account means an account established by the City for the purpose of segregating impact fee revenues collected for a particular public facility from all other city funds.

Level of service is a measure of the availability and accessibility of public facilities in support of public facility services.

Multimodal fee means a fair share impact fee, imposed by this Section, necessary to mitigate the multimodal capital costs to the City to provide the multimodal facilities needed to offset the impacts of new residential and nonresidential growth in the City.

Multimodal facilities means transportation and transit facilities, including land, which are planned and designed to provide off-site transportation capacity to new development, in contrast to "on-site" improvements, which are necessary to provide safe and/or efficient access to a particular development. The fact that either type of improvement may have incidental benefits of special or general character shall not be considered in determining which facilities are considered a multimodal facility. The character of the improvement shall control a determination of whether an improvement meets the definition of multimodal facility and the physical location of the improvement on or off-site shall not be considered determinative.

Multimodal capital costs include, but are not limited to, costs associated with the planning, design and construction of new or expanded roadway improvements to the city's classified road system and transit facilities which have a life expectancy of three or more years, and the land acquisition, land improvement, design, and engineering related thereto. Such costs do not include routine and periodic maintenance expenditures or personnel, training, or other operating costs, but do include the following costs as they relate to the provision of multimodal improvements to the city's classified road system and transit facilities:

(1) The cost of all labor and materials;

(2) The cost of all lands, property, rights, easements and franchises acquired, including costs of acquisition or condemnation;

(3) The cost of all plans and specifications;

(4) The cost of all construction, including new through lanes, new turn lanes, new bridges, new drainage facilities in conjunction with roadway improvements which add capacity to the roadway system, new street lighting, new traffic signalization and landscaping, and new curbs, sidewalks, medians and shoulders, all in accordance with the Comprehensive Plan or Land Development Code;

(5) The costs of transit improvements, including bus shelters, bus stops, benches, transfer stations, and fleet vehicles;
(6) The cost of bike paths and pedestrian walkway improvements within planned roadway alignments;
(7) The cost of relocating utilities to accommodate new roadway construction;
(8) The cost of planning, engineering and legal services;
(9) The cost of all land surveying, and soils and materials testing; and
(10) The cost of mitigating negative impacts of construction including natural resource impacts, environmental impacts, noise impacts, air quality impacts, and community impacts.

Non-commencement means the cancellation of construction activity making a material change in a structure, or the cancellation of any other development activity making a material change in the use or appearance of land.

Public facilities means capacity-adding multimodal facilities, parks and recreation facilities, and governmental facilities for which impact fees are collected pursuant to this Section.

Public facilities capital costs include governmental facilities capital costs, parks and recreation facilities capital costs, and multimodal capital costs.

Parks and recreation facilities means the land, buildings, structures, equipment and facilities as may be necessary to meet the needs for the City parks and recreation system, which are created by new development, including those costs which are incidental to the above.

Parks and recreation facilities capital costs include, but are not limited to, capital costs associated with the planning, design and construction of new or expanded parks and recreation facilities which have a life expectancy of three or more years, and the land acquisition, land improvement, design, and engineering related thereto. Such costs do not include routine and periodic maintenance expenditures or personnel, training, or other operating costs, but do include the following as they relate to the provision of parks and recreation facilities:

(1) The cost of all labor and materials;

(2) The cost of all lands, property, rights, easements and franchises acquired, including costs of acquisition or condemnation;

(3) The cost of all plans and specifications;

(4) The cost of new equipment;

(5) The cost of all construction, new drainage facilities in conjunction with new buildings and structures, and site improvements required in accordance with the Comprehensive Plan or Land Development Code;

(6) The cost of relocating utilities to accommodate new construction;

(7) The cost of planning, engineering and legal services;

(8) The cost of all land surveying, and soils and materials testing; and

(9) The cost of mitigating negative impacts of construction including natural resource impacts, environmental impacts, noise impacts, air quality impacts, and community impacts.

Residential Dwelling Definitions:

Single Family Units:

(1) Single family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.

(2) Single family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses

attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

Senior Housing Single Family Units:

(1) Independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities. The development has a specific age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household. The dwelling units can be either detached or attached.

Senior Housing Multi-Family Units:

(1) Independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities. The development has a specific age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household. The dwelling units share both floors and walls with other units in the residential building.

Non-Residential Development

The City shall collect impact fees for all new non-residential development for the following categories as defined by the Trip Generation Manual of the Institute of Transportation Engineers as amended from time to time.

The one-time fee(s) assessed to new non-residential development shall be determined by gross square footage of the structure or facility.

Commercial: Establishments primarily selling merchandise, eating/drinking places, entertainment uses, and places of lodging. By way of example, *commercial* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, movie theaters, and lodging.

Industrial: Establishments primarily engaged in the production of goods. By way of example, *industrial – general* includes manufacturing plants, utility substations, power generation facilities, and telecommunications buildings.

Institutional: Public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, *institutional* includes schools, universities, churches, daycare facilities, and government buildings.

Office & Other Services: Establishments providing management, administrative, professional, business services, and health services. By way of example, *office & other services* includes banks, business offices, medical offices, hospitals, and veterinary clinics.

Technical report means the "City of Tamarac Impact Fee Study," prepared by TischlerBise, Inc. and dated July 17, 2025.

(C) Applicability of this Section.

(1) **Affected area.**

This Section shall apply to all new development within the City. Impact fees for particular public facilities may apply to less than the entire City, only as indicated specifically in this Section.

(2) **Type of development affected.**

Except where specifically exempt by the provisions of this Section, this Section shall apply to all new development.

(3) **Type of development not affected.**

The following types of development shall be exempt from the payment of impact fees pursuant to this Section:

Alterations or expansion of an existing dwelling unit where no additional units are created and the use is not changed;

For multimodal fees, the construction of accessory buildings or structures which will not increase the traffic counts associated with the principal building or structure or the land;

For parks and recreation, and governmental facilities impact fees, the construction of accessory buildings or structures which will not increase the number of individuals living or working in the principal building or structure or the land;

The replacement of a destroyed or partially destroyed building or structure, with a new building or structure of the same size and use;

(a) The construction of agricultural structures;

(b) Temporary uses; and

(c) Essential public services.

(4) **Reductions.** Reductions from the requirement to pay impact fees pursuant to this Section shall be granted only as specifically provided in this Section.

(D) Collection of impact fees; fair share agreements; when not paid by mistake or inadvertence; liens

(1) *Collection.* Impact fees required by this Section shall be assessed against new development and collected in full at the time of the issuance of a building permit by the City. The City may withhold the issuance of a TCO or CO until the applicant has paid in full the applicable impact fees imposed by this Section. The obligation for payment of assessed impact fees shall run with the land. The City may authorize the payment of impact fees at another point in the development of the property only pursuant to a fair share fee agreement as provided in this section. The City Commission may establish and collect an administrative charge (which will be limited to actual costs) to offset its actual costs of impact fee collection by adoption of a resolution.

(2) *Fair share fee agreements.* At any time prior to the issuance of a building permit, the owner of property may enter into a fair share fee agreement with the City providing for payment of impact fees imposed by this Section. Such fee agreement may provide for installment payments of the fee for a term not to exceed 12 months, credit and security arrangements acceptable to the City and other matters relating to the fee. Within 14 days after execution by the City, the fair share fee agreement shall be recorded in the Broward County public records.

(3) *Collection of fees when not paid by inadvertence; liens.* If the impact fees are not paid as required by this Section prior to the issuance of a certificate of occupancy because of mistake or inadvertence, the City shall proceed to collect the impact fees as follows:

(a) The City shall serve, by certified mail, return receipt requested, an impact fee statement notice upon the applicant at the address set forth in the application for building permit, and the owner at the address appearing on the most recent records maintained by the property appraiser of Broward County. The City also shall attach a copy of the impact fee statement notice to the building permit posted at the affected construction site if the building is under construction. Service of the impact fee statement notice shall be deemed effective on the date the return receipt indicates the notice was received by either the applicant or the owner or the date said notice was attached to the building permit, whichever occurs first.

(b) The impact fee statement notice shall contain the legal description of the property and shall advise the applicant and the owner as follows:

(i) The amount due and the general purpose for which the impact fee was imposed.

(ii) That the impact fee shall be delinquent if not paid and received by the City within 60 calendar days of the date the impact fee statement notice is received, excluding the date of receipt, and, upon becoming delinquent, shall be subject to the imposition of a delinquent fee and interest on the unpaid amount until paid;

(c) That in the event the impact fee becomes delinquent a lien against the property for which the building permit was secured shall be recorded in the Official Records Book of Broward County. The impact fee shall be delinquent if, within 60 calendar days from the date of the receipt of the impact fee statement notice by either the applicant or the owner, or the date said notice was attached to the building permit, neither the impact fees have been paid and received by the City, nor a hearing requested pursuant to the requirements above. In the event a hearing is requested, the impact fees shall become delinquent if not paid within 30 calendar days from the date the City Commission determines the amount of impact fees due upon the conclusion of such hearing. Said time periods shall be calculated on a calendar day basis, including Sundays and legal holidays, but excluding the date of the earliest receipt of said impact fee statement notice or the hearing date of the City Commission's decision in the event of an appeal. In the event the last day falls on a Sunday or legal holiday, the last due date prior to becoming delinquent shall be the next business day. Upon becoming delinquent, a delinquency fee equal to ten percent (10%) of the total impact fee imposed shall be assessed. Such total impact fee, plus delinquency fee, shall bear interest at the statutory rate for final judgments calculated on a calendar day basis, until paid.

(d) Should the impact fee become delinquent, the City shall serve, by certified mail return receipt requested, a "Notice of Lien" upon the delinquent applicant if the building is under construction at the address indicated in the application for the building permit, and upon the delinquent owner at the address appearing on the most recent records maintained by the Property Appraiser of Broward County. The notice of lien shall notify the delinquent applicant and owner that due to their failure to pay the impact fee, the City shall file a Claim of Lien with the Clerk of the Circuit Court in and for Broward County.

(e) Upon mailing of the notice of lien, the city attorney shall file a claim of lien with the Clerk of the Circuit Court in and for Broward County for recording in the Official Records of Broward County. The claim of lien shall contain the legal description of the property, the amount of the delinquent impact fees and the date of their imposition. Once recorded, the claim of lien shall constitute a lien against the property described therein. The city attorney shall proceed expeditiously to collect or otherwise enforce said lien.

(f) After the expiration of six months from the date of recording of the claim of lien, as provided herein, a suit may be filed to foreclose said lien. Such foreclosure proceedings shall be instituted, conducted and enforced in conformity with the procedures for the foreclosure of municipal special assessment liens, as set forth in F.S. §§173.04 - 173.12, inclusive, which provisions are hereby incorporated herein in their entirety to the same extent as if such provision were set forth herein verbatim.

(g) The liens for delinquent impact fees imposed hereunder shall remain liens, coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other subsequently filed liens and claims, until paid as provided herein.

(h) The collection and enforcement procedures set forth in this section shall be cumulative with, supplemental to and in addition to, any applicable procedures provided in any other ordinances or administrative regulations of the City or any applicable law or administrative regulation of the State of Florida. Failure of the City to follow the procedure set forth in this Section shall not constitute a waiver of its rights to proceed under any other ordinances or administrative regulations of the City or any applicable law or administrative regulation of the State of Florida.

(E) Individual assessment of impact fees.

(1) Any applicant prior to or in conjunction with the submission of an application for a building permit or within 30 days of the date of payment of impact fees, may petition the city manager for a determination that: i) the amount of the impact fees imposed on the new development is inappropriate based on the specific land use category applied to the residential or nonresidential development and/or based on the amount of development used to calculate the impact fees and/or based on the service units, as identified in the technical report, to be generated by the applicant's new development as documented by studies and data supported by qualified experts, or ii) the impact fees are otherwise unlawfully imposed. The petition shall specify in detail the basis on which the applicant asserts that the amount of the impact fees is inappropriate or unlawful.

(2) The petition shall be on a form provided by the city and shall, at a minimum, include: identification of the disputed factor(s), a detailed statement asserting the basis for the dispute, the data relied upon by the petitioner, a detailed statement by a qualified professional engineer, planner or other appropriate professional, and, if filed after payment of impact fees, a dated receipt for payment of the impact fees issued by the city's building department. The applicant/petitioner shall be responsible for all costs incurred by the city in reviewing and evaluating the petition, including but not limited to, staff time and costs of outside consultants used at the discretion of the city. Failure to timely file a petition for impact fee determination shall waive any right to challenge, review or recalculate the impact fee payment.

(3) Within 15 business days of receipt of an individual assessment analysis, the city manager or his/her designee shall determine if the individual assessment analysis is complete. If the city manager or his/her designee determines the application is not complete, he or she shall send a written statement specifying the deficiencies by mail to the person submitting the application. Until the deficiencies are corrected, the city manager or his/her designee shall take no further action on the application.

(4) When the city manager or his/her designee determines the individual assessment analysis is complete, he or she shall review it within 30 business days. The city manager or his/her designee shall approve the proposed fee if he or she determines that the data, factors, and methodology used to determine the proposed impact fee are professionally acceptable and fairly assess the costs for capital improvements to the city's public facilities systems that are necessitated by the proposed development if the facilities are to be maintained at adopted levels of service. If the city manager or his/her designee determines that the data, factors, or methodology are unreasonable, the proposed fee shall be denied, and the developer shall pay the impact fees according to the schedule established in 10-5.7(K) of this Section or as set by the city manager or his/her designee, if the use had not previously been identified in the fee schedule.

(5) Any applicant may appeal the city manager's or his/her designee's decision on an individual assessment analysis by filing a petition to the City Commission of the City consistent with 10-5.7(J).

(F) Credits.

(1) Any person who initiates any development may apply for a credit against the impact fees imposed by this Section for any contribution, payment, construction, or dedication of land accepted and received by the City for public facilities, not otherwise required in order to obtain development approval, consistent with the Comprehensive Plan, including all public facilities capital costs.

(2) No credit shall exceed the impact fee imposed by this Section for the proposed development, unless the applicant provides public facility capacity in excess of the fair share demand created by its proposed development.

(3) Development agreements entered into prior to the adoption of this Section which contained public facility improvements may be entitled to a credit under the provisions of this section if the improvement is a public facility and is consistent with the Comprehensive Plan.

(4) Except as limited above, if an applicant is entitled to a credit, such credit shall be equal to the dollar value of the cost of the public facilities contributed, paid for, constructed, or dedicated to the city, based on the following criteria:

(a) The actual cost, or estimated cost of improvements based on recent bid sheet information of the city; and

(b) A qualified appraisal of the fair market value of any land.

(5) The property owner shall initiate a determination of entitlement to credit by submitting a proposed credit agreement to the city manager or his/her designee. The credit agreement shall include the following information:

(a) A proposed plan of specific public facility improvements, prepared and certified by a duly qualified and licensed Florida engineer; and

(b) The estimated costs for the suggested public facilities improvements consistent with the definition of public facilities capital costs, which shall be based on local information for similar public facilities improvements, along with a construction timetable for the completion of such improvements.

(6) The proposed credit agreement shall be prepared by qualified professionals in the field of planning and engineering, impact analysis, and economics, as related to the particular impact fee to be credited.

(7) Within 15 business days of receipt of the proposed credit agreement, the city manager or his/her designee shall determine if the proposal is complete. If it is determined that the proposed credit agreement is not complete, the city manager or his/her designee shall send a written statement to the applicant outlining the deficiencies. The city manager or his/her designee shall take no further action on the proposed credit agreement until all deficiencies have been corrected or otherwise settled.

(8) Once the city manager or his/her designee determines the credit agreement is complete, he or she shall review it within 30 business days, and shall recommend to the City Commission that the proposed credit agreement be approved if it is determined that the proposed public facility improvement is consistent with the Comprehensive Plan, and the proposed costs for the suggested public facility improvement are professionally acceptable and fairly assess the cost for the capital improvement. If the city manager or his/her designee determines that either the suggested public facilities improvement is not consistent with the Comprehensive Plan or that the proposed costs are not acceptable, he or she shall propose a suggested public facility improvement similar to that proposed, but consistent with the provisions of this Section.

(9) If the proposed credit agreement is approved by the City Commission, a credit agreement shall be prepared and signed by the applicant and the City. The credit agreement shall specifically outline the public facility improvement that will be constructed by the applicant, the time by which it shall be completed, and the dollar credit the applicant shall receive for construction of the public facilities improvement.

(10) Within 14 days after execution by the city, the credit agreement shall be recorded in the Broward County public records.

(11) If the City increases its impact fee rates, the holder of any impact fee credits, whether such credits are granted under F.S. §§ 163.3180 or 380.06, or otherwise, which were in existence before the increase, is entitled to the full benefit of the intensity or density prepaid by the credit balance as of the date it was first established. This subsection (F) shall operate prospectively and not retrospectively.

(G) Use of funds collected; impact fee accounts.

(1) Impact fees collected pursuant to this Section shall be used solely for the purpose of acquisition, expansion, and development of the public facilities identified in the Comprehensive Plan, the need for which results from and the provision of which will benefit new development paying impact fees. Allowable expenditures include, but are not limited to:

(a) Public facilities and public facilities capital costs identified in the Comprehensive Plan to benefit new users;

(b) Repayment of monies transferred or borrowed from any budgetary fund of the City which were used to fund the acquisition, expense and development of the public facilities identified in the Comprehensive Plan where the use of the monies is reasonably connected to, or has a rational nexus with, the increased impact on the public facilities generated by the new residential or nonresidential construction;

(c) Payment of principal and interest, necessary reserves and costs of issuance under any bonds or other indebtedness issued by the City to provide funds for acquisition, expansion and development of public facilities identified in the Comprehensive Plan;

(d) Administration of the City's impact fee program to the extent that such administration costs do not exceed actual costs of such administrative activities.

(2) Impact fees collected shall be encumbered for the construction of public facilities within seven years of the date of collection.

(3) In order to ensure that impact fee revenues are earmarked and spent solely for the expansion of public facilities necessary to offset the impacts of new development, the following provisions apply:

(a) The City shall establish and maintain separate impact fee accounts for each public facility for which an impact fee is collected, in accordance with the provisions of this Section.

(b) Impact fees shall be spent solely for the public facility category for which they were collected.

(c) Any amounts in an impact fee account not immediately necessary for expenditure shall be invested in an interest bearing account and all interest income derived from such investments shall be deposited in the impact fee account.

(4) Impact fee revenues shall remain segregated from other City funds and only impact fees and accrued interest shall be maintained in the impact fee accounts.

(5) Amounts withdrawn from an impact fee account must be used solely in accordance with the provisions of this Section. Amounts on deposit in an impact fee account shall not be used for any expenditure that would be classified as a maintenance, operations, or repair expense or to address existing deficiencies in public facilities.

(H) Refunds.

(1) Any impact fee collected may be returned to the fee payer if the approved development is canceled due to non-commencement of construction before the funds have been spent or encumbered. Refunds may be made in accordance with this section provided the present owner of the approved development files a petition for a refund within six months from the date of non-commencement.

(2) In the absence of a fair share fee agreement and in the event impact fees are not encumbered within seven (7) years from the date of collection, the City shall refund the amount of the fee along with accrued interest to the owner of the land for which the fee was collected. For purposes of refunds, the owner of the land for which an impact fee was paid shall be the owner of record at the time that the refund is paid. The owner of the property on which an impact fee has been paid shall have standing to sue for a refund under the provisions of this section. No action shall be commenced after one year after the date of expiration of the required encumbrance date.

(3) A refund application shall include the following information:

(a) A notarized sworn statement that the fee payer paid the impact fee for the property and the amount paid;

(b) A copy of the dated receipt issued by the City for payment of the fee;

(c) A certified copy of the latest recorded deed for the property; and

(d) A copy of the most recent ad valorem tax bill.

(4) Within fifteen (15) business days of receipt of a refund application, the city manager or his/her designee shall determine if it is complete. If the city manager or his/her designee determines the refund application is not complete, he or she shall send a written statement specifying the deficiencies by mail to the person submitting the refund application. Unless the deficiencies are corrected, the city manager or his/her designee shall take no further action on the refund application.

(5) When the city manager or his/her designee determines the refund application is complete, he or she shall review it within thirty (30) business days, and shall approve the proposed refund if he or she determines that the City has not spent or encumbered an impact fee within seven (7) years from the date the fees were paid.

(6) When the refund application is approved, the money shall be returned with interest actually accrued, less any administrative charges (which will be limited to actual costs) paid to offset the City's costs of collection.

(7) Any fee payer may appeal the city manager's or his/her designee's written decision on a refund application by filing a petition with the City Commission consistent with 10-5.7(J).

(I) Updating, indexing, annual reporting, and audits.

(1) At least once every five years, the City shall update the technical report which provides the basis for the impact fees imposed under this Section.

(2) During years when no update occurs, as required above, and beginning in the year 2021, the impact fee schedule set forth in this Section shall be adjusted annually to account for inflationary increases in the costs to the City for providing public facilities to new development. These annual adjustments shall be consistent with the methodology set forth in the technical report and shall be based on the Construction Cost Index calculated by the Engineering News-Record (ENR), the Broward County Property Appraiser, the U.S. Department of Labor Consumer Price Index, and Florida Department of Transportation databases, as applicable and appropriate to a particular public facility.

(3) Audits of the city's financial statements, which are performed by a certified public accountant pursuant to F.S. §218.39, and submitted to the auditor general, must include an affidavit signed by the finance director, stating that the City has complied with the requirements of F.S. §163.31801. The City will provide for annual accounting and reporting of impact fee collections and expenditures and will account for the revenues and expenditures of such impact fee in a separate accounting fund.

(4) All updates and annual adjustments to this Section shall comply with statutory requirements for notice and publication.

(J) Appeals.

(1) *Initiation.* A fee payer may appeal a final decision of a city manger made pursuant to this Section or any provision of this Section to the City Commission, by filing an appeal, in writing, with the city clerk, within twenty (20) calendar days of the decision. The appeal shall include a written notice stating and specifying briefly the grounds of the appeal. The city clerk shall place the appeal on the City Commission's agenda for a regularly scheduled meeting or a special meeting called for that purpose, and forward the record of the matter that is on appeal to the City Commission.

(2) *Record.* The record considered by the City Commission shall be the record of the application associated with the final decision being appealed from and any other documents related to the decision.

(3) *Notice.* The city clerk shall provide the applicant at least fifteen (15) calendar days notice of the Appeal before the City Commission by mail or hand delivery.

(4) *Hearing on Appeal.* At the hearing on the appeal, the City Commission shall provide the appellant an opportunity to identify the grounds for the appeal and the basis for the city manager's alleged error on the decision, based on the record. To the extent relevant, the city manager whose decision is being appealed from shall be allowed to respond, based on the record. After the presentations, the City Commission may hear from any other person(s) it deems appropriate, and then based on the testimony heard at the hearing and the record affirm, modify, or reverse the decision of the city manager or the provision of this Section.

(5) *Standards.* To reverse a decision of a city official, the City Commission shall find that there is a clear and demonstrable error in the application of the facts in the record to the applicable standards set forth in this Section. If the City Commission reverses or modifies the decision, it shall provide the city official clear direction on the proper decision. In no case shall the City Commission have the authority to negotiate the amount of the impact fees or waive the impact fees otherwise specified in this Section. The decision of the City Commission shall be final.

(6) *Form of Decision.* The City Commission's decision on the appeal shall be in writing, and include findings of fact and the application of those facts to the relevant standards.

(K) Imposition of Impact Fees by Public Facility

The following impact fees are hereby levied at 25% of the total fee amount on all new development, as set forth in Section 10-5.7(C):

Impact Fee Schedules
~~(Government Facilities, Parks and Recreation, Multi-Modal Transportation)~~

(1) **Governmental facilities impact fee.**

(a) A governmental facilities impact fee shall be assessed and collected from new development, pursuant to all applicable provisions of this Section, in accordance with the fee schedule.

(b) There is hereby established a governmental facilities impact fee account into which all governmental impact fees collected shall be deposited. Governmental facilities impact fee revenues shall be spent only on governmental facilities and governmental facilities capital costs as provided in this Section.

General Government					
Development Type	Current Fees	Maximum Allowable Fees	Recommended Fees	Year 1	Year 2
Residential (Per Unit)					
Single Family (<1,500 Square Feet)	$618	$1,810	$773	$695	$773
Single Family (1,500-2,499 Square Feet)	$688	$2,711	$860	$774	$860
Single Family (>2,500 Square Feet)	$773	$3,036	$966	$870	$966
Multi-Family	$458	$1,743	$573	$515	$573
Senior Housing (Detached)	$409	$1,792	$511	$460	$511
Senior Housing (Attached)	$287	$990	$359	$323	$359
Nonresidential (per 1,000 Square Feet)					
Commercial[1]	$618	$2,241	$773	$695	$773
Office & Other Services[2]	$364	$3,434	$455	$410	$455
Institutional[3]	$528	$3,199	$660	$594	$660
General Light Industrial	$205	$1,657	$256	$231	$256
Warehousing	$45	$357	$56	$51	$56

(2) **Parks and recreation impact fee.**

(a) A parks and recreation impact fee shall be assessed and collected from new development, pursuant to all applicable provisions of this Section, in accordance with the fee schedule.

(b) There is hereby established a parks and recreation impact fee account into which all parks and recreation impact fees collected shall be deposited. Parks and recreation impact fee revenues shall be spent only on parks and recreation facilities and parks and recreation facilities capital costs as provided in this Section.

(c) *Reduction of part of parks and recreation impact fee:* The City Commission may reduce the parks and recreation impact fee for a given development up to 50 percent if the City Commission determines that the private recreational space and facilities provided in the project are of such nature as to reduce substantially the project's impact upon the city's public need for expansion of the parks and recreation system. This reduction shall not exceed the actual cost of such private recreational space, or 50 percent of the parks and recreation levied impact fee, whichever is less.

Parks & Recreation					
Development Type	Current Fees	Maximum Allowable Fees	Recommended Fees	Year 1	Year 2
Residential (Per Unit)					
Single Family (<1,500 Square Feet)	$2,448	$6,356	$3,060	$2,754	$3,060
Single Family (1,500-2,499 Square Feet)	$2,721	$9,517	$3,401	$3,061	$3,401
Single Family (>2,500 Square Feet)	$3,052	$10,661	$3,815	$3,434	$3,815
Multi-Family	$1,902	$6,122	$2,378	$2,140	$2,378
Senior Housing (Detached)	$1,606	$6,293	$2,008	$1,807	$2,008
Senior Housing (Attached)	$1,127	$3,475	$1,409	$1,268	$1,409
Nonresidential (per 1,000 Square Feet)					
Commercial[1]	$0	$0	$0	$0	$0
Office & Other Services[2]	$0	$0	$0	$0	$0
Institutional[3]	$0	$0	$0	$0	$0
General Light Industrial	$0	$0	$0	$0	$0
Warehousing	$0	$0	$0	$0	$0

****

SECTION 3. CODIFICATION. The provisions of this Ordinance shall be codified as and become and be made a part of the *City of Tamarac Code of Ordinances*. The Sections of this Ordinance may be renumbered or relettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section," "Article", or other appropriate word; provided, however, that Sections 3, 4, 5, 6, 7 and 8 shall not be codified. The Code codifier is granted liberal authority to codify the provisions of this Ordinance.

SECTION 4. **IMPLEMENTING ADMINISTRATIVE ACTIONS**. The City Manager, or designees, shall have the power and authority to implement the provisions of this Ordinance by taking appropriate administrative actions to include, but not be limited to, the promulgation of appropriate administrative rules and forms.

SECTION 5. SAVINGS. The prior actions of the City of Tamarac relating to the imposition and administration of impact fees and any and all related matters and processes, are hereby ratified and affirmed.

SECTION 6. CONFLICTS. To the extent of any conflict between any other City regulations and ordinances and this Ordinance, this Ordinance shall be deemed to control. Provided, however, that this Ordinance is not intended to amend or repeal any existing chapter or regulation, unless expressly set forth in this Ordinance.

SECTION 7. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not effect the validity of the remaining portion hereof.

SECTION 8. EFFECTIVE DATE. This Ordinance shall become effective ninety (90) days following its adoption.

PASSED, FIRST READING this _____ day of _____, 2025.

PASSED, SECOND READING this _____day of _____, 2025.

_____
MICHELLE J. GOMEZ
MAYOR

ATTEST:

_____
KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE: 1ST Reading

MAYOR GOMEZ	_____
DIST 1: COMM BOLTON	_____
DIST 2: COMM WRIGHT	_____
DIST 3: COMM PATTERSON	_____
DIST 4: V/M DANIEL	_____

RECORD OF COMMISSION VOTE: 2ND Reading

MAYOR GOMEZ	_____
DIST 1: COMM BOLTON	_____
DIST 2: COMM WRIGHT	_____
DIST 3: COMM PATTERSON	_____
DIST 4: V/M DANIEL	_____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF TAMARAC ONLY:

_____
HANS OTTINOT
CITY ATTORNEY

This Ordinance was filed in the Office of the City Clerk on this ___ day of _____ 2025.

CODING: Words in ~~strike through~~ type are deletions from existing law; Words in <u>underlined</u> type are additions.

Impact Fee Study

Prepared for:
Tamarac, Florida

July 17, 2025

TischlerBise
FISCAL | ECONOMIC | PLANNING

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EXECUTIVE SUMMARY

Tamarac, Florida, contracted with TischlerBise to update its impact fees pursuant to Florida Statutes § 163.31801. Cities in Florida may assess impact fees to offset infrastructure costs necessitated by future growth. Impact fees are one-time payments used to construct system improvements needed to accommodate future development. The fee represents future development's proportionate share of infrastructure costs. Impact fees may be used for infrastructure improvements or debt service for growth-related infrastructure. In contrast to general taxes, impact fees may not be used for operations, maintenance, replacement, or correcting existing deficiencies.

FLORIDA IMPACT FEE ENABLING LEGISLATION

The authority for Florida counties to adopt and collect impact fees to offset the demands future development creates for new infrastructure is well established. St. Johns County v. Northeast Florida Builders Association (583 So. 2d 635, 638 Fla. 1991) states, "The use of impact fees has become an accepted method of paying for public improvements that must be constructed to serve new growth."[1] State statutes specifically "encourage the use of innovative land development regulations which include provisions such as […] impact fees," and Florida courts have upheld local government's authority to adopt fees under general home rule and police power theories.[2]

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction." § 163.31801(2), Fla. Stat. The statute – concerned mostly with procedural and methodological limitations – did not expressly allow or disallow any particular public facility type from being funded with impact fees. The Act did specify procedural and methodological prerequisites, most of which were common to the practice already. Subsequent amendments to the Act, in 2009, removed prior notice requirements for impact fee reductions (but not increases) and purported to elevate the standard of judicial review. Under Florida law, impact fees must comply with the "dual rational nexus" test, which requires "a reasonable connection, or rational nexus, between the need for additional capital facilities and the growth in service units generated by new development. In addition, the government must show a reasonable connection, or rational nexus, between the expenditures of the funds collected and the benefits accruing to the subdivision," St. Johns County, 583 So.2d at 637 (quoting Hollywood, Inc. 431 So. 2d at 611-12). Impact fee calculation studies, generally speaking, establish the pro rata, or proportionate, "need" for new infrastructure and implementing ordinances to ensure that new growth paying the fees receive a pro rata "benefit" from their expenditure.

In the most recent amendments to the Florida Impact Fee Act, House Bill 750 (2021) specified that impact fees can only be used for fixed capital expenditures, revised requirements for crediting contributions against the collection of impact fees, and restricted impact fee increases. Among the increase restrictions, an adopted increase of 25 percent or less must be phased over two years; increases between 25-50 percent must be phased over four years; no increase can exceed 50 percent; and impact fees cannot be

[1] Citing Home Builders & Contractors Association v. Palm Beach City., 446 So.2d 140 (Fla. 4th DCA 1984); Hollywood, Inc. v. Broward County, 431 So.2d 606 (Fla. 4th DCA 1983).
[2] See §163.3202(3), Fla. Stat.; see also Home Builders & Contractors Association, 446 So.2d 140.

increased more than once every four years. The restrictions can be bypassed if the jurisdiction complies with the impact fee rational nexus test; can demonstrate extraordinary circumstances; and the jurisdiction hold two publicly noticed workshops the need to exceed the limitations; and the increase is approved by no less than two-thirds vote of the governing body.

Tamarac is updating or implementing impact fees related to general government facilities and parks and recreation in order to fund capital facilities needed to meet the demand created by future development. The need for these services, and the infrastructure necessary to provide them, is driven by development; therefore, as vacant lands within Tamarac develop, or as existing uses expand, the demand imposed upon Tamarac for additional capital facilities increases proportionately.

The need for additional capacity for future development is further shown through an established level-of-service standard and Tamarac's existing capital improvement plan. Hollywood, Inc., 431 So.2d at 611 (holding that a plan for providing facilities at a reasonable level of service demonstrates "a reasonable connection between the need for additional park facilities and the growth in population"). Capital facilities necessary to provide this infrastructure have been provided by Tamarac to date; however, Tamarac will need to provide new residents and visitors with the same levels of service. The expenditures required to maintain existing levels of service are not necessitated by existing development, but rather by future development.

Furthermore, through the implementation of Tamarac's capital improvement plans, future development paying impact fees will receive a pro rata benefit from new facilities built with those fees. In addition, Tamarac's impact fee ordinance, including any amendments necessary to implement the fees recommended in this study, earmarks impact fees solely for capital facilities necessary to accommodate future development.

Finally, there are several steps Tamarac will take to ensure ongoing compliance with applicable Florida laws related to impact fees. First, it will continue to update and implement plans for expending impact fee revenues on the types of facilities TischlerBise has used to develop the fees in this study. In Florida, this is typically satisfied through the Capital Improvement Plan (CIP) and Capital Improvements Element (CIE) framework. Also, Tamarac will update its existing impact fee ordinance to ensure compliance with the approach used here and any developments in statutory and case law since Tamarac's fees were last updated. This update will address, among other things, earmarking of impact fee revenues, limitations on the use of revenues, revisions related to developer credits, and ongoing compliance with other city and state law requirements.

CONCEPTUAL DEVELOPMENT FEE CALCULATION

In contrast to project-level improvements, impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire service area (usually referred to as system improvements). The first step is to determine an appropriate demand indicator for each type of infrastructure. The demand indicator measures the number of service units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth and the increase in population can be estimated from the average number of persons per housing unit. The second step in the impact fee formula is to determine infrastructure improvement units per service unit, typically called level-of-service

(LOS) standards. In keeping with the park example, a common LOS standard is improved park acres per person. The third step in the impact fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish a cost per acre for land acquisition and/or park improvements.

GENERAL METHODOLOGIES

Impact fees for the capital improvements made necessary by new development must be based on the same level of service provided to existing development in the service area. There are three basic methodologies used to calculate impact fees that examine the past, present, and future status of infrastructure. The objective of evaluating these different methodologies is to determine the best measure of the demand created by new development for additional infrastructure capacity. Each methodology has advantages and disadvantages in a particular situation and can be used simultaneously for different capital improvements.

Reduced to its simplest terms, the process of calculating impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss basic methodologies for calculating impact fees and how those methodologies can be applied.

- **Cost Recovery** (past improvements) - The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new development will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.

- **Incremental Expansion** (concurrent improvements) - The incremental expansion methodology documents current LOS standards for each type of public facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion methodology is best suited for public facilities that will be expanded in regular increments to keep pace with development.

- **Plan-Based** (future improvements) - The plan-based methodology allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Evaluation of Credits

Regardless of the methodology, a consideration of credits is integral to the development of a legally defensible impact fee. There are two types of credits that should be addressed in impact fee studies and ordinances. The first is a revenue credit due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the impact fee. This type of credit is integrated into the fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit is addressed in the administration and implementation of the impact fee program. For ease of administration, TischlerBise normally recommends developer reimbursements for system improvements.

Impact Fee Components

Figure 1 summarizes service areas, methodologies, and infrastructure components for each fee category. TischlerBise recommends a single, citywide service area for all impact fees.

Figure 1: Proposed Impact Fee Service Areas, Methodologies, and Cost Components

Infrastructure Category	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Parks	Citywide	N/A	Park Land, Park Improvements, Community Centers	N/A	Population
Government Facilities	Citywide	N/A	Government Buildings' Area, Government Facilities' Land	N/A	Population, Jobs

PROPOSED IMPACT FEES

Impact fees for residential development will be assessed per dwelling unit, based on the type of unit, and nonresidential fees will be assessed per 1,000 square foot of floor area, based on the land use. Tamarac may adopt fees that are less than the maximum allowable fees shown below; however, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital improvements, and/or a decrease in Tamarac's LOS standards. All costs in the Impact Fee Study are in current dollars with no assumed inflation rate over time.

Figure 2: Proposed Impact Fees

Residential Development	Fees Per Unit		
Development Type	**Parks**	**Government Facilities**	**Total**
Single Family (<1,500 Square Feet)	$5,880	$1,675	**$7,555**
Single Family (1,500-2,499 Square Feet)	$9,357	$2,665	**$12,022**
Single Family (>2,500 Square Feet)	$10,622	$3,025	**$13,647**
Multi-Family	$6,121	$1,743	**$7,864**
Senior Housing (Detached)	$6,293	$1,792	**$8,085**
Senior Housing (Attached)	$3,475	$990	**$4,464**

Nonresidential Development	Fees per 1,000 Square Feet		
Development Type	**Parks**	**Government Facilities**	**Total**
Commercial	$0	$2,241	**$2,241**
Office & Other Services	$0	$3,434	**$3,434**
Institutional	$0	$3,199	**$3,199**
General Light Industrial	$0	$1,657	**$1,657**
Warehousing	$0	$1,996	**$1,996**

GENERAL GOVERNMENT FACILITIES IMPACT FEES

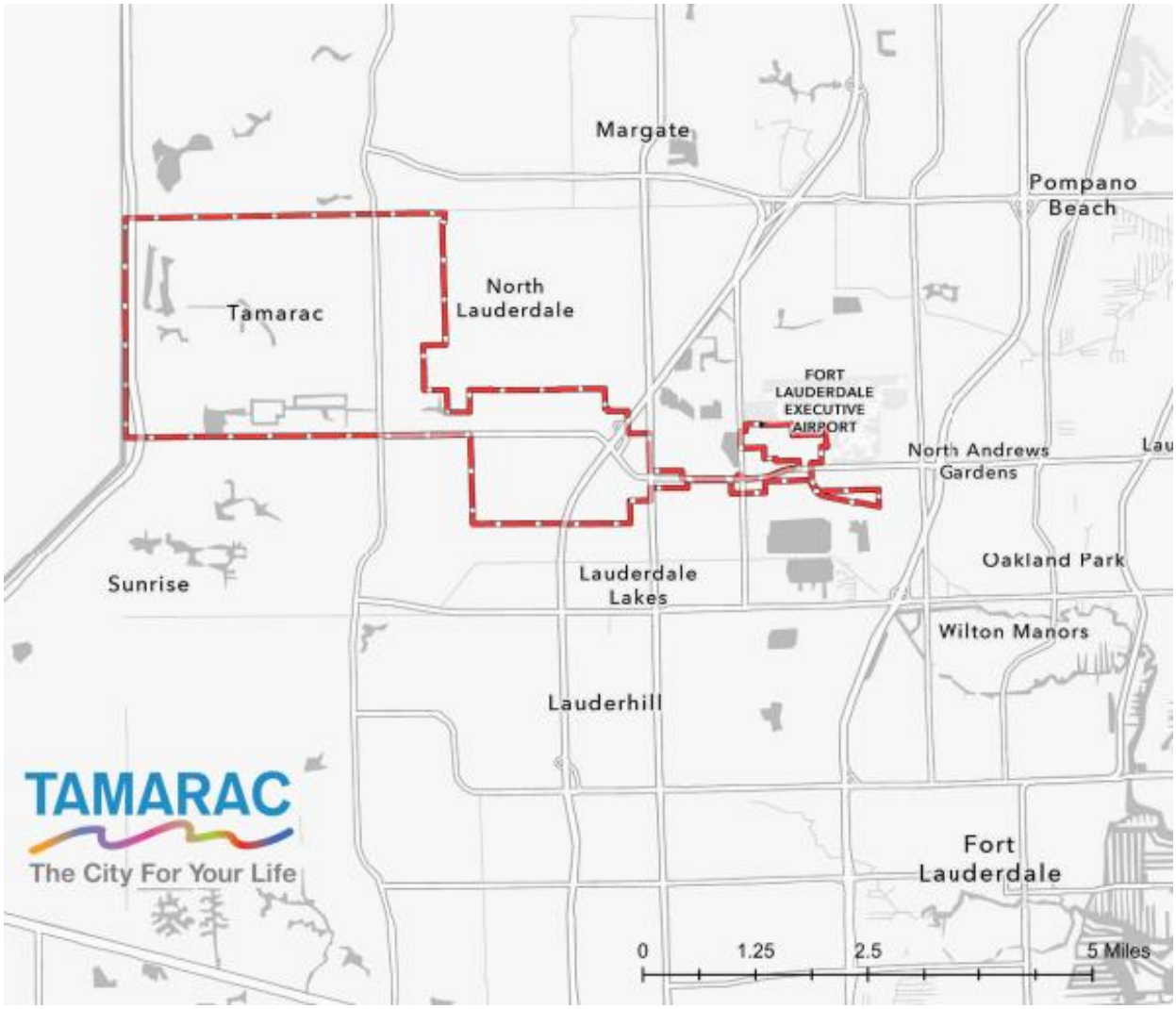
METHODOLOGY

The general government facilities impact fees include components for government facilities and land. The incremental expansion methodology is used for all components. For residential development, the fee methodology allocates the capital cost of buildings and land using population as the demand indicator. Employment per 1,000 square feet is used as the demand indicator to allocate capital costs for nonresidential development.

SERVICE AREA

Tamarac plans to provide a uniform level of service citywide; therefore, the government facilities impact fees will be assessed in a citywide service area.

Figure G1: General Government Facilities Impact Fee Service Area



PROPORTIONATE SHARE

Impact fees should not exceed a proportionate share of the capital cost needed to provide capital facilities to the development. The government facilities impact fees allocate the cost of capital facilities between residential and nonresidential development using functional population. Based on 2022 estimates from the U.S. Census Bureau's OnTheMap web application, residential development accounts for approximately 79 percent of functional population and nonresidential development accounts for the remaining 21 percent.

Figure G2: Proportionate Share Factors

Demand Units in 2022					
Residential				Demand Hours/Day	Person Hours
	Population	71,578			
	Residents Not Working		38,825	20	776,500
	Employed Residents		32,753		
	Residents Employed in Tamarac		1,408	14	19,712
	Residents Employed outside Tamarac		31,345	14	438,830
				Residential Subtotal	1,235,042
				Residential Share	**79%**
Nonresidential					
	Residents Not Working		38,825	4	155,300
	Jobs Located in Tamarac		16,404		
	Residents Employed in Tamarac		1,408	10	14,080
	Non-Resident Workers (Inflow Commuters)		14,996	10	149,960
				Nonresidential Subtotal	319,340
				Nonresidential Share	**21%**
				Total	1,554,382

Source: U.S. Census Bureau, OnTheMap 6.25.1 Application and LEHD Origin-Destination Employment Statistics.

The proportionate share of costs attributable to residential development will be allocated to population and then converted to an appropriate amount by type of housing unit, based on housing unit type. Proportionate share attributable to nonresidential development will be allocated to jobs and then converted to a fee amount by nonresidential land use type using average employment density factors by type of land use.

LEVEL-OF-SERVICE ANALYSIS

Government Facilities – Incremental Expansion

Tamarac will maintain current levels of service to serve future development by incrementally expanding government facilities. As shown in Figure G3, Tamarac has four general government facilities that total 133,830 square feet of space. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure G2. For residential development, the City's existing level of service is 1.4210 square feet per person (133,830 square feet X 79 percent residential share / 74,401 persons). For nonresidential development, the existing level of service is 1.5652 square feet per job (133,830 square feet X 21 percent nonresidential share / 17,956 jobs).

Based on discussions with City staff, this analysis uses a construction cost estimate of $300 per square foot. This results in costs per demand unit of $426.30 per person (1.4210 square feet per person X $300 per square foot) and $469.55 per job (1.5652 square feet per job X $300 per square foot).

Figure G3: Existing Level of Service

Description	SqFt
City Hall	65,860
BSO	26,600
Public Services (North & Building Dept.)	21,370
Public Services (South & IT Dept.)	20,000
Total	**133,830**

Cost Allocation Factors	
Cost per Square Foot	$300

Level-of-Service (LOS) Standards	
Existing Square Feet	133,830.0
Residential	
Residential Share	79%
2024 Population	74,401
Square Feet per Person	1.4210
Cost per Person	**$426.30**
Nonresidential	
Nonesidential Share	21%
2024 Jobs	17,956
Square Feet per Job	1.5652
Cost per Job	**$469.55**

Source: City of Tamarac, Florida.

Government Facilities Land – Incremental Expansion

An incremental expansion methodology is also used for the land component of the government facilities impact fee. As shown in Figure G4, the City has 3 parcels of land totaling 40.4 acres. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure G2. Tamarac's existing level of service for residential development is 0.0004 acres per person (40.4 acres X 79 percent residential share / 74,401 persons). For nonresidential development, the existing level of service is 0.0005 acres per job (40.4 acres X 21 percent nonresidential share / 17,956 jobs).

Based on discussions with City staff, this analysis uses a land cost of $1,239,000 per acre. This results in costs per demand unit of $531.49 per person (0.0004 acres per person X $1,239,000 per acre) and $585.41 per job (0.0005 acres per job X $1,239,000 per square foot).

Figure G4: Existing Level of Service

Description	Acres
City Hall & BSO	13.0
Public Services (North & Building Dept.)	17.4
Public Services (South & IT Dept.)	10.0
Total	**40.4**

Cost Allocation Factors	
Cost per Acre	$1,239,000

Level-of-Service (LOS) Standards	
Existing Acres	40.4
Residential	
Residential Share	79%
2024 Population	74,401
Acres per Person	0.0004
Cost per Person	**$531.49**
Nonresidential	
Nonesidential Share	21%
2024 Jobs	17,956
Acres per Job	0.0005
Cost per Job	**$585.41**

Source: City of Tamarac, Florida.

PROJECTED DEMAND FOR GENERAL GOVERNMENT INFRASTRUCTURE

Government Facilities

Based on a projected population increase of 6,290 persons, future residential development has projected demand for approximately 8,938 square feet of general government facilities (6,290 additional persons X 1.4210 square feet per person). With projected employment growth of 1,538 jobs, future nonresidential development demands approximately 2,407 square feet of general government facilities (1,538 additional jobs X 1.5652 square feet per job). Based on the cost per square foot of $300, the total projected growth-related expenditure on government facilities is $3,403,419 (11,345 square feet X $300 per square foot).

Figure G5: Projected Demand for General Government Facilities

Type of Infrastructure	Level of Service	Demand Unit	Cost per SqFt
Government Facilities	1.4210 Square Feet 1.5652 Square Feet	per Person per Job	$300

Demand for Government Facilities					
Year	Population	Jobs	Government Facilities Square Feet		
			Residential	Nonresidential	Total
2024	74,401	17,956	105,726	28,104	133,830
2025	75,041	18,112	106,634	28,349	134,984
2026	75,659	18,264	107,513	28,586	136,099
2027	76,283	18,416	108,400	28,825	137,224
2028	76,912	18,570	109,293	29,065	138,358
2029	77,546	18,725	110,194	29,308	139,502
2030	78,185	18,881	111,102	29,552	140,655
2031	78,804	19,033	111,982	29,789	141,771
2032	79,428	19,185	112,869	30,028	142,897
2033	80,057	19,339	113,763	30,269	144,031
2034	80,691	19,494	114,663	30,511	145,175
10-Yr Increase	**6,290**	**1,538**	**8,938**	**2,407**	**11,345**
Growth-Related Expenditures			$2,681,331	$722,088	$3,403,419

Land

Figure G6 shows projected demand for general government land. Based on a projected population increase of 6,290 persons, future residential development demands approximately 2.7 acres of land (6,290 additional persons X 0.0004 acres per person). With projected employment growth of 1,538 jobs, future nonresidential development demands approximately 0.7 acres of land (1,538 additional jobs X 0.0005 acres per job). Future development demands approximately 3.4 acres of land for general government facilities at a cost of $4,243,198 (3.2 acres X $1,239,000 per acre).

Figure G6: Projected Demand for General Government Facilities' Land

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Government Facilities Land	0.0004 Acres 0.0005 Acres	per Person per Job	$1,239,000

Demand for Government Facilities					
Year	Population	Jobs	Government Facilities Acreage		
			Residential	Nonresidential	Total
2024	74,401	17,956	31.9	8.5	40.4
2025	75,041	18,112	32.2	8.6	40.7
2026	75,659	18,264	32.5	8.6	41.1
2027	76,283	18,416	32.7	8.7	41.4
2028	76,912	18,570	33.0	8.8	41.8
2029	77,546	18,725	33.3	8.8	42.1
2030	78,185	18,881	33.5	8.9	42.5
2031	78,804	19,033	33.8	9.0	42.8
2032	79,428	19,185	34.1	9.1	43.1
2033	80,057	19,339	34.3	9.1	43.5
2034	80,691	19,494	34.6	9.2	43.8
10-Yr Increase	**6,290**	**1,538**	**2.7**	**0.7**	**3.4**

Growth-Related Expenditures	$3,342,938	$900,260	$4,243,198

CREDITS

A credit is not necessary for general government facilities impact fees since the City does not have any debt for existing government facilities infrastructure.

GENERAL GOVERNMENT FACILITIES IMPACT FEES

Infrastructure components and cost factors for government facilities impact fees are summarized in the upper portion of Figure G7. The cost for government facilities impact fees is $957.80 per person and $1,054.97 per job.

Government facilities impact fees for residential development are assessed according to the number of persons per housing unit. The multi-family fee of $1,743 is calculated using a cost of $957.80 per person multiplied by 1.82 persons per multi-family housing unit.

Government facilities impact fees for nonresidential development are assessed according to the number of jobs generated per 1,000 square feet of floor area. The commercial fee of $2,241 per 1,000 square feet is calculated using a cost of $1,054.97 per job multiplied by 2.12 jobs per 1,000 square feet of commercial development.

Figure G7: Schedule of General Government Facilities Impact Fees

Fee Component	Cost per Person	Cost per Job
Government Facilities Land	$531.49	$585.41
Government Facilities	$426.30	$469.55
Total	**$957.80**	**$1,054.97**

Residential Development	Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Increase or (Decrease)	Percent Change
Single Family (<1,500 Square Feet)	1.75	**$1,675**	**$618**	**$1,057**	**171%**
Single Family (1,500-2,499 Square Feet)	2.78	**$2,665**	**$688**	**$1,977**	**287%**
Single Family (>2,500 Square Feet)	3.16	**$3,025**	**$773**	**$2,252**	**291%**
Multi-Family	1.82	**$1,743**	**$458**	**$1,285**	**281%**
Senior Housing (Single Family)	1.87	**$1,792**	**$409**	**$1,383**	**338%**
Senior Housing (Multi-Family)	1.03	**$990**	**$287**	**$703**	**245%**

Nonesidential Development	Fees per 1,000 Square Feet				
Development Type	Average Jobs per 1,000 Square Feet[1]	Proposed Fees	Current Fees	Increase or (Decrease)	Percent Change
Commercial[2]	2.12	**$2,241**	**$618**	**$1,623**	**263%**
Office & Other Services[3]	3.26	**$3,434**	**$364**	**$3,070**	**843%**
Institutional[4]	3.03	**$3,199**	**$528**	**$2,671**	**506%**
General Light Industrial	1.57	**$1,657**	**$205**	**$1,452**	**708%**
Warehousing	1.89	**$1,996**	**$45**	**$1,951**	**4337%**

1. See Land Use Assumptions
2. Using Shopping Center (ITE 820) as comparison for current fees
3. Using General Office (ITE 710) as comparison for current fees
4. Using Hospital (ITE 610) as comparison for current fees

General Government Facilities Impact Fee Revenue

Projected fee revenue shown below is based on the development projections in Appendix B and the government facilities impact fees shown on the previous page. For the purposes of this projection, the impact fee for single-family development between 1,500 and 2,499 square feet is used to represent all single family development and the impact fee for general light industrial development is used to represent all industrial development. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. Over the next 10 years, projected impact fee revenues are approximately $8.37 million and projected expenditures are approximately $7.65 million. Based on the actual mix of future residential and nonresidential construction, the projected general government facilities impact fee revenue shown below may change.

Figure G8: Projected General Government Facilities Impact Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Government Facilities Land	$4,243,198	$0	$4,243,198
Government Facilities	$3,403,419	$0	$3,403,419
Total	**$7,646,617**	**$0**	**$7,646,617**

		Single-Family $2,665 per unit	Multi-Family $1,743 per unit	Industrial $1,657 per KSF	Commercial $2,241 per KSF	Office $3,434 per KSF	Institutional $3,199 per KSF
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	18,201	16,869	3,219	2,357	1,220	1,763
Year 1	2025	18,360	17,016	3,236	2,373	1,236	1,780
Year 2	2026	18,513	17,158	3,252	2,389	1,251	1,796
Year 3	2027	18,667	17,302	3,269	2,405	1,266	1,812
Year 4	2028	18,823	17,446	3,286	2,421	1,282	1,829
Year 5	2029	18,980	17,592	3,303	2,437	1,297	1,846
Year 6	2030	19,138	17,739	3,320	2,453	1,313	1,863
Year 7	2031	19,291	17,881	3,337	2,469	1,328	1,879
Year 8	2032	19,446	18,025	3,353	2,485	1,343	1,895
Year 9	2033	19,602	18,169	3,370	2,501	1,358	1,912
Year 10	2034	19,759	18,315	3,387	2,517	1,374	1,929
10-Year Increase		1,558	1,446	169	160	154	166
Projected Revenue		**$4,150,865**	**$2,520,927**	**$279,486**	**$357,972**	**$528,374**	**$530,425**

Projected Fee Revenue	$8,368,049
Existing Development Share	$721,432

PARKS AND RECREATION IMPACT FEES

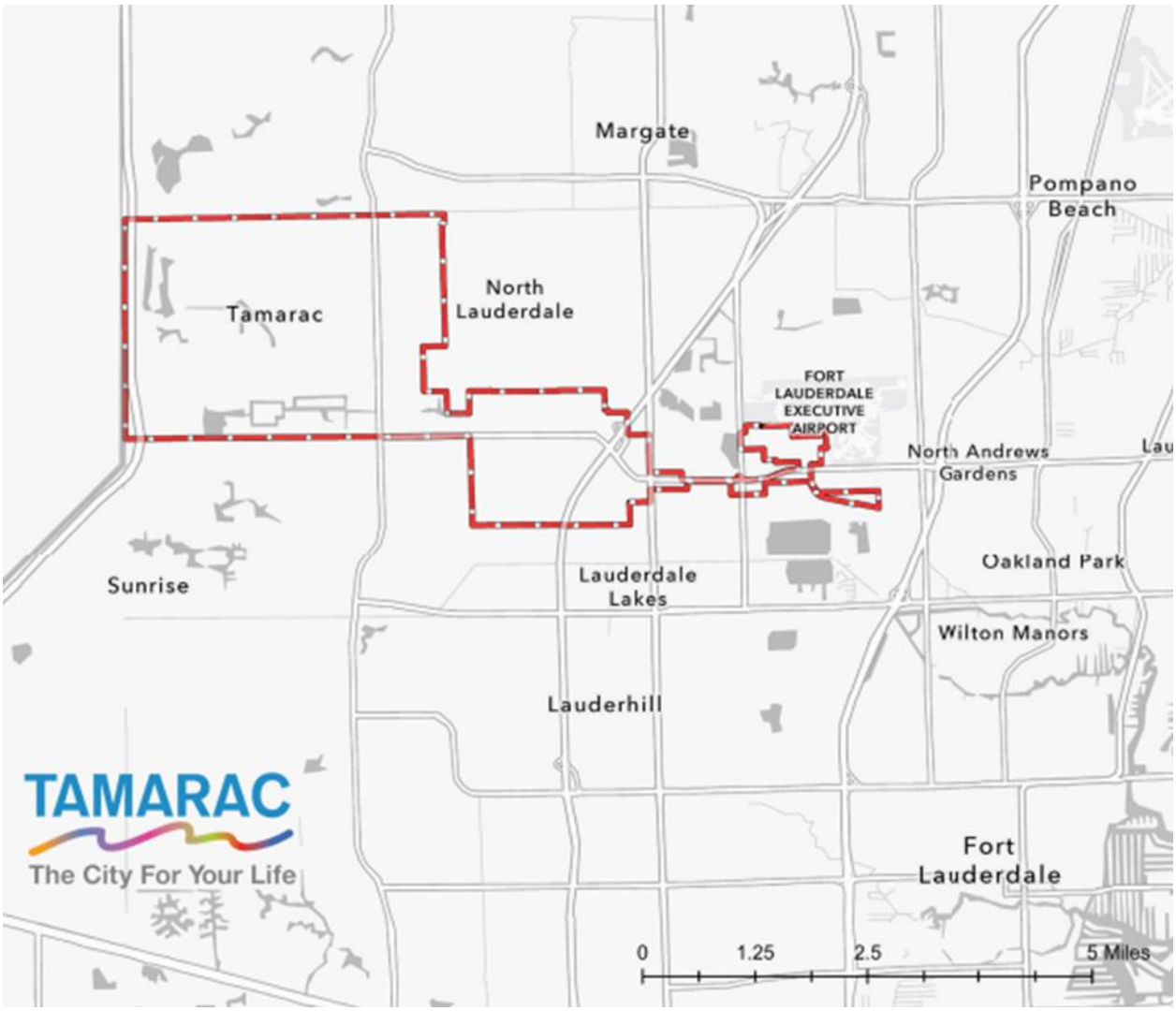
METHODOLOGY

The parks and recreation impact fees include components for park land, park amenities, and community centers. The incremental expansion methodology is used for all components. For residential development, the fee methodology allocates the capital cost of park infrastructure using population as the demand indicator.

SERVICE AREA

Tamarac plans to provide a uniform level of service and equal access to parks within the city limits; therefore, the parks and recreation impact fees will be assessed in a citywide service area.

Figure PR1: Parks and Recreation Impact Fee Service Area



PROPORTIONATE SHARE

Impact fees should not exceed a proportionate share of the capital cost needed to provide capital facilities for new development. The parks and recreation impact fees allocate 100 percent of the cost of capital facilities to residential development. The proportionate share of costs attributable to residential development will be allocated to population and then converted to an appropriate amount by type of housing unit, based on housing unit type.

LEVEL-OF-SERVICE ANALYSIS

Park Land – Incremental Expansion

The City of Tamarac plans to maintain current levels of service to serve future development by incrementally expanding its inventory of park land. Tamarac's existing inventory includes 167.4 acres of land, and this analysis allocates 100 percent of demand to residential development. Tamarac's existing level of service for residential development is 0.0022 acres per person (167.4 acres X 100 percent residential share / 74,401 persons).

Based on discussions with City staff, this analysis uses a land acquisition cost of $1,239,000 per acre. This results in a cost per unit of $2,787.36 per person (0.0022 acres per person X $1,239,000 per acre).

Figure PR2: Existing Level of Service for Park Land

Description	Acres
Tamarac Sports Complex	35.7
Tamarac Park	10.4
Gary B Jones Park for People and Pups	3.5
Caporella Park	9.3
Mainland's Park	23.0
Sunset Point Park	8.5
Tephord Park	20.0
Veterans Memorial Park	6.3
Tamarac Commons Park	0.5
Southgate Boulevard Linear Park	48.2
Landings Park	2.0
Total	**167.4**

Cost Allocation Factors	
Cost per Acre	$1,239,000

Level-of-Service (LOS) Standards	
Existing Acres	167.4
Residential	
Residential Share	100%
2024 Population	74,401
Acres per Person	0.0022
Cost per Person	**$2,787.36**

Source: Tamarac Parks and Recreation and Public Services Department.

Park Improvements – Incremental Expansion

Tamarac currently has 1,425 park improvements in its parks (a full inventory is shown in Figure PR3), and the City plans to construct additional park improvements to serve future development. Based on costs from City's current parks master plan and parks maintenance and operations plan, information provided by city staff, and TischlerBise cost estimates, the total value of Tamarac's existing park improvements is $27,243,200. When the replacement value of park improvements is compared to the number of improvements, the weighted average cost is $19,118 per park amenity ($27,243,200 total cost / 1,425 park improvements).

Figure PR3: Existing Inventory of Park Improvements

Description	Improvements	Unit Cost	Replacement Cost
Pier	3	$21,000	$63,000
Shelter	20	$20,000	$400,000
Picnic Table	80	$700	$56,000
Grill	23	$200	$4,600
Bench	65	$1,000	$65,000
Water Fountain	16	$1,000	$16,000
Parking Space	1,047	$2,000	$2,094,000
Covered Playground	2	$260,000	$520,000
Bike Rack	6	$500	$3,000
Dog Waste Station	8	$500	$4,000
Exercise Station	19	$150,000	$2,850,000
Fitness Station	5	$150,000	$750,000
Trash Cans	19	$400	$7,600
Restroom	34	$150,000	$5,100,000
Stage	1	$150,000	$150,000
Concession	5	$25,000	$125,000
Meeting Room	1	$20,000	$20,000
Basketball Court	5	$30,000	$150,000
Tennis Court	4	$100,000	$400,000
Press Box	1	$35,000	$35,000
Artificial Field	1	$1,000,000	$1,000,000
Grass Field	1	$80,000	$80,000
Scoreboard	8	$10,000	$80,000
Baseball Field	7	$500,000	$3,500,000
Batting Cage	3	$10,000	$30,000
Skate Park	1	$500,000	$500,000
Bleachers	30	$250,000	$7,500,000
Uncovered Playground	2	$240,000	$480,000
Rock Climb Wall	3	$200,000	$600,000
Boat Ramp	1	$30,000	$30,000
Scorer's Box	2	$15,000	$30,000
Pool	1	$500,000	$500,000
Gym	1	$100,000	$100,000
Total	**1,425**	**$19,118**	**$27,243,200**

As stated previously, this analysis allocates 100 percent of demand to residential development. The City's existing level of service for residential development is 0.0192 improvements per person (1,425 improvements X 100 percent residential share / 74,401 persons).

Based on the total cost of Tamarac's existing park improvements, the weighted average replacement cost is $19,118 per improvement. This results in a cost per demand unit of $366.16 per person (0.0192 improvements per person X $19,118 per amenity).

Figure PR4: Existing Level of Service for Park Improvements

Cost Allocation Factors	
Cost per Improvement	$19,118

Level-of-Service (LOS) Standards	
Existing Improvements	1,425
Residential	
Residential Share	100%
2024 Population	74,401
Improvements per Person	0.0192
Cost per Person	**$366.16**

Source: Tamarac Parks and Recreation and Public Services Department.

Community Centers – Incremental Expansion

Figure PR5 provides information related to Community Centers in Tamarac. The City has four Community Centers totaling 51,966 square feet. To determine the existing level of service, Community Center square footage is compared to existing population, resulting in a level of service of 0.6985 square feet per person (51,966 square feet X 100 percent residential share / 74,401 persons).

Based on discussions with City staff, this analysis uses a construction cost of $300 per square foot. When the cost per square foot is compared to the existing level of service, the cost per demand indicator is $209.54 per person (0.6985 square feet per person X $300 per square foot).

Figure PR5: Existing Level of Service for Community Centers

Description	Square Feet
Caporella Squatic and Wellness Complex	3,000
Multi-Purpose Center	16,466
Tamarac Community Center	31,000
Tamarac Recreation Center	1,500
Total	**51,966**

Cost Allocation Factors	
Cost per Square Foot	$300

Level-of-Service (LOS) Standards	
Existing Square Feet	51,966
Residential	
Residential Share	100%
2024 Population	74,401
Square Feet per Person	0.6985
Cost per Person	**$209.54**

Source: Tamarac Parks and Recreation and Public Services Department.

PROJECTED DEMAND FOR PARK INFRASTRUCTURE

Park Land

Projected demand for park land is shown in Figure PR6. Based on a projected population increase of 6,290 persons, future residential development is projected to demand 14.1 additional acres of park land (6,290 additional persons X 0.0022 acres per person) at a cost of $17,531,678 (14.1 acres X $1,239,000 per acre).

Figure PR6: Projected Demand for Park Land

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Park Land	0.0022 Acres	per Person	$1,239,000

Demand for Park Land		
Year	Population	Acres
2024	74,401	167.4
2025	75,041	168.8
2026	75,659	170.2
2027	76,283	171.6
2028	76,912	173.0
2029	77,546	174.5
2030	78,185	175.9
2031	78,804	177.3
2032	79,428	178.7
2033	80,057	180.1
2034	80,691	181.5
10-Yr Increase	**6,290**	**14.1**

Growth-Related Expenditures	$17,531,678

Park Improvements

Projected demand for Park Improvements is shown in Figure PR7. Based on a projected population increase of 6,290 persons, future residential development demands approximately 120.5 park improvements (6,290 additional persons X 0.0192 amenities per person) at a cost of $2,303,068 (120.5 park amenities X $19,118 per amenity).

Figure PR7: Projected Demand for Park Improvements

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Park Improvements	0.0192 Improvements	per Person	$19,118

Demand for Park Improvements		
Year	Population	Improvements
2024	74,401	1,425.0
2025	75,041	1,437.2
2026	75,659	1,449.1
2027	76,283	1,461.0
2028	76,912	1,473.1
2029	77,546	1,485.2
2030	78,185	1,497.5
2031	78,804	1,509.3
2032	79,428	1,521.3
2033	80,057	1,533.3
2034	80,691	1,545.5
10-Yr Increase	**6,290**	**120.5**

Growth-Related Expenditures	$2,303,068

Community Centers

Projected demand for Community Space is shown in Figure PR8. Based on a projected population increase of 6,290 persons, future residential development demands approximately 4,393 square feet of community centers (6,290 additional persons X 0.6985 square feet per person) at a cost of $1,317,920 (4,393 square feet X $300 per square foot).

Figure PR8: Projected Demand for Community Centers

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq. Ft.
Community Centers	0.6985 Square Feet	per Person	$300

Demand for Community Centers		
Year	Population	Square Feet
2024	74,401	51,966
2025	75,041	52,413
2026	75,659	52,845
2027	76,283	53,280
2028	76,912	53,719
2029	77,546	54,162
2030	78,185	54,609
2031	78,804	55,041
2032	79,428	55,477
2033	80,057	55,916
2034	80,691	56,359
10-Yr Increase	**6,290**	**4,393**

Growth-Related Expenditures	$1,317,920

CREDITS

A credit is not necessary for parks and recreation impact fees since the City does not have any debt for existing parks infrastructure.

PARKS AND RECREATION IMPACT FEES

Infrastructure components and cost factors for parks and recreation impact fees are summarized in the upper portion of Figure PR9. The cost for parks and recreation impact fees is $3,363.06 per person, and Tamarac will not assess parks and recreation impact fees to nonresidential development.

Parks and recreation impact fees for residential development are assessed according to the number of persons per housing unit. The multi-family fee of $6,121 is calculated using a cost of $3,363.06 per person multiplied by 1.82 persons per multi-family unit.

Figure PR9: Schedule of Parks and Recreation Impact Fees

Fee Component	Cost per Person
Park Land	$2,787.36
Park Improvements	$366.16
Community Centers	$209.54
Total	**$3,363.06**

Residential Development	Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Increase or (Decrease)	Percent Change
Single Family (<1,500 Square Feet)	1.75	**$5,880**	**$2,448**	**$3,432**	**140%**
Single Family (1,500-2,499 Square Feet)	2.78	**$9,357**	**$2,721**	**$6,636**	**244%**
Single Family (>2,500 Square Feet)	3.16	**$10,622**	**$3,052**	**$7,570**	**248%**
Multi-Family	1.82	**$6,122**	**$1,902**	**$4,220**	**222%**
Senior Housing (Detached)	1.87	**$6,293**	**$1,606**	**$4,687**	**292%**
Senior Housing (Attached)	1.03	**$3,475**	**$1,127**	**$2,348**	**208%**

1. See Land Use Assumptions

PARK AND RECREATION IMPACT FEE REVENUE

Projected fee revenue shown below is based on the development projections in Appendix B and the park and recreation impact fees shown on the previous page. For the purposes of this projection, the impact fee for single-family development between 1,500 and 2,499 square feet is used to represent all single family development. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. Over the next 10 years, projected impact fee revenues are approximately $23.4 million and projected expenditures are approximately $21.2 million. Based on the actual mix of future residential construction, the projected parks and recreation impact fee revenue shown below may change.

Figure PR10: Projected Park and Recreation Impact Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Park Land	$17,531,678	$0	$17,531,678
Park Improvements	$2,303,068	$0	$2,303,068
Community Centers	$1,317,920	$0	$1,317,920
Total	**$21,152,666**	**$0**	**$21,152,666**

		Single Family $9,357 per unit	Multi-Family $6,122 per unit
Year		Hsg Unit	Hsg Unit
Base	2024	18,201	16,869
Year 1	2025	18,360	17,016
Year 2	2026	18,513	17,158
Year 3	2027	18,667	17,302
Year 4	2028	18,823	17,446
Year 5	2029	18,980	17,592
Year 6	2030	19,138	17,739
Year 7	2031	19,291	17,881
Year 8	2032	19,446	18,025
Year 9	2033	19,602	18,169
Year 10	2034	19,759	18,315
10-Year Increase		1,558	1,446
Projected Revenue		**$14,574,689**	**$8,851,583**

Projected Fee Revenue	$23,426,272
Existing Development Share	$2,273,606

APPENDIX A: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Tamarac will collect impact fees from all new residential units. One-time impact fees are determined by site capacity (i.e., number of residential units).

Single-Family Units:

1. Single-family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. Single-family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. Mobile home includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

Multi-Family Units:

1. 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."
2. Boat, RV, Van, Etc. includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

NONRESIDENTIAL DEVELOPMENT

As discussed below, the nonresidential development categories are defined by Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). Tamarac will collect impact fees from all new nonresidential development. One-time impact fees are determined by site capacity (i.e., square feet).

Commercial: Establishments primarily selling merchandise, eating/drinking places, entertainment uses, and places of lodging. By way of example, *commercial* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, movie theaters, and lodging.

Industrial: Establishments primarily engaged in the production of goods. By way of example, *industrial – general* includes manufacturing plants, utility substations, power generation facilities, and telecommunications buildings.

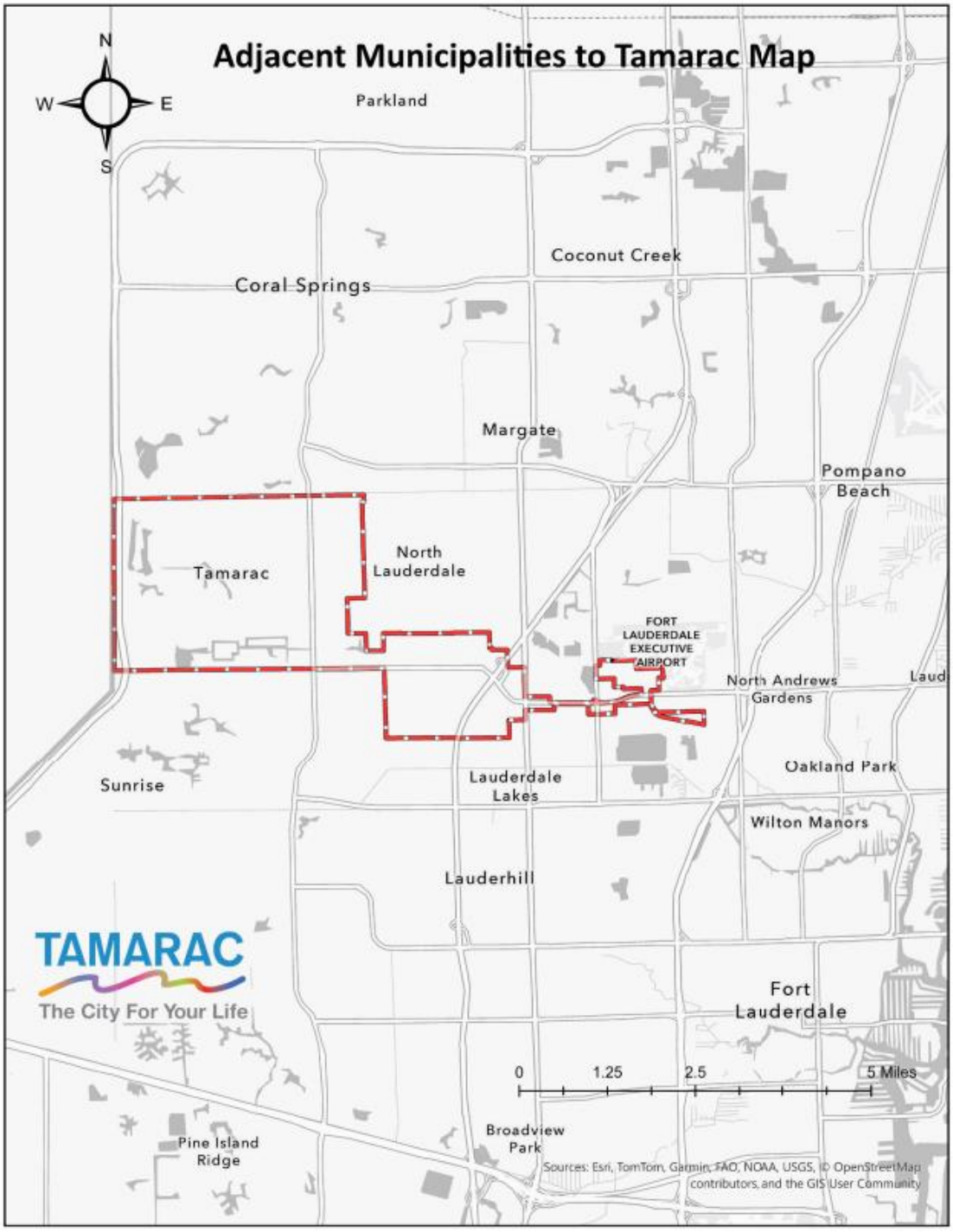
Institutional: Public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, *institutional* includes schools, universities, churches, daycare facilities, and government buildings.

Office & Other Services: Establishments providing management, administrative, professional, business services, and health services. By way of example, *office & other services* includes banks, business offices, medical offices, hospitals, and veterinary clinics.

APPENDIX B: LAND USE ASSUMPTIONS

This section includes estimates and projections of development for areas within the boundaries of Tamarac, Florida. The map below illustrates Tamarac's Impact Fee Service Area.

Figure B1: Tamarac Impact Fee Service Area Map



Source: City of Tamarac 2040 Comprehensive Plan Update, Volume II: Data, Inventory, & Analysis

SUMMARY OF GROWTH INDICATORS

Key land use assumptions for the Tamarac Impact Fee Study are population, housing units, employment, and nonresidential floor area. For population, TischlerBise applied the projections from the City of Tamarac 2040 Comprehensive Plan Update. For housing units, TischlerBise projects based on the persons per housing unit ratio of the base year. For nonresidential development, TischlerBise uses job estimates from Esri's Business Analyst which are projected using the jobs per housing unit ratio of the base year. The base year nonresidential floor area is an estimate from the commercial real estate database CoStar, they are projected using employment density factors published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

Complete development projections are summarized in Figure B10. These projections will be used to estimate impact fee revenue and to indicate the anticipated need for growth-related infrastructure. However, impact fee methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate share fee amounts. If actual development is slower than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development occurs faster than anticipated, fee revenue will increase, but Tamarac will need to accelerate infrastructure improvements to keep pace with the actual rate of development. Over the next 10 years, development projections indicate an average increase of approximately 300 housing units per year and approximately 65,000 square feet of nonresidential development per year.

RESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of residential development including population and housing units.

Housing Unit Size

According to the U.S. Census Bureau, a household is a housing unit occupied by year-round residents. Impact fees often use per capita standards and persons per housing unit (PPHU) or persons per household (PPH) to derive proportionate share fee amounts. When PPHU is used in the fee calculations, infrastructure standards are derived using year-round population. When PPH is used in the fee calculations, the impact fee methodology assumes a higher percentage of housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends Tamarac impose impact fees for residential development according to the number of persons per housing unit.

Occupancy calculations require data on population and the types of units by structure. The U.S. Census Bureau performs a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which has limitations due to sample-size constraints. For example, data on detached housing units are now combined with attached single units (commonly known as townhouses, which share a common sidewall, but are constructed on an individual parcel of land). For impact fees in Tamarac, mobile homes, detached, stick-built units, and attached units are included in the "Single-Family" category. The "Multi-Family" category includes duplexes, structures with two or more units on an individual parcel of land, boats, RVs, and vans.

Figure B2 below shows the occupancy estimates for Tamarac. Single-family units average 2.35 persons per housing unit and multi-family units average 1.82 persons per housing unit.

Figure B2: Persons per Housing Unit

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family Units[1]	41,581	16,649	2.50	17,705	**2.35**	51.9%	6.00%
Multi-Family Units[2]	29,921	14,466	2.07	16,438	**1.82**	48.1%	12.00%
Total	71,502	31,115	2.30	34,143	**2.09**	100.0%	8.90%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

1. Includes detached, attached (i.e. townhouses), and mobile home units.
2. Includes dwellings in structures with two or more units.

Senior Housing Occupancy

Following discussions with City staff, TischlerBise determined that a residential fee category for senior housing would be appropriate for Tamarac. The occupancy calculations for senior housing units also use data from the 2019-2023 American Community survey as referenced in the previous section. For the purposes of this fee category, senior housing is defined as a unit in which the householder is 65 years of age or greater. The percentage of the population of Tamarac over the age of 65 was taken from ACS data and applied to the population by housing type to establish senior population by housing type estimates. The number of households with a primary householder aged 65 or older per housing type was taken from ACS data and was converted to housing units per housing type by using the vacancy rate estimates to establish a senior housing units estimate. Figure B3 below shows the senior occupancy estimates for Tamarac. Senior single-family units average 1.87 persons per housing unit and senior multi-family units average 1.03 persons per housing unit.

Figure B3: Senior Persons per Housing Unit

Housing Type	Persons[3]	Households[3]	Persons per Household	Housing Units	Persons per Housing Unit
Senior (Single Family)[1]	10,817	5,434	1.99	5,781	**1.87**
Senior (Multi-Family)[2]	7,784	6,630	1.17	7,534	**1.03**

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

1. Includes detached, attached (i.e. townhouses), and mobile home units.
2. Includes dwellings in structures with two or more units.
3. Defined as residents and householders over the age of 65.

Occupancy by Bedroom Range

Impact fees must be proportionate to the demand for infrastructure. Averages per household have a strong, positive correlation to the number of bedrooms, so TischlerBise recommends a fee schedule where larger units pay higher impact fees. Benefits of the proposed methodology include: 1) a proportionate assessment of infrastructure demand using local demographic data and 2) a progressive fee structure (i.e., smaller units pay less, and larger units pay more).

Custom tabulations of demographic data by bedroom range can be created from individual survey responses provided by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS). PUMS files are only available for areas of at least 100,000 persons, and Tamarac fits entirely into Public Use Microdata Area (PUMA) 01105.

Shown in Figure B4, cells with yellow shading indicate the unweighted survey results which yield the unadjusted estimate of 2.46 persons per household which we convert to the unadjusted persons per housing unit estimate of 2.31 after applying the vacancy rate. Unadjusted persons per housing unit are adjusted to match the control total for the City of Tamarac – 2.35 persons per single-family housing unit (see Figure B2). Adjusted persons per housing unit estimates range from 1.94 persons per housing unit for single family units with two bedrooms up to 3.64 persons per housing unit for single family units with five or more bedrooms.

Figure B4: Single Family Occupancy by Bedroom Range

Bedrooms	Persons[1]	Households[1]	Housing Mix	Unadjusted PPH	Unadjusted PPHU	Adjusted PPHU
0	7	3	0.3%	2.33	2.19	2.23
1	20	9	0.9%	2.22	2.09	2.12
2	847	417	42.5%	2.03	1.91	1.94
3	1,117	433	44.1%	2.58	2.42	2.46
4	383	109	11.1%	3.51	3.30	3.35
5+	42	11	1.1%	3.82	3.59	3.64
Total	2,416	982	100.0%	2.46	2.31	2.35

1. American Community Survey, Public Use Microdata Sample for FL PUMA 01105 (2019-2023 5-Year unweighted data).
2. Adjusted multipliers are scaled to make the average PUMS values match control totals for Tamarac, based on American Community Survey (ACS) 2019-2023 5-Year Estimates.

Occupancy by Housing Size

To estimate square feet of living area by bedroom range, TischlerBise uses 2023 U.S. Census Bureau data for single-family housing units constructed in the Census South Atlantic Region[3].

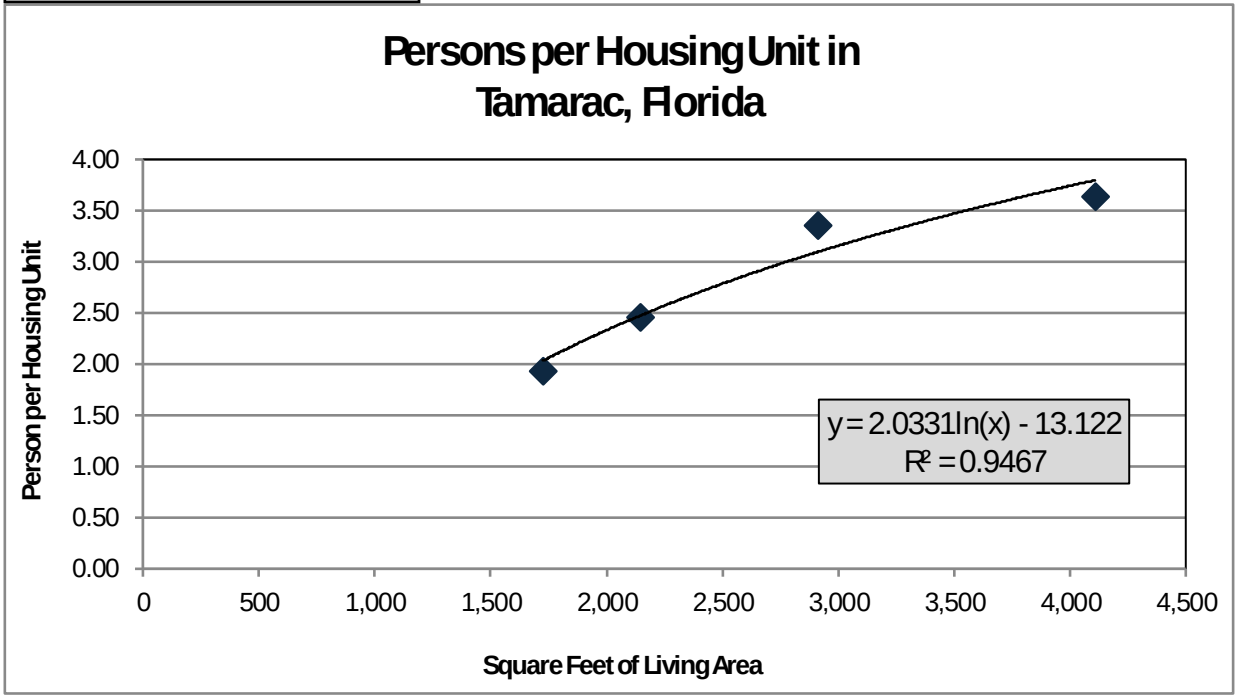
Average square feet of living area and persons per housing unit by bedroom range for single-family units are plotted in Figure B5 with a logarithmic trend line derived from the Census data discussed in the previous paragraph and the adjusted persons per housing unit estimates shown in Figure B4. Using the trend line formula shown in the figure, the number of persons per housing unit by square feet of living area is derived (as shown in the gray shaded column). The formula allows localities to modify housing unit square feet ranges (used in impact fee schedules) to respond to changing market conditions. It was decided not to use size thresholds for multi-family housing unit development after discussions with City staff.

[3] U.S. Census South Atlantic Region includes the following states: Delaware, District of Columbia, Florida, Georgia, Maryland, North Carolina, South Carolina, West Virginia, and Virginia. 2023 is the most recent dataset available.

Figure B5: Single Family Occupancy by Bedroom Range

Average persons per housing unit derived from 2019-2023 ACS 5-Year PUMS data for the area that includes Tamarac. Units with 0-1 bedrooms were omitted from the curve due to low sample size. Unit size for all other bedrooms from the 2023 U.S. Census Bureau average for single-family units constructed in the Census South Atlantic region.

Actual Averages per Housing Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Persons	Sq Ft Range	Persons
2	1,727	1.94	1,500 or less	**1.75**
3	2,142	2.46	1,501 to 2,499	**2.78**
4	2,910	3.35	2,500 or higher	**3.16**
5+	4,110	3.64		



Residential Estimates

According to the 2020 U.S. Census, Tamarac's 2020 population was 71,897 persons. The City of Tamarac 2040 Comprehensive Plan Update includes population projections until 2045 in five year intervals; from this we were able to establish a population growth rate for each 5-year segment. This leads to a 2024 population estimate of 74,401 persons. According to ACS data there were 34,143 housing units in Tamarac in the year 2023. The Comprehensive Plan also included housing unit projections until 2045 in five year intervals, these were used to establish a 2024 housing unit estimate of 35,070.

Residential Projections

Population and housing unit projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than is projected, the demand for infrastructure will also decrease.

Based on the growth rates ascertained from the Comprehensive Plan, in the next 10 years residential development is estimated at 156 single family units per year and 145 multi-family units per year. Tamarac can expect 3,004 additional housing units over the next 10 years. For this study, the analysis assumes the occupancy factors shown in Figure B2 will remain constant. Projecting for population, as discussed above, results in a 10-year population increase of 6,290 persons.

Figure B6: Residential Projections

Tamarac, FL	2024	2025	2026	2027	2028	2029	2034	10-Year
	Base Year	1	2	3	4	5	10	Increase
Population								
Single Family	43,267	43,639	43,999	44,361	44,727	45,096	46,925	**3,658**
Multi-Family	31,134	31,402	31,661	31,922	32,185	32,450	33,766	**2,632**
Total Population	**74,401**	**75,041**	**75,659**	**76,283**	**76,912**	**77,546**	**80,691**	**6,290**
Housing Units								
Single Family	18,201	18,360	18,513	18,667	18,823	18,980	19,759	**1,558**
Multi-Family	16,869	17,016	17,158	17,302	17,446	17,592	18,315	**1,446**
Total	**35,070**	**35,376**	**35,671**	**35,969**	**36,269**	**36,572**	**38,074**	**3,004**

NONRESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of nonresidential development including jobs and nonresidential floor area.

Nonresidential Demand Units

In Figure B7, gray shading indicates the nonresidential development prototypes used by TischlerBise to derive employment densities and average weekday vehicle trip ends. For nonresidential development, TischlerBise uses data published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). The prototype for industrial development is Industrial Park (ITE 130) which generates 3.37 average weekday vehicle trip ends per 1,000 square feet of floor area and has 864 square feet of floor area per employee. Institutional development uses Government Office (ITE 730) and generates 22.59 average weekday vehicle trip ends per 1,000 square feet of floor area and has 330 square feet of floor area per employee. For office & other services development, the proxy is General Office (ITE 710); it generates 10.84 average weekday vehicle trip ends per 1,000 square feet of floor area and has 307 square feet of floor area per employee. The prototype for commercial development is Shopping Center (ITE 820) which generates 37.01 average weekday vehicle trips per 1,000 square feet of floor area and has 471 square feet of floor area per employee.

Figure B7: Nonresidential Demand Units

ITE Code	Land Use Group	Demand Unit	Avg Wkdy Trip Ends Per Demand Unit[1]	Avg Wkdy Trip Ends Per Employee[1]	Employees Per Demand Unit	Square Feet Per Employee
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
254	Assisted Living	bed	2.60	4.24	0.61	na
310	Hotel	room	7.99	14.34	0.56	na
565	Day Care	student	4.09	21.38	0.19	na
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
620	Nursing Home	bed	3.06	3.31	0.92	na
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
750	Office Park	1,000 Sq Ft	11.07	3.54	3.13	320
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471

1. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

Nonresidential Estimates

TischlerBise uses the term jobs to refer to employment by place of work. Shown below in Figure B8, Esri Business Analyst estimates 2024 employment to be equal to 17,956 jobs. Using data from CoStar, TischlerBise estimates 2024 nonresidential floor area to equal 8,558,646 square feet.

Figure B8: Nonresidential Estimates

Nonresidential Category	2024 Jobs[1]	Percent of Total Jobs	Square Feet per Job[2]	2024 Estimated Floor Area[3]	Jobs per 1,000 Sq. Ft.[2]
Industrial[4]	**2,279**	13%	864	**3,218,700**	1.16
Commercial[5]	**3,962**	22%	471	**2,356,942**	2.12
Office & Other Service[6]	**5,848**	33%	307	**1,220,144**	3.26
Institutional[7]	**5,867**	33%	330	**1,762,860**	3.03
Total	**17,956**	100%		**8,558,646**	

1. Esri Business Analyst Online, Business Summary, 2024.
2. Trip Generation, Institute of Transportation Engineers, 11th Edition (2022).
3. CoStar, 2024.
4. Major sectors are Construction; Transportation & Warehousing.
5. Major sectors are Retail Trade; Accommodation & Food Services.
6. Major sectors are Other Services; Professional, Scientific & Tech Services.
7. Major sectors are Health Care, Social Assistance; Public Administration; Educational Services.

Nonresidential Projections

To project future nonresidential development in each year of the development projections, the analysis uses the ratio of jobs per housing unit from the base year and applies that ratio to the housing unit projections from the previous section to ascertain employment estimates. The average annual growth rate in jobs for Tamarac is projected to 154 jobs per year over a 10-year projection period. Shown below in Figure B9, this results in a 10-year increase of 1,538 jobs. To project jobs in each sector the total employment estimate was taken and multiplied by the Percent of Total Jobs rate from Figure B8.

To project nonresidential floor area, TischlerBise multiplies the projected increase in employment by sector by the Square Feet per Employee value shown in Figure B7 and adds this value to the previous years nonresidential floor area. Over the next 10 years, Tamarac is projected to gain approximately 648,000 square feet of nonresidential floor area.

Figure B9: Nonresidential Projections

Tamarac, Florida	2024 Base Year	2025 1	2026 2	2027 3	2028 4	2029 5	2034 10	10-Year Increase
Employment								
Industrial	2,279	2,299	2,318	2,337	2,357	2,377	2,474	**195**
Commercial	3,962	3,997	4,030	4,064	4,097	4,132	4,301	**339**
Office & Other Services	5,848	5,899	5,948	5,998	6,048	6,098	6,349	**501**
Institutional	5,867	5,918	5,968	6,017	6,068	6,118	6,369	**502**
Total	**17,956**	**18,112**	**18,264**	**18,416**	**18,570**	**18,725**	**19,494**	**1,538**
Nonresidential Sq Ft (x1,000)								
Industrial	3,219	3,236	3,252	3,269	3,286	3,303	3,387	**169**
Commercial	2,357	2,373	2,389	2,405	2,421	2,437	2,517	**160**
Office & Other Services	1,220	1,236	1,251	1,266	1,282	1,297	1,374	**154**
Institutional	1,763	1,780	1,796	1,812	1,829	1,846	1,929	**166**
Total	**8,559**	**8,625**	**8,688**	**8,753**	**8,817**	**8,883**	**9,207**	**648**

DEVELOPMENT PROJECTIONS

Provided below are summaries of development projections used in the Impact Fee Study. Development projections are used to illustrate a possible future pace of demand for infrastructure and cash flows resulting from revenues and expenditures associated with those demands.

Figure B10: Development Projections

Tamarac, Florida	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
Population												
Single Family	43,267	43,639	43,999	44,361	44,727	45,096	45,467	45,827	46,190	46,556	46,925	**3,658**
Multi-Family	31,134	31,402	31,661	31,922	32,185	32,450	32,718	32,977	33,238	33,501	33,766	**2,632**
Total Population	**74,401**	**75,041**	**75,659**	**76,283**	**76,912**	**77,546**	**78,185**	**78,804**	**79,428**	**80,057**	**80,691**	**6,290**
Housing Units												
Single Family	18,201	18,360	18,513	18,667	18,823	18,980	19,138	19,291	19,446	19,602	19,759	**1,558**
Multi-family	16,869	17,016	17,158	17,302	17,446	17,592	17,739	17,881	18,025	18,169	18,315	**1,446**
Total Housing Units	**35,070**	**35,376**	**35,671**	**35,969**	**36,269**	**36,572**	**36,877**	**37,173**	**37,470**	**37,771**	**38,074**	**3,004**
Employment												
Industrial	2,279	2,299	2,318	2,337	2,357	2,377	2,396	2,416	2,435	2,455	2,474	**195**
Commercial	3,962	3,997	4,030	4,064	4,097	4,132	4,166	4,200	4,233	4,267	4,301	**339**
Office & Other Service	5,848	5,899	5,948	5,998	6,048	6,098	6,149	6,199	6,248	6,298	6,349	**501**
Institutional	5,867	5,918	5,968	6,017	6,068	6,118	6,169	6,219	6,269	6,319	6,369	**502**
Total Employment	**17,956**	**18,112**	**18,264**	**18,416**	**18,570**	**18,725**	**18,881**	**19,033**	**19,185**	**19,339**	**19,494**	**1,538**
Nonres. Floor Area (x1,000)												
Industrial	3,219	3,236	3,252	3,269	3,286	3,303	3,320	3,337	3,353	3,370	3,387	**169**
Commercial	2,357	2,373	2,389	2,405	2,421	2,437	2,453	2,469	2,485	2,501	2,517	**160**
Office & Other Service	1,220	1,236	1,251	1,266	1,282	1,297	1,313	1,328	1,343	1,358	1,374	**154**
Institutional	1,763	1,780	1,796	1,812	1,829	1,846	1,863	1,879	1,895	1,912	1,929	**166**
Total Nonres. Floor Area	**8,559**	**8,625**	**8,688**	**8,753**	**8,817**	**8,883**	**8,949**	**9,012**	**9,077**	**9,141**	**9,207**	**648**

TAMARAC
The City For Your Life

PLANNING BOARD AGENDA ITEM REPORT

DATE: October 1, 2025

SUBMITTED BY: Collette Tibby

ITEM TYPE: Ordinance

TEMP. ORDINANCE NUMBER: 2606

AGENDA SECTION: **Public Hearing**

TITLE: TO2606 - An ordinance of the City Commission of the City of Tamarac, Florida, amending Chapter 10, Article 2, of the Land Development Code of the City of Tamarac, Florida, entitled “Zoning Districts”, by specifically amending Section 10-2.8, entitled “Qualified Mixed-Use Development Pursuant to the Live Local Act of 2023", to establish procedures and regulations to implement Section 166.04151(7), Florida Statutes, as created by Chapter 2023-17, laws of Florida, and as amended by Senate Bill 328 (2024) and Senate Bill 1730 (2025), attached hereto as Exhibit A, to provide for development regulations and administrative review of certain affordable housing projects pursuant to state law; providing for repealer; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.

ATTACHMENTS:
1-Memo_2606_LLA_SB1730.docx
2-TO_2606_LLA_SB1730.docx
Exhibit A SB 1730.pdf
O-2025-003.pdf

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 25-08-01M
COMMUNITY DEVELOPMENT

TO: Planning Board
Meeting of October 1, 2025

FROM: Maxine Calloway
Community Development Director

DATE: August 13, 2025

RE: Ordinance Amending Chapter 10, Article 2, of the City's Land Development Code, Specifically Section 10-2.8, Entitled "Qualified Mixed-Use Development Pursuant to the Live Local Act of 2023," to Ensure Consistency with Section 166.04151(7), Florida Statutes, as Amended by Senate Bills 328 and 1730 –**– Temp. Ordinance No. 2606**

RECOMMENDATION: The Director of Community Development recommends that the planning board forward a favorable recommendation of approval to the City Commission for the proposed text amendment to Section 10-2.8 of the City's Land Development Code to update development regulations and administrative procedures for qualified mixed-use developments pursuant to the Live Local Act, as amended by SB 328 (2024) and SB 1730 (2025), on First Reading at its October 22, 2025 meeting and on Second Reading at its November 12, 2025 meeting (see attached Temporary Resolution No. 2606).

ISSUE: Recent legislative amendments to the Live Local Act through SB 1730 require updates to the City's existing regulations for qualified mixed-use development projects to maintain statutory compliance.

BACKGROUND: On January 22, 2025, the City Commission adopted Ordinance No. O-2025-003, which created Section 10-2.8 of the Land Development Code to implement Section 166.04151(7), Florida Statutes, as enacted by the Live Local Act of 2023 and later amended by SB 328. This section established local development regulations and an administrative review process for qualified mixed-use development projects (QMDAs) that provide affordable housing that are thereby entitled to certain preemptions from local land use and zoning regulations.

On July 1, 2025, Senate Bill 1730 took effect, further amending Section 166.04151, Florida Statutes. This bill clarified and expanded the Act's provisions by:

- Preempting local governments from requiring more than 10% non-residential of the total square footage for a QMDA;
- Requiring a minimum of 65% of the total square footage to be devoted to residential use;
- Expanding zoning eligibility to include all commercial, industrial, or mixed-use zones;
- Updating parking requirements to further restrict local government authority to impose minimum parking standards for QMDAs.

These amendments necessitate revisions to Section 10-2.8 to ensure consistency with state law.

ANALYSIS: The proposed ordinance amends Section 10-2.8 to bring the City's regulations into compliance with SB 1730 and other provisions of the Act. The proposed amendment:

- Reduces the required non-residential component from 35% to a minimum of 10% of total square footage, in alignment with the statutory requirement;
- Confirms that the residential component must constitute at least 65% of total square footage;
- Reaffirms that administrative approval is required and shall not involve elected or quasi-judicial bodies;
- Expands zoning district applicability to include PD (Planned Development), in addition to the existing I-1, I-2, MU-N, MU-C, MU-G, and NC districts;
- Updates parking standards to reflect statutory minimums, including a required 15% reduction for a QMDA within one quarter mile of major transit stops, with accessible on-/off-street parking;

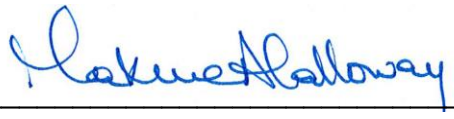
Together, these amendments ensure that QMDAs within the City remain eligible for the Act's development incentives while maintaining the integrity of the City's planning and oversight processes.

CONCLUSION: This item supports Goal #4 of the City of Tamarac's 2040 Strategic Plan, "Tamarac is Vibrant." The approval of the text amendment will provide an opportunity to vitalize vacant property and redevelop existing property within the City thereby supporting Goal #5 of the City's Strategic Plan, "A Vibrant Community."

This item also supports Objective 1 of the Future Land Use Element of the City of Tamarac Comprehensive Plan: The City of Tamarac intends to promote orderly growth and development through the adoption, maintenance, and implementation of its Future Land Use Element.

Accordingly, the Director of Community Development recommends that that the planning board forward a favorable recommendation of approval to the City Commission for the proposed text amendment to Section 10-2.8 of the City's Land Development Code to update development regulations and administrative procedures for qualified mixed-use developments pursuant to the Live Local Act, as amended by SB 328 (2024) and SB 1730 (2025), on First Reading at its October 22, 2025 meeting and on Second Reading at its November 12, 2025 meeting.

FISCAL IMPACT: There is no direct budgetary impact related to the adoption of this ordinance.



Maxine A. Calloway,
Director of Community Development

Attachments: Temporary Ordinance No. 2606
Ordinance No. O-2025-003
Exhibit A Senate Bill 1730

MAC/MM

CITY OF TAMARAC, FLORIDA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, AMENDING CHAPTER 10, ARTICLE 2, OF THE LAND DEVELOPMENT CODE OF THE CITY OF TAMARAC, FLORIDA, ENTITLED "ZONING DISTRICTS", BY SPECIFICALLY AMENDING SECTION 10-2.8, ENTITLED "QUALIFIED MIXED-USE DEVELOPMENT PURSUANT TO THE LIVE LOCAL ACT OF 2023", TO ESTABLISH PROCEDURES AND REGULATIONS TO IMPLEMENT SECTION 166.04151(7), FLORIDA STATUTES, AS CREATED BY CHAPTER 2023-17, LAWS OF FLORIDA, AND AS AMENDED BY SENATE BILL 328 (2024) AND SENATE BILL 1730 (2025), ATTACHED HERETO AS EXHIBIT A, TO PROVIDE FOR DEVELOPMENT REGULATIONS AND ADMINISTRATIVE REVIEW OF CERTAIN AFFORDABLE HOUSING PROJECTS PURSUANT TO STATE LAW; PROVIDING FOR REPEALER; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature adopted the Live Local Act of 2023 to promote the development and availability of affordable housing; thereafter, it enacted Senate Bill 328 on July 1, 2024 and Senate Bill 1730 on July 1, 2025, attached hereto as Exhibit A, to clarify, strengthen, and amend the statutory framework set forth in Sections 125.01055 and 166.04151, Florida Statutes; and

WHEREAS, the City Commission of the City of Tamarac adopted Ordinance No. O-2025-003 on January 22, 2025 (see attached O-2025-003), amending Chapter 10, Article 2 of the City's Land Development Code by creating Section 10-2.8, entitled "Qualified Mixed-Use Development Pursuant to the Live Local Act of 2023," to establish development regulations and administrative review procedures for affordable housing

projects consistent with the Live Local Act of 2023 and Senate Bill 328, and to ensure compliance reporting, oversight, and enforcement of mandatory affordability requirements; and

WHEREAS, Senate Bill 1730 further amended the Live Local Act to preempt local governments from requiring more than 10% of the total square footage of a mixed-use development to be dedicated to non-residential uses, while also requiring that applicants dedicate a minimum of 65% of the total square footage to the combined affordable and non-affordable residential component; and

WHEREAS, Senate Bill 1730 also expands zoning eligibility to include any area zoned for commercial, industrial, or mixed-use, and maintains that if a municipality has designated less than twenty percent (20%) of its land area for commercial or industrial use, it is only required to allow qualifying developments as mixed-use projects; and

WHEREAS, the original Live Local Act, together with Senate Bill 328, Senate Bill 1730, and any subsequent legislation amending or supplementing Sections 125.01055 and 166.04151, Florida Statutes, shall be collectively referred to herein as “the Act”; and

WHEREAS, the City of Tamarac has less than 20% of its land area designated for commercial and industrial use, and as such, a qualifying development must consist of a mixed-use project (QMDA) in a “commercial or industrial” zoning district; and

WHEREAS, the City Commission of the City of Tamarac now finds it necessary and appropriate to amend Section 10-2.8 of the Land Development Code to ensure continued compliance with the Act by updating provisions relating to non-residential use

limitations, mandatory parking reductions, zoning eligibility, and administrative approval procedures; and

WHEREAS, the following are the “commercial, industrial, and mixed-use” zoning districts of the City of Tamarac to which the Act applies: I-1 (Light Industrial), I-2 (Industrial), MU-N (Mixed-Use Neighborhood), MU-C (Mixed-Use Corridor), MU-G (Mixed-Use General), NC (Neighborhood Commercial), and PD (Planned Development), with PD added in compliance with Senate Bill 1730; and

WHEREAS, the Act provides that a QMDA must be reviewed solely through an administrative process, without involvement or approval by any voting body, including elected officials or quasi-judicial boards, and must be approved if the proposed development complies with the municipality’s land development regulations applicable to multifamily developments in areas zoned for such use, and is otherwise consistent with the comprehensive plan, excluding provisions related to density, floor area ratio, height, and land use; and

WHEREAS, as any administrative review must first determine compliance with the applicable land development regulations, the City Commission has determined that a site plan application for a QMDA shall be submitted to the Community Development Department and is subject to Staff review and decision in accordance with Sections 10-5.3(E)(1), (2) and (4) of the Land Development Code, “Applications Subject to Staff Decision”; and

WHEREAS, the Act contains self-executing provisions regarding a QMDA, specifically relating to changes to the list of permitted or conditional uses in commercial

zoning districts, as well as density, floor area ratio, and height regulations; therefore, this Ordinance acknowledges and incorporates such mandated provisions into the City's Code of Ordinances for ease of reference, and the City Commission affirms the City's compliance with all current and future preemptions resulting from subsequent amendments to the Act; and

WHEREAS, the Act specifically provides that Section 166.04151(7), Florida Statutes, shall expire on October 1, 2033; and

WHEREAS, the City Commission supports affordable housing and finds it necessary to amend the City Land Development Code to establish equitable regulations in order to implement the provisions of the Act, and ensure compliance reporting, oversight, and enforcement of the mandatory affordability requirements by adoption of this Ordinance; and

WHEREAS, the Director of Community Development recommends approval of the ordinance ; and

WHEREAS, the City Commission of the City of Tamarac finds that amending Chapter 10, Article 2, of the Land Development Code of the City of Tamarac, Florida, entitled "Zoning Districts", by creating Section 10-2.8, entitled "Qualified Mixed-Use Development pursuant to the Live Local Act of 2023," to provide for development regulations and administrative review of certain affordable housing projects pursuant to state law, and ensure compliance reporting, oversight, and enforcement of the mandatory affordability requirements to be in the best interest of the citizens, residents, and visitors of the City of Tamarac.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, AS FOLLOWS:

SECTION 1. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. Chapter 10, Article 2, Section 10-2.8 entitled, “Qualified Mixed-Use Development pursuant to the Live Local Act of 2023” of the Land Development Code of the City of Tamarac, Florida is hereby amended as follows:

10-2.8 Qualified Mixed-Use Development Pursuant to the Live Local Act of 2023

(A) ~~Intent and~~ **Purpose, Conflict~~;~~, and Expiration**

(1) The purpose of this section is to establish procedures and regulations for the development of mixed-use developments pursuant to the provisions of F.S. § 166.04151(7), as created by Chapter 2023-17, Laws of Florida, the "Live Local Act of 2023", ~~and State~~ Senate Bill 328, Senate Bill 1730, and all subsequent amendments thereto (the Act), which mixed-use developments involve a combination of residential and non-residential components, and a combination of dwelling units that qualify as affordable housing and units that do not qualify as affordable housing, to accomplish the following purposes:

(a) Protect and promote the public health, safety, and general welfare of the City's residents;

(b) Ensure affordability commitment for a period of at least 30 years;

(c) Facilitate the orderly development of affordable multifamily housing in the city pursuant to the Act;

(d) Confirm that a "qualified mixed-use development pursuant to the Act" (QMDA) is required to be a mixed-use residential development;

(e) Specify the city zoning districts to which this section is applicable and within which a QMDA is authorized and may be approved administratively pursuant to the Act;

(f) Confirm the land development regulations applicable to QMDA, and acknowledge the statutory mandates regarding density, height, and land use;

(g) Confirm minimum dwelling unit square footage in order to provide reasonable living conditions;

(h) Provide a minimum percentage of non-residential use floor area for QMDA to provide a meaningful mixed-use development and to reduce vehicle trips and vehicle miles traveled;

(i) Confirm the maximum intensity for QMDA applies to all square footage within the development; and

(j) Establish an administrative approval process for QMDA, including provisions for appeals of administrative decisions.

(2) In the event of a conflict between the provisions of this section and any current or subsequent amendments to F.S. § 166.04151(7), the statute, as amended, shall control.

(32) Consistent with F.S. § 166.04151(7), which expires October 1, 2033, this section 10-2.8 also expires and becomes null and void on October 1, 2033, unless the statute is further extended by the Legislature. In such circumstances, the ordinance from which this section is derived shall be in effect as long as the statute is in effect.

(B) **Definitions**

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Act means Live Local Act of 2023, ~~and~~ the amended provisions of Senate Bill 328, Senate Bill 1730, and subsequent amendments to F.S. § 166.04151(7) collectively.

Adjacent, for the purpose of this section, means having a common boundary or edge; abutting; touching.

Director means director of community development.

Gross square footage (gross floor area) means the sum (in square feet) of the area of each floor level, measured from principal outside faces of exterior walls, including, but not limited to, basements, corridors, hallways, utility areas, elevators, storage rooms, staircases, and mezzanines, but not including architectural projections. Included are areas that have floor surfaces with clear standing head room (six feet, six inches minimum) regardless of their use. This definition includes areas which are not enclosed, but roofed; however, it does not include unroofed areas.

QMDA means a qualified multiple-family, mixed-use development proposed pursuant to F.S. § 166.04151(7), as amended from time to time, with a minimum of 65

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percent of the gross square footage used for residential purposes, at least 40 percent of residential units are affordable rental units, as defined in F.S. § 420.0004, for a period of at least 30 years, and with the remaining of the gross square footage dedicated to non-residential uses, as permitted in the applicable zoning district.

Unified control means all land included for the purpose of development shall be under the control of the applicant (an individual, partnership, or corporation, or group of individuals, partnerships, or corporations). The applicant shall present satisfactory legal documents to constitute evidence of the unified control of the entire area, which shall be approved by the city attorney. Upon application, the applicant shall agree as follows:

(a) To proceed with the QMDA according to the provisions of this section and the affordability requirements as established by state law and covenant;

(b) To provide agreements, contracts, covenants, deed restrictions, and sureties acceptable to the city for completion of the development according to the plans approved at the time of site plan approval and for continuing operations and maintenance of such areas, functions, and facilities, which are not proposed to be provided, operated, or maintained at public expense; and

(c) To bind their successors in title to any commitments made under the above for the affordability period and as long as the development remains a QMDA. All agreements and evidence of unified control shall be reviewed by the city attorney and no site plan for a QMDA shall be approved without verification by the city attorney that such agreements and evidence of unified control meet the requirements of this section.

(C) **Applicability; Zoning Districts permitting QMDA; Conflicts**

(1) QMDA shall be permitted, and the regulations set forth in this section shall be applicable to QMDA, only in the following zoning districts of the city:

(a) I-1 (Light Industrial)

(b) I-2 (Industrial)

(c) MU-N (Mixed-Use Neighborhood)

(d) MU-C (Mixed-Use Corridor)

(e) MU-G (Mixed-Use General)

(f) NC (Neighborhood Commercial)

(g) PD (Planned Development)

(2) In the event of a conflict between the regulations set forth herein and those set forth in the commercial, industrial, or mixed-use zoning district in which a QMDA is proposed to be located, the regulations set forth in this section shall control to the extent of such conflict.

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(D) **Site Plan Requirements; Application and Fees; Administrative Review Process; Appeals**

(1) For each proposed QMDA, a pre-application staff conference is required in accordance with the procedures set forth in Section[s] 10-5.3(B)(1), (3), and (4), including all information required.

(2) For each proposed QMDA, a pre-application neighborhood meeting is required in accordance with the procedures set forth in Section 10-5.3(C). The notification radius for this meeting shall be extended by an additional 100 feet, covering a total radius of 500 feet for residential properties, to ensure broader community engagement and input.

(3) The fee for administrative review of the application shall equal the fee for a site plan approval (major) and include the estimated costs for review by outside consultants as specified in the Community Development Fees Schedule of the City of Tamarac under "Cost Recovery and Miscellaneous." The director may impose additional application fees to recover the city's actual costs incurred during the review process, pursuant to Section 10-5.3(D)(3)(b). Additionally, the applicant shall be responsible for applicable impact fees to mitigate the impact of the QMDA on public facilities and infrastructure. The applicant may also be required to provide community benefits, such as public open space enhancements or contributions to local community initiatives, as determined by the director in accordance with applicable city policies or guidelines.

(4) Application submittal, revisions, and withdrawals shall be conducted pursuant to the provisions of Section[s] 10-5.3(D)(1), (2), (5), (6), and (7).

(5) Administrative review of the site plan application shall be conducted pursuant to the provisions of Section[s] 10-5.3(E)(1), (2), and (4).

(6) **Affordable Housing Plan:** including dwelling unit mix, number of bedrooms and unit sizes, income levels to which each unit will be made affordable, methods used to advertise affordable units, annual certification form, and any additional information requested by the Director.

(7) **Affidavit of Commitment.** The applicant must file an affidavit of commitment in a form provided by the city, to record a covenant detailing the affordable housing restrictions (and to comply with the monitoring and compliance requirements of the city). The covenant will detail income mix and required affordability, with a release provision ensuring that the covenant is in place for 30 years from certificate of occupancy and may only be released earlier by bringing the project into full compliance with all zoning and land use provisions applicable to the site at the time of the release. The city will provide the form covenant and monitoring and compliance forms upon submittal of the application. Annual certification shall be submitted to the community development department.

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(8) Legal documents demonstrating unified control of the proposed development site and providing for maintenance and cross-access, as applicable.

(9) A specific purpose survey demonstrating the one mile distance for the proposed height determination (unless the comparable site is so obviously close to render this unnecessary) with a brief analysis of the comparable site.

(10) A brief analysis of the comparable site for the proposed density determination.

(11) Clearly visible notes on the site plan legend or data sheet, indicating the project is a Live Local Act, F.S, § 166.04151(7), project.

(12) A table, or tables, on the site plan legend or data sheet, indicating the ratio of residential and non-residential square footage and affordable and market rate residential units.

(13) As required by the director, QMDA located in industrial zoning districts shall submit a study by an environmental consultant which performs a comprehensive site assessment of the existing property and proposed development demonstrating existing and proposed uses do not present potential hazard or detriment to residential buildings from noise, glare, odors, smoke, vibration, or environmental contamination.

(14) Analysis of water and wastewater demand associated with the QMDA demonstrating demand is within existing availability.

(15) A traffic analysis demonstrating the ability to achieve an internal trip capture concurrent with the buildout of the project.

(16) ~~A parking study is required if the QMDA requests up to a 20 percent reduction in total parking requirements, as provided in Section 10-5.4(H)(3)(c). This reduction applies to QMDAs within one-half mile of a major transportation hub, provided on-street or off-street parking is available within 600 feet for residents.~~ The City may require a parking demand or circulation study where necessary to evaluate site access, internal circulation, transportation concurrency, emergency vehicle access, or ADA compliance; however, such study shall not be used to impose parking requirements in excess of the limitations established by Section 166.04151, Florida Statutes, as amended.

(17) The director's decision on an application for a QMDA shall be final. Either the applicant, or an aggrieved party, as defined in section 10-5.3(J)(b), who disagrees with the final decision of the director, may file an appeal to the planning board in accordance with Section 10-5.4(R). Provided, however, the appellant needs only file a timely notification of appeal and such appeal shall be heard at the next planning board meeting that is at least two weeks after the filing of the appeal.

(E) **Land Development Regulations for QMDA**

(1) **Unified Lot.** All land included for the purposes of a QMDA, including all residential and non-residential components, shall be under unified control.

(2) **Required Residential Use**

(a) A minimum of 65 percent of the total square footage of a QMDA shall be used for residential purposes.

(b) Equivalency of Affordable Dwelling Units

1. Affordable dwelling units and market rate units within a QMDA shall be located within the same structure or shall be proportionately distributed between multiple structures, if such are proposed, such that every qualifying development structure contains both affordable and market rate units in equal proportions; in no event shall a qualifying development structure consist entirely of market rate units.

2. All common areas and amenities within a QMDA shall be accessible and available to all residents (both affordable and market rate units).

3. Access to the required affordable dwelling units in a QMDA shall be provided through the same principal entrance(s) utilized by all other dwelling units in the development, provided that for townhouse-style affordable dwelling units, each unit shall have its own entrance.

4. Unit mix (bedroom count and size per unit): The sizes and number of bedrooms in the affordable dwelling units shall be proportional to the sizes and number of bedrooms in the market rate units (e.g., for number of bedrooms, if 25 percent of the market rate units consist of two bedrooms, then 25 percent of the affordable units shall also have two bedrooms, etc., maintaining a proportional distribution across unit types and each structure within the qualifying development). When measurements determining the unit mix of affordable units result in any decimal fraction less than 0.5, they shall be rounded down to the nearest whole number, and any decimal fraction of 0.5 or more shall be rounded up to the nearest whole number.

5. Affordable dwelling units shall be developed simultaneously with, or prior to, the development of the market rate units.

6. If the QMDA is phased, the phasing plan shall provide for the construction of affordable units proportionately and concurrently with the market rate units and nonresidential uses. A certificate of occupancy for affordable units must be issued concurrently with or prior to the certificate of occupancy for market rate units of the development. In phased developments, affordable units may be constructed and occupied in proportion to the number of units in each phase of the residential development.

7. The exterior appearance of affordable units shall be the same as the market rate units and shall provide exterior building materials and finishings of the same type and quality.

8. The interior building materials and finishes of the affordable units shall be the same type and quality as the market rate units, including, but not limited, to all electrical and plumbing fixtures, flooring, cabinetry, counter tops, and decorative finishes.

(c) **Affordability Commitment**

1. Pursuant to F.S. § 166.04151(7), at least 40 percent of the multi-family residential units shall remain affordable, as defined in F.S. § 420.0004, for a period of at least 30 years. Before the issuance of any building permit, the property owner shall execute and deliver to the city for recordation in the public records, on a form approved by the city attorney, a covenant, declaration of restriction, or other deed restriction in favor of the city ensuring compliance with this affordability requirement and providing enforcement rights for the city.

2. The property owner shall provide to the city, each year on January 15, an annual certification form certifying all affordable housing units meet the affordability criteria set forth in F.S. § 420.0004.

(3) **Required Non-Residential Use**

(a) ~~Thirty-five~~ A minimum of 10 percent of the total square footage of ~~the~~ a QMDA shall be devoted to principal non-residential uses that are not dedicated to, or exclusively accessible by, the on-site residential uses. Residential community amenities, or non-residential uses open only to residents of ~~the~~ a QMDA, shall ~~are~~ not be considered non-residential uses~~.~~ for purposes of this requirement. Any future amendments to this provision under the Act are hereby incorporated by reference, and the City shall remain in compliance with all current and future preemptions resulting from subsequent amendments to the Act.

(b) Non-residential uses shall be limited to those uses permitted in the zoning district and land use regulations applicable to the land on which ~~the~~ a QMDA is located. Proposed uses requiring special exception shall be subject to city commission approval and the applicable regulations and limitations for the use.

(4) **Allocation of Shared Space Square Footage**

(a) Lobby, service areas, and amenity areas exclusively serving the residential uses of a QMDA shall be considered residential square footage.

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(b) Common ground floor lobby, service areas, parking, and amenity areas within a structure housing both residential and non-residential uses shall be proportionately allocated to the residential and non-residential square footage requirements.

(5) **Site Design**

(a) A QMDA must locate all non-residential uses on the same (or unified) plot.

(b) A QMDA located on land zoned industrial must locate all non-residential uses in a structure separate from any residential uses. Structures used for more intense industrial purposes, as determined solely by the city, need to be buffered and setback from the residential structures in the same manner, applying setbacks, landscape buffers, and other applicable regulations as if the residential structures were on a separate site, to ensure compatibility between residential and industrial uses.

(c) A QMDA located on land zoned industrial shall submit a study by an environmental consultant which performs a comprehensive site assessment of the existing property and proposed development demonstrating existing and proposed uses do not present potential hazard or detriment to residential buildings from noise, glare, odors, smoke, vibration, or environmental contamination.

(6) **Additional Development Standards**

(a) The following standards are applicable to all QMDA regardless of the zoning district they are located in:

1. Maximum Density and Height.

a. With respect to the residential component of a QMDA, the maximum density shall be the highest allowed density on any land in the city where residential development is allowed by right, without incorporation of any bonus density and/or flex and reserve units. The maximum permitted density in the city is 50 dwelling units per acre.

b. The maximum height shall be the highest currently allowed for a commercial or residential development within the city and within one mile of the QDMA, or three stories, whichever is higher. For QDMA adjacent on two sides or more to a single-family zone with 25 or more contiguous single-family homes, height is limited to 150 percent of the tallest adjacent building or three stories, whichever is greater, as provided in the Act.

2. A QMDA shall adhere to existing land use regulations pertaining to minimum dwelling unit sizes of multi-family developments, as

specified in Table 10-2.2, and to minimum lot standards, setbacks, and building standards for mixed-use developments, as specified in Table 10-2.3 of the Land Development Code of the City of Tamarac.

3. A QMDA shall adhere to all other applicable Land Development Code development standards unless specifically regulated in this section.

(b) **Architectural Requirements**

1. Architectural requirements of the QMDA shall conform to section 10-4.7 "Mixed-Use and Nonresidential Site and Building Design" of the Land Development Code of the City of Tamarac. All QMDA proposed under this section shall be cohesive and architecturally compatible with guidelines as determined by staff.
2. Overhead garage or loading doors shall not face a street side.
3. Electrical equipment shall be effectively screened from view from public areas, streets, adjoining properties, and residential uses.
4. Mechanical equipment is not permitted on any street side and shall be effectively screened from view from public areas, adjoining properties, and residential uses.

(c) **Buffer and Landscaping Requirements** A QMDA shall conform to section 10-4.4 "Landscaping and Tree Preservation" and the landscaping and buffering requirements for the zoning district in which it is to be located.

(d) **Parking**

1. Parking requirements. A QMDA shall conform to section 10-4.2 "Transportation and Connectivity" of the Land Development Code of the City of Tamarac and the driveways and access requirements per 10-4.2(B)(4)(a) and (d).
2. A QMDA located within a designated Transit-Oriented Development (TOD) is exempt from parking requirements. Additionally, a QMDA within one-half mile of a major transportation hub or within a quarter mile and accessible to a ~~major~~ transit stop, as determined by the city, ~~may reduce~~ shall be granted a reduction of ~~total parking requirements by at least 20~~ 15 percent~~,~~ in total parking requirements upon the request of the applicant, provided that on-street parking and/or off-street parking is available within 600 feet for the QMDA's residents. Any future amendments to these provisions under the Act are hereby incorporated by reference, and the City shall remain in compliance with all current and future preemptions resulting from subsequent amendments to the Act. ~~subject to evaluation based on site conditions.~~

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(7) **Regulatory Compliance**

(a) In addition to the provisions set forth herein, a QMDA shall comply with all other land development regulations applicable to mixed-use developments in which the density is proposed.

(b) All aspects of ~~the~~ a QMDA shall be consistent with the city's comprehensive plan, with the exception of provisions establishing allowable use, height, and density.

(c) Compliance with applicable laws and regulations. In addition to the provisions set forth herein, qualifying developments shall comply with all other applicable state and local laws and regulations.

(8) **Expiration or Loss of Qualifying Development Status**

(a) **Penalties** Any violation of the affordability requirement shall result in a monetary penalty to be deposited into the Affordable Housing Trust Fund. Such monetary penalty shall be assessed as a daily fine of $250.00 per day per unit per violation until proof of compliance has been provided to the city. The monetary penalty shall not be subject to mitigation or otherwise modified by any body or board, including, but not limited to, the code enforcement special magistrate.

(b) **Loss for Failure to Meet Affordability Requirements** An approved ~~qualifying development project~~ QMDA which fails to maintain the required number of affordable dwelling units and does not comply with the affordable housing requirements of this section after notice and 90 days to cure, shall be considered non-conforming as to all portions of the development that do not comply with use and development regulations applicable based on the assigned zoning designation.

(c) **Expiration of Covenant** A qualifying development, for which a covenant guaranteeing affordable housing has expired, shall be considered:

1. A legal conforming use, so long as the development maintains the same levels and standards of affordable housing.
2. A legal non-conforming use, if the number of required affordable dwelling units originally required under the covenant are not maintained as affordable, subject to section 10-1.9 of the Land Development Code, "Nonconformities."

~~(Ord. No. O-2025-003, § 2, 1-22-25)~~

SECTION 3. It is the intention of the City Commission of the City of Tamarac that the provisions of this Ordinance shall become and be made a part of the Code of

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Ordinances of the City of Tamarac, Florida, and that the Sections of this ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase to accomplish such intention.

SECTION 4. That all Ordinances or parts of Ordinances, Resolutions, or parts thereof in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

SECTION 5. Should any section, provision, paragraph, sentence, clause of word of this Ordinance or portion hereof be held or declared by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall be considered as eliminated and shall not affect the validity of the remaining portions or applications of this Ordinance.

SECTION 6. This Ordinance shall become effective upon adoption.

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PASSED, FIRST READING this _____ day of _____, 2025.

PASSED, SECOND READING this _____day of _____, 2025.

_____
MICHELLE J. GOMEZ
MAYOR

RECORD OF COMMISSION VOTE: 1ST Reading

MAYOR GOMEZ	_____
DIST 1: COMM. BOLTON	_____
DIST 2: COMM. WRIGHT	_____
DIST 3: COMM PATTERSON	_____
DIST 4: V/M DANIEL	_____

RECORD OF COMMISSION VOTE: 2ND Reading

MAYOR GOMEZ	_____
DIST 1: COMM. BOLTON	_____
DIST 2: COMM. WRIGHT	_____
DIST 3: COMM PATTERSON	_____
DIST 4: V/M DANIEL	_____

ATTEST:

_____
KIMBERLY DILLON, CMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF TAMARAC ONLY:

_____
HANS OTTINOT
CITY ATTORNEY

This Ordinance was filed in the Office of the City Clerk on this ___ day of _____ 2025.

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An act relating to affordable housing; amending ss. 125.01055 and 166.04151, F.S.; authorizing the board of county commissioners and the governing board of a municipality, respectively, to approve the development of housing that is affordable, including mixed-use residential, on any parcel owned by religious institutions; requiring counties and municipalities to authorize multifamily and mixed-use residential as allowable uses in portions of flexibly zoned areas under certain circumstances; prohibiting counties and municipalities from imposing certain requirements on proposed multifamily developments; prohibiting counties and municipalities from requiring that more than a specified percentage of a mixed-use residential project be used for certain purposes; revising the density, floor area ratio, or height below which counties and municipalities may not restrict certain developments; defining the term "highest currently allowed, or allowed on July 1, 2023"; revising the definition of the term "floor area ratio"; authorizing counties and municipalities to restrict the height of proposed developments on certain parcels with structures or buildings listed in the National Register of Historic Places; requiring the administrative approval of certain proposed developments without further action by a quasi-judicial or administrative board or reviewing body under certain circumstances; defining the term

"allowable density"; requiring the administrative approval of the demolition of an existing structure associated with a proposed development in certain circumstances; providing construction; authorizing counties and municipalities to administratively require that certain proposed developments comply with architectural design regulations under certain circumstances; requiring counties and municipalities to reduce parking requirements by a specified percentage for certain proposed developments under certain circumstances; authorizing counties and municipalities to allow adjacent parcels of land to be included within certain proposed developments; requiring a court to give priority to and render expeditious decisions in certain civil actions; requiring a court to award reasonable attorney fees and costs to a prevailing party in certain civil actions; providing that such attorney fees or costs may not exceed a specified dollar amount; prohibiting the prevailing party from recovering certain other fees or costs; defining terms; revising applicability; prohibiting counties and municipalities from enforcing certain building moratoriums; providing an exception, subject to certain requirements; requiring the court to assess and award reasonable attorney fees and costs to the prevailing party in certain civil actions; providing that such attorney fees or costs may not exceed a specified dollar amount; prohibiting the prevailing party from recovering certain other fees or

costs; providing applicability; providing annual reporting requirements beginning on specified dates; authorizing applicants for certain proposed developments to notify the county or municipality, as applicable, by a specified date of its intent to proceed under certain provisions; requiring counties and municipalities to allow certain applicants to submit revised applications, written requests, and notices of intent to account for changes made by the act; creating s. 420.5098, F.S.; providing legislative findings and intent; defining terms; providing that it is the policy of the state to support housing for certain employees and to allow developers in receipt of certain tax credits and funds to create a specified preference for housing certain employees; requiring that such preference conform to certain requirements; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (6) and paragraphs (a) through (f), (k), and (l) of subsection (7) of section 125.01055, Florida Statutes, are amended, new paragraphs (k) through (n) are added to subsection (7), and subsections (9) and (10) are added to that section, to read:

125.01055 Affordable housing.—

(6) Notwithstanding any other law or local ordinance or regulation to the contrary, the board of county commissioners may approve the development of housing that is affordable, as

defined in s. 420.0004, including, but not limited to, a mixed-use residential development, on any parcel zoned for commercial or industrial use, or on any parcel, including any contiguous parcel connected thereto, which is owned by a religious institution as defined in s. 170.201(2) which contains a house of public worship, regardless of underlying zoning, so long as at least 10 percent of the units included in the project are for housing that is affordable. The provisions of this subsection are self-executing and do not require the board of county commissioners to adopt an ordinance or a regulation before using the approval process in this subsection.

(7)(a) A county must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use, and in portions of any flexibly zoned area such as a planned unit development permitted for commercial, industrial, or mixed use, if at least 40 percent of the residential units in a proposed multifamily development are rental units that, for a period of at least 30 years, are affordable as defined in s. 420.0004. Notwithstanding any other law, local ordinance, or regulation to the contrary, a county may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, transfer of density or development units, amendment to a development of regional impact, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection. For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes. The county may not require that more than 10 percent of the total square footage of such

mixed-use residential projects be used for nonresidential purposes.

(b) A county may not restrict the density of a proposed development authorized under this subsection below the highest currently allowed, or allowed on July 1, 2023, density on any unincorporated land in the county where residential development is allowed under the county's land development regulations. For purposes of this paragraph, the term "highest currently allowed density" does not include the density of any building that met the requirements of this subsection or the density of any building that has received any bonus, variance, or other special exception for density provided in the county's land development regulations as an incentive for development. For purposes of this paragraph, "highest currently allowed, or allowed on July 1, 2023," means whichever is least restrictive at the time of development.

(c) A county may not restrict the floor area ratio of a proposed development authorized under this subsection below 150 percent of the highest currently allowed, or allowed on July 1, 2023, floor area ratio on any unincorporated land in the county where development is allowed under the county's land development regulations. For purposes of this paragraph, the term "highest currently allowed floor area ratio" does not include the floor area ratio of any building that met the requirements of this subsection or the floor area ratio of any building that has received any bonus, variance, or other special exception for floor area ratio provided in the county's land development regulations as an incentive for development. For purposes of this subsection, the term "floor area ratio" includes floor lot

ratio and lot coverage.

(d)1. A county may not restrict the height of a proposed development authorized under this subsection below the highest currently allowed, or allowed on July 1, 2023, height for a commercial or residential building located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher. For purposes of this paragraph, the term "highest currently allowed height" does not include the height of any building that met the requirements of this subsection or the height of any building that has received any bonus, variance, or other special exception for height provided in the county's land development regulations as an incentive for development.

2. If the proposed development is adjacent to, on two or more sides, a parcel zoned for single-family residential use which is within a single-family residential development with at least 25 contiguous single-family homes, the county may restrict the height of the proposed development to 150 percent of the tallest building on any property adjacent to the proposed development, the highest currently allowed, or allowed on July 1, 2023, height for the property provided in the county's land development regulations, or 3 stories, whichever is higher, not to exceed 10 stories. For the purposes of this paragraph, the term "adjacent to" means those properties sharing more than one point of a property line, but does not include properties separated by a public road.

3. If the proposed development is on a parcel with a contributing structure or building within a historic district which was listed in the National Register of Historic Places

before January 1, 2000, or is on a parcel with a structure or building individually listed in the National Register of Historic Places, the county may restrict the height of the proposed development to the highest currently allowed, or allowed on July 1, 2023, height for a commercial or residential building located in its jurisdiction within three-fourths of a mile of the proposed development or 3 stories, whichever is higher. The term "highest currently allowed" in this paragraph includes the maximum height allowed for any building in a zoning district irrespective of any conditions.

(e)1. A proposed development authorized under this subsection must be administratively approved without ~~and no~~ further action by the board of county commissioners or any quasi-judicial or administrative board or reviewing body ~~is required~~ if the development satisfies the county's land development regulations for multifamily developments in areas zoned for such use and is otherwise consistent with the comprehensive plan, with the exception of provisions establishing allowable densities, floor area ratios, height, and land use. Such land development regulations include, but are not limited to, regulations relating to setbacks and parking requirements. A proposed development located within one-quarter mile of a military installation identified in s. 163.3175(2) may not be administratively approved. Each county shall maintain on its website a policy containing procedures and expectations for administrative approval pursuant to this subsection. For purposes of this subparagraph, the term "allowable density" means the density prescribed for the property in accordance with this subsection without additional requirements to procure and

transfer density units or development units from other properties.

2. The county must administratively approve the demolition of an existing structure associated with a proposed development under this subsection, without further action by the board of county commissioners or any quasi-judicial or administrative board or reviewing body, if the proposed demolition otherwise complies with all state and local regulations.

3. If the proposed development is on a parcel with a contributing structure or building within a historic district which was listed in the National Register of Historic Places before January 1, 2000, or is on a parcel with a structure or building individually listed in the National Register of Historic Places, the county may administratively require the proposed development to comply with local regulations relating to architectural design, such as facade replication, provided it does not affect height, floor area ratio, of density of the proposed development.

(f)1. A county must, upon request of an applicant, reduce ~~consider reducing~~ parking requirements by 15 percent for a proposed development authorized under this subsection if the development:

a. Is located within one-quarter mile of a transit stop, as defined in the county's land development code, and the transit stop is accessible from the development;~~.~~

~~2. A county must reduce parking requirements by at least 20 percent for a proposed development authorized under this subsection if the development:~~

b.~~a.~~ Is located within one-half mile of a major

transportation hub that is accessible from the proposed development by safe, pedestrian-friendly means, such as sidewalks, crosswalks, elevated pedestrian or bike paths, or other multimodal design features; or ~~and~~

c.~~b.~~ Has available parking within 600 feet of the proposed development which may consist of options such as on-street parking, parking lots, or parking garages available for use by residents of the proposed development. However, a county may not require that the available parking compensate for the reduction in parking requirements.

2.~~3.~~ A county must eliminate parking requirements for a proposed mixed-use residential development authorized under this subsection within an area recognized by the county as a transit-oriented development or area, as provided in paragraph (h).

3.~~4.~~ For purposes of this paragraph, the term "major transportation hub" means any transit station, whether bus, train, or light rail, which is served by public transit with a mix of other transportation options.

(k) Notwithstanding any other law or local ordinance or regulation to the contrary, a county may allow an adjacent parcel of land to be included within a proposed multifamily development authorized under this subsection.

(l) The court shall give any civil action filed against a county for a violation of this subsection priority over other pending cases and render a preliminary or final decision as expeditiously as possible.

(m) If a civil action is filed against a county for a violation of this subsection, the court must assess and award reasonable attorney fees and costs to the prevailing party. An

award of reasonable attorney fees or costs pursuant to this subsection may not exceed $250,000. In addition, a prevailing party may not recover any attorney fees or costs directly incurred by or associated with litigation to determine an award of reasonable attorney fees or costs.

(n) As used in this subsection, the term:

1. "Commercial use" means activities associated with the sale, rental, or distribution of products or the performance of services related thereto. The term includes, but is not limited to, such uses or activities as retail sales; wholesale sales; rentals of equipment, goods, or products; offices; restaurants; public lodging establishments as described in s. 509.242(1)(a); food service vendors; sports arenas; theaters; tourist attractions; and other for-profit business activities. A parcel zoned to permit such uses by right without the requirement to obtain a variance or waiver is considered commercial use for the purposes of this section, irrespective of the local land development regulation's listed category or title. The term does not include home-based businesses or cottage food operations undertaken on residential property, public lodging establishments as described in s. 509.242(1)(c), or uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not commercial use, irrespective of how they are operated.

2. "Industrial use" means activities associated with the manufacture, assembly, processing, or storage of products or the performance of services related thereto. The term includes, but

is not limited to, such uses or activities as automobile manufacturing or repair, boat manufacturing or repair, junk yards, meat packing facilities, citrus processing and packing facilities, produce processing and packing facilities, electrical generating plants, water treatment plants, sewage treatment plants, and solid waste disposal sites. A parcel zoned to permit such uses by right without the requirement to obtain a variance or waiver is considered industrial use for the purposes of this section, irrespective of the local land development regulation's listed category or title. The term does not include uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not industrial use, irrespective of how they are operated.

3. "Mixed use" means any use that combines multiple types of approved land uses from at least two of the residential use, commercial use, and industrial use categories. The term does not include uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not mixed use, irrespective of how they are operated.

4. "Planned unit development" has the same meaning as provided in s. 163.3202(5)(b).

(o)~~(k)~~ This subsection does not apply to:

1. Airport-impacted areas as provided in s. 333.03.

2. Property defined as recreational and commercial working waterfront in s. 342.201(2)(b) in any area zoned as industrial.

3. The Wekiva Study Area, as described in s. 369.316.

4. The Everglades Protection Area, as defined in s. 373.4592(2).

(p) ~~(1)~~ This subsection expires October 1, 2033.

(9)(a) Except as provided in paragraphs (b) and (d), a county may not enforce a building moratorium that has the effect of delaying the permitting or construction of a multifamily residential or mixed-use residential development authorized under subsection (7).

(b) A county may, by ordinance, impose or enforce such a building moratorium for no more than 90 days in any 3-year period. Before adoption of such a building moratorium, the county shall prepare or cause to be prepared an assessment of the county's need for affordable housing at the extremely-low-income, very-low-income, low-income, or moderate-income limits specified in s. 420.0004, including projections of such need for the next 5 years. This assessment must be posted on the county's website by the date the notice of proposed enactment is published, and presented at the same public meeting at which the proposed ordinance imposing the building moratorium is adopted by the board of county commissioners. This assessment must be included in the business impact estimate for the ordinance imposing such a moratorium required by s. 125.66(3).

(c) If a civil action is filed against a county for a violation of this subsection, the court must assess and award reasonable attorney fees and costs to the prevailing party. An award of reasonable attorney fees or costs pursuant to this subsection may not exceed $250,000. In addition, a prevailing party may not recover any attorney fees or costs directly

incurred by or associated with litigation to determine an award of reasonable attorney fees or costs.

(d) This subsection does not apply to moratoria imposed or enforced to address stormwater or flood water management, to address the supply of potable water, or due to the necessary repair of sanitary sewer systems, if such moratoria apply equally to all types of multifamily or mixed-use residential development.

(10)(a) Beginning November 1, 2026, each county must provide an annual report to the state land planning agency which includes:

1. A summary of litigation relating to subsection (7) that was initiated, remains pending, or was resolved during the previous fiscal year.

2. A list of all projects proposed or approved under subsection (7) during the previous fiscal year. For each project, the report must include, at a minimum, the project's size, density, and intensity and the total number of units proposed, including the number of affordable units and associated targeted household incomes.

(b) The state land planning agency shall compile the information received under this subsection and submit the information to the Governor, the President of the Senate, and the Speaker of the House of Representatives annually by February 1.

Section 2. Subsection (6) and paragraphs (a) through (f), (k), and (l) of subsection (7) of section 166.04151, Florida Statutes, are amended, new paragraphs (k) through (n) are added to subsection (7), and subsections (9) and (10) are added to

that section, to read:

166.04151 Affordable housing.—

(6) Notwithstanding any other law or local ordinance or regulation to the contrary, the governing body of a municipality may approve the development of housing that is affordable, as defined in s. 420.0004, including, but not limited to, a mixed-use residential development, on any parcel zoned for commercial or industrial use, or on any parcel, including any contiguous parcel connected thereto, which is owned by a religious institution as defined in s. 170.201(2) which contains a house of public worship, regardless of underlying zoning, so long as at least 10 percent of the units included in the project are for housing that is affordable. The provisions of this subsection are self-executing and do not require the governing body to adopt an ordinance or a regulation before using the approval process in this subsection.

(7)(a) A municipality must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use, and in portions of any flexibly zoned area such as a planned unit development permitted for commercial, industrial, or mixed use, if at least 40 percent of the residential units in a proposed multifamily development are rental units that, for a period of at least 30 years, are affordable as defined in s. 420.0004. Notwithstanding any other law, local ordinance, or regulation to the contrary, a municipality may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, transfer of density or development units, amendment to a development of regional

impact, amendment to a municipal charter, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection. For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes. The municipality may not require that more than 10 percent of the total square footage of such mixed-use residential projects be used for nonresidential purposes.

(b) A municipality may not restrict the density of a proposed development authorized under this subsection below the highest currently allowed, or allowed on July 1, 2023, density on any land in the municipality where residential development is allowed under the municipality's land development regulations. For purposes of this paragraph, the term "highest currently allowed density" does not include the density of any building that met the requirements of this subsection or the density of any building that has received any bonus, variance, or other special exception for density provided in the municipality's land development regulations as an incentive for development. For purposes of this paragraph, "highest currently allowed, or allowed on July 1, 2023," means whichever is least restrictive at the time of development.

(c) A municipality may not restrict the floor area ratio of a proposed development authorized under this subsection below 150 percent of the highest currently allowed, or allowed on July 1, 2023, floor area ratio on any land in the municipality where development is allowed under the municipality's land development regulations. For purposes of this paragraph, the term "highest currently allowed floor area ratio" does not include the floor

area ratio of any building that met the requirements of this subsection or the floor area ratio of any building that has received any bonus, variance, or other special exception for floor area ratio provided in the municipality's land development regulations as an incentive for development. For purposes of this subsection, the term "floor area ratio" includes floor lot ratio and lot coverage.

(d)1. A municipality may not restrict the height of a proposed development authorized under this subsection below the highest currently allowed, or allowed on July 1, 2023, height for a commercial or residential building located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher. For purposes of this paragraph, the term "highest currently allowed height" does not include the height of any building that met the requirements of this subsection or the height of any building that has received any bonus, variance, or other special exception for height provided in the municipality's land development regulations as an incentive for development.

2. If the proposed development is adjacent to, on two or more sides, a parcel zoned for single-family residential use that is within a single-family residential development with at least 25 contiguous single-family homes, the municipality may restrict the height of the proposed development to 150 percent of the tallest building on any property adjacent to the proposed development, the highest currently allowed, or allowed on July 1, 2023, height for the property provided in the municipality's land development regulations, or 3 stories, whichever is higher, not to exceed 10 stories. For the purposes of this paragraph,

the term "adjacent to" means those properties sharing more than one point of a property line, but does not include properties separated by a public road or body of water, including manmade lakes or ponds. For a proposed development located within a municipality within an area of critical state concern as designated by s. 380.0552 or chapter 28-36, Florida Administrative Code, the term "story" includes only the habitable space above the base flood elevation as designated by the Federal Emergency Management Agency in the most current Flood Insurance Rate Map. A story may not exceed 10 feet in height measured from finished floor to finished floor, including space for mechanical equipment. The highest story may not exceed 10 feet from finished floor to the top plate.

3. If the proposed development is on a parcel with a contributing structure or building within a historic district which was listed in the National Register of Historic Places before January 1, 2000, or is on a parcel with a structure or building individually listed in the National Register of Historic Places, the municipality may restrict the height of the proposed development to the highest currently allowed, or allowed on July 1, 2023, height for a commercial or residential building located in its jurisdiction within three-fourths of a mile of the proposed development or 3 stories, whichever is higher. The term "highest currently allowed" in this paragraph includes the maximum height allowed for any building in a zoning district irrespective of any conditions.

(e)1. A proposed development authorized under this subsection must be administratively approved without ~~and no~~ further action by the governing body of the municipality or any

quasi-judicial or administrative board or reviewing body ~~is required~~ if the development satisfies the municipality's land development regulations for multifamily developments in areas zoned for such use and is otherwise consistent with the comprehensive plan, with the exception of provisions establishing allowable densities, floor area ratios, height, and land use. Such land development regulations include, but are not limited to, regulations relating to setbacks and parking requirements. A proposed development located within one-quarter mile of a military installation identified in s. 163.3175(2) may not be administratively approved. Each municipality shall maintain on its website a policy containing procedures and expectations for administrative approval pursuant to this subsection. For purposes of this paragraph, the term "allowable density" means the density prescribed for the property in accordance with this subsection without additional requirements to procure and transfer density units or development units from other properties.

2. The municipality must administratively approve the demolition of an existing structure associated with a proposed development under this subsection, without further action by the governing body of the municipality or any quasi-judicial or administrative board or reviewing body, if the proposed demolition otherwise complies with all state and local regulations.

3. If the proposed development is on a parcel with a contributing structure or building within a historic district which was listed in the National Register of Historic Places before January 1, 2000, or is on a parcel with a structure or

building individually listed in the National Register of Historic Places, the municipality may administratively require the proposed development to comply with local regulations relating to architectural design, such as facade replication, provided it does not affect height, floor area ratio, of density of the proposed development.

(f)1. A municipality must, upon request of an applicant, reduce ~~consider reducing~~ parking requirements for a proposed development authorized under this subsection by 15 percent if the development:

a. Is located within one-quarter mile of a transit stop, as defined in the municipality's land development code, and the transit stop is accessible from the development;~~.~~

~~2. A municipality must reduce parking requirements by at least 20 percent for a proposed development authorized under this subsection if the development:~~

b.~~a.~~ Is located within one-half mile of a major transportation hub that is accessible from the proposed development by safe, pedestrian-friendly means, such as sidewalks, crosswalks, elevated pedestrian or bike paths, or other multimodal design features; or~~.~~

c.~~b.~~ Has available parking within 600 feet of the proposed development which may consist of options such as on-street parking, parking lots, or parking garages available for use by residents of the proposed development. However, a municipality may not require that the available parking compensate for the reduction in parking requirements.

2.~~3.~~ A municipality must eliminate parking requirements for a proposed mixed-use residential development authorized under

this subsection within an area recognized by the municipality as a transit-oriented development or area, as provided in paragraph (h).

3.~~4.~~ For purposes of this paragraph, the term "major transportation hub" means any transit station, whether bus, train, or light rail, which is served by public transit with a mix of other transportation options.

(k) Notwithstanding any other law or local ordinance or regulation to the contrary, a municipality may allow an adjacent parcel of land to be included within a proposed multifamily development authorized under this subsection.

(l) The court shall give any civil action filed against a municipality for a violation of this subsection priority over other pending cases and render a preliminary or final decision as expeditiously as possible.

(m) If a civil action is filed against a municipality for a violation of this subsection, the court must assess and award reasonable attorney fees and costs to the prevailing party. An award of reasonable attorney fees or costs pursuant to this subsection may not exceed $250,000. In addition, a prevailing party may not recover any attorney fees or costs directly incurred by or associated with litigation to determine an award of reasonable attorney fees or costs.

(n) As used in this subsection, the term:

1. "Commercial use" means activities associated with the sale, rental, or distribution of products or the performance of services related thereto. The term includes, but is not limited to, such uses or activities as retail sales; wholesale sales; rentals of equipment, goods, or products; offices; restaurants;

public lodging establishments as described in s. 509.242(1)(a); food service vendors; sports arenas; theaters; tourist attractions; and other for-profit business activities. A parcel zoned to permit such uses by right without the requirement to obtain a variance or waiver is considered commercial use for the purposes of this section, irrespective of the local land development regulation's listed category or title. The term does not include home-based businesses or cottage food operations undertaken on residential property, public lodging establishments as described in s. 509.242(1)(c), or uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not commercial use, irrespective of how they are operated.

2. "Industrial use" means activities associated with the manufacture, assembly, processing, or storage of products or the performance of services related thereto. The term includes, but is not limited to, such uses or activities as automobile manufacturing or repair, boat manufacturing or repair, junk yards, meat packing facilities, citrus processing and packing facilities, produce processing and packing facilities, electrical generating plants, water treatment plants, sewage treatment plants, and solid waste disposal sites. A parcel zoned to permit such uses by right without the requirement to obtain a variance or waiver is considered industrial use for the purposes of this section, irrespective of the local land development regulation's listed category or title. The term does not include uses that are accessory, ancillary, incidental to the allowable

uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not industrial use, irrespective of how they are operated.

3. "Mixed use" means any use that combines multiple types of approved land uses from at least two of the residential use, commercial use, and industrial use categories. The term does not include uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not mixed use, irrespective of how they are operated.

4. "Planned unit development" has the same meaning as provided in s. 163.3202(5)(b).

(o)~~(k)~~ This subsection does not apply to:

1. Airport-impacted areas as provided in s. 333.03.

2. Property defined as recreational and commercial working waterfront in s. 342.201(2)(b) in any area zoned as industrial.

3. The Wekiva Study Area, as described in s. 369.316.

4. The Everglades Protection Area, as defined in s. 373.4592(2).

(p)~~(l)~~ This subsection expires October 1, 2033.

(9)(a) Except as provided in paragraphs (b) and (d), a municipality may not enforce a building moratorium that has the effect of delaying the permitting or construction of a multifamily residential or mixed-use residential development authorized under subsection (7).

(b) A municipality may, by ordinance, impose or enforce such a building moratorium for no more than 90 days in any 3-

year period. Before adoption of such a building moratorium, the municipality shall prepare or cause to be prepared an assessment of the municipality's need for affordable housing at the extremely-low-income, very-low-income, low-income, or moderate-income limits specified in s. 420.0004, including projections of such need for the next 5 years. This assessment must be posted on the municipality's website by the date the notice of proposed enactment is published and must be presented at the same public meeting at which the proposed ordinance imposing the building moratorium is adopted by the governing body of the municipality. This assessment must be included in the business impact estimate for the ordinance imposing such a moratorium required by s. 166.041(4).

(c) If a civil action is filed against a municipality for a violation of this subsection, the court must assess and award reasonable attorney fees and costs to the prevailing party. An award of reasonable attorney fees or costs pursuant to this subsection may not exceed $250,000. In addition, a prevailing party may not recover any attorney fees or costs directly incurred by or associated with litigation to determine an award of reasonable attorney fees or costs.

(d) This subsection does not apply to moratoria imposed or enforced to address stormwater or flood water management, to address the supply of potable water, or due to the necessary repair of sanitary sewer systems, if such moratoria apply equally to all types of multifamily or mixed-use residential development.

(10)(a) Beginning November 1, 2026, each municipality must provide an annual report to the state land planning agency which

includes:

1. A summary of litigation relating to subsection (7) that was initiated, remains pending, or was resolved during the previous fiscal year.

2. A list of all projects proposed or approved under subsection (7) during the previous fiscal year. For each project, the report must include, at a minimum, the project's size, density, and intensity and the total number of units proposed, including the number of affordable units and associated targeted household incomes.

(b) The state land planning agency shall compile the information received under this subsection and submit the information to the Governor, the President of the Senate, and the Speaker of the House of Representatives annually by February 1.

Section 3. An applicant for a proposed development authorized under s. 125.01055(7), Florida Statutes, or s. 166.04151(7), Florida Statutes, who submitted an application, a written request, or a notice of intent to use such provisions to the county or municipality and which application, written request, or notice of intent has been received by the county or municipality, as applicable, before July 1, 2025, may notify the county or municipality by July 1, 2025, of its intent to proceed under the provisions of s. 125.01055(7), Florida Statutes, or s. 166.04151(7), Florida Statutes, as they existed at the time of submittal. A county or municipality, as applicable, shall allow an applicant who submitted such application, written request, or notice of intent before July 1, 2025, the opportunity to submit a revised application, written request, or notice of intent to

account for the changes made by this act.

Section 4. Section 420.5098, Florida Statutes, is created to read:

420.5098 Public sector and hospital employer-sponsored housing policy.—

(1) The Legislature finds that it is in the best interests of the state and the state's economy to provide affordable housing to state residents employed by hospitals, health care facilities, and governmental entities in order to attract and maintain the highest quality labor by incentivizing such employers to sponsor affordable housing opportunities. Section 42(g)(9)(B) of the Internal Revenue Code provides that a qualified low-income housing project does not fail to meet the general public use requirement solely because of occupancy restrictions or preferences that favor tenants who are members of a specified group under a state program or policy that supports housing for such specified group. Therefore, it is the intent of the Legislature to establish a policy that supports the development of affordable workforce housing for employees of hospitals, health care facilities, and governmental entities.

(2) For purposes of this section, the term:

(a) "Governmental entity" means any state, regional, county, local, or municipal governmental entity of this state, whether executive, judicial, or legislative; any department, division, bureau, commission, authority, or political subdivision of the state; any public school, state university, or Florida College System institution; or any special district as defined in s. 189.012.

(b) "Health care facility" has the same meaning as provided

in s. 159.27(16).

(c) "Hospital" means a hospital under chapter 155, a hospital district created pursuant to chapter 189, or a hospital licensed pursuant to chapter 395, including corporations not for profit that are qualified as charitable under s. 501(c)(3) of the Internal Revenue Code and for-profit entities.

(3) It is the policy of the state to support housing for employees of hospitals, health care facilities, and governmental entities and to allow developers in receipt of federal low-income housing tax credits allocated pursuant to s. 420.5099, local or state funds, or other sources of funding available to finance the development of affordable housing to create a preference for housing for such employees. Such preference must conform to the requirements of s. 42(g)(9) of the Internal Revenue Code.

Section 5. This act shall take effect July 1, 2025.

CITY OF TAMARAC, FLORIDA

ORDINANCE NO. O-2025-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, TERMINATING "NOTICE TO THE PUBLIC OF A PENDING ORDINANCE" BY AMENDING CHAPTER 10, ARTICLE 2, OF THE LAND DEVELOPMENT CODE OF THE CITY OF TAMARAC, FLORIDA, ENTITLED "ZONING DISTRICTS", BY CREATING SECTION 10-2.8, ENTITLED "QUALIFIED MIXED-USE DEVELOPMENT PURSUANT TO THE LIVE LOCAL ACT OF 2023," ESTABLISHING PROCEDURES AND REGULATIONS TO IMPLEMENT SECTION 166.04151(7), FLORIDA STATUTES, AS CREATED BY CHAPTER 2023-17, LAWS OF FLORIDA, AND AS AMENDED BY SENATE BILL 328, TO PROVIDE FOR DEVELOPMENT REGULATIONS AND ADMINISTRATIVE REVIEW OF CERTAIN AFFORDABLE HOUSING PROJECTS PURSUANT TO STATE LAW; PROVIDING FOR REPEALER; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 1, 2023, the State of Florida adopted Chapter 2023-17, Laws of Florida, known as the "Live Local Act of 2023", which makes various changes and additions to affordable housing related programs and policies at both the state and local levels; and

WHEREAS, on September 13, 2023, pursuant to the pending ordinance doctrine set forth in *Smith v. City of Clearwater*, 383 So. 2d 681 (Fla. 2d DCA 1980), the City Commission approved Resolution No. R-2023-103, "Notice to the Public of a Pending Ordinance" and directed staff to develop and process for adoption an ordinance to provide for certification of compliance of affordable housing projects and other land development regulations addressing affordable housing and mixed-use and multi-family projects to

comply with the Live Local Act of 2023, and provided an expiration date of six (6) months; and

WHEREAS, subsequent to the adoption of Resolution No. R-2023-103, the Legislature passed Senate Bill 328, "Affordable Housing", which includes revisions to the Live Local Act of 2023; and

WHEREAS, on March 13, 2024, pursuant to Chapter 10, Section 10-5.4 of the Land Development Code of the City of Tamarac, the City Commission approved Resolution No. R-2024-030, granting a reasonable time extension of one hundred and eighty (180) days of the notice to the public of a pending ordinance to comply with the Live Local Act of 2023 and Senate Bill 328, henceforth referred to collectively as (the Act); and

WHEREAS, on August 28, 2024, pursuant to Chapter 10, Section 10-5.4 of the Land Development Code of the City of Tamarac, the City Commission approved Resolution No. R-2024-080, granting a second reasonable time extension of one hundred and eighty (180) days of the notice to the public of a pending ordinance to comply with the Act and enhance public awareness of any proposed "qualified mixed-use development pursuant to the Act" (QMDA), and

WHEREAS, the Act preempts certain local governments' requirements regarding zoning, density, floor area ratio, and height to facilitate development of affordable multifamily rental housing in commercial, industrial, and mixed-use zoned areas if at least forty percent (40%) of the residential units are affordable rental units, as defined in Section 420.0004, Florida Statutes, for a period of at least thirty (30) years; and

WHEREAS, the Act provides that if a municipality has designated less than twenty percent (20%) of the land area within its jurisdiction for commercial and industrial use, it is only required to allow a development pursuant to the Act to consist of a mixed-use development; and

WHEREAS, the City of Tamarac has less than twenty percent (20%) of its land area designated for commercial and industrial use, and as such, a QMDA must consist of a mixed-use project in a "commercial or industrial" zoning district; and

WHEREAS, the following are the "commercial, industrial and mixed-use" zoning districts of the City of Tamarac to which the Act applies: I-1 (Light Industrial), I-2 (Industrial), MU-N (Mixed-Use Neighborhood), MU-C (Mixed-Use Corridor), MU-G (Mixed-Use General), and NC (Neighborhood Commercial); and

WHEREAS, the Act requires that the combined affordable and non-affordable residential component in a QMDA must be a minimum of sixty-five percent (65%) of the total square footage of the QMDA; and

WHEREAS, the City Commission has determined that a non-residential component in a QMDA consisting of thirty-five percent (35%) of the total square footage is both meaningful and appropriate in order to support required services and maintain residential affordability for City residents; and

WHEREAS, the Act provides that a QMDA must be reviewed through an administrative process, and must be approved if the development satisfies the municipality's land development regulations for multifamily developments in areas zoned

for such use, and is otherwise consistent with the comprehensive plan with the exception of provisions pertaining to density, floor area ratio, height, and land use; and

WHEREAS, as any administrative review must first determine compliance with the applicable land development regulations, the City Commission has determined that a site plan application for a QMDA shall be submitted to the Community Development Department and is subject to Staff review and decision in accordance with Sections 10-5.3(E)(1), (2) and (4) of the Land Development Code, "Applications Subject to Staff Decision"; and

WHEREAS, the Act contains self-executing provisions regarding QMDA, specifically regarding changes to the list of permitted or conditional uses in commercial zoning districts, and regarding density, floor area ratio, and height regulations. Therefore, this Ordinance acknowledges and incorporates such mandated provisions into the City's Code of Ordinance for ease of reference; and

WHEREAS, the Act specifically provides that Section 166.04151(7), Florida Statutes, shall expire on October 1, 2033; and

WHEREAS, the City Commission supports affordable housing and finds it necessary to amend the City Land Development Code to establish equitable regulations in order to implement the provisions of the Act, and ensure compliance reporting, oversight, and enforcement of the mandatory affordability requirements by adoption of this Ordinance; and

WHEREAS, the Director of Community Development recommends approval of the ordinance ; and

WHEREAS, the City Commission of the City of Tamarac finds that amending Chapter 10, Article 2, of the Land Development Code of the City of Tamarac, Florida, entitled "Zoning Districts", by creating Section 10-2.8, entitled "Qualified Mixed-Use Development pursuant to the Live Local Act of 2023," to provide for development regulations and administrative review of certain affordable housing projects pursuant to state law, and ensure compliance reporting, oversight, and enforcement of the mandatory affordability requirements to be in the best interest of the citizens, residents, and visitors of the City of Tamarac.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, AS FOLLOWS:

SECTION 1. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. Notice to the Public of a Pending Ordinance is hereby terminated by creating Chapter 10, Article 2, Section 10-2.8 entitled, "Qualified Mixed-Use Development pursuant to the Live Local Act of 2023" of the Land Development Code of the City of Tamarac, Florida and which reads as follows:

10-2.8 – Qualified Mixed-Use Development pursuant to the Live Local Act of 2023

(A) **Intent and Purpose; Expiration**

(1) The purpose of this Section is to establish procedures and regulations for the development of mixed-use developments pursuant to the provisions of Subsection 166.04151(7), Florida Statutes, as created by Chapter 2023-

CODING: Words in ~~strike through~~ type are deletions from existing law; Words in underlined type are additions.

17, Laws of Florida, the "Live Local Act of 2023" and State Bill 328 (Act), which mixed-use developments involve a combination of residential and non-residential components, and a combination of dwelling units that qualify as affordable housing and units that do not qualify as affordable housing, to accomplish the following purposes:

(a) Protect and promote the public health, safety, and general welfare of the City's residents;

(b) Ensure affordability commitment for a period of at least thirty (30) years;

(c) Facilitate the orderly development of affordable multifamily housing in the City pursuant to the Act;

(d) Confirm that a "qualified mixed-use development pursuant to the Act" (QMDA) is required to be a mixed-use residential development;

(e) Specify the City zoning districts to which this Section is applicable and within which a QMDA is authorized and may be approved administratively pursuant to the Act;

(f) Confirm the land development regulations applicable to QMDA, and acknowledge the statutory mandates regarding density, height, and land use;

(g) Confirm minimum dwelling unit square footage in order to provide reasonable living conditions;

(h) Provide a minimum percentage of non-residential use floor area for QMDA to provide a meaningful mixed-use development and to reduce vehicle trips and vehicle miles traveled;

(i) Confirm the maximum intensity for QMDA applies to all square footage within the development; and

(j) Establish an administrative approval process for QMDA, including provisions for appeals of administrative decisions.

(2) Consistent with Section 166.04151(7), Florida Statutes, which expires October 1, 2033, this Section 10-2.8 also expires and becomes null and void on October 1, 2033, unless the statute is further extended by the Legislature. In such circumstances, this Ordinance shall be in effect as long as the statute is in effect.

(B) **Definitions**

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Act means Live Local Act of 2023 and the amended provisions of Senate Bill 328 collectively.

Adjacent, for the purpose if this Section, means having a common boundary or edge; abutting; touching.

Director means Director of Community Development.

Gross Square Footage (Gross Floor Area) means the sum (in square feet) of the area of each floor level, measured from principal outside faces of exterior walls, including, but not limited to, basements, corridors, hallways, utility areas, elevators, storage rooms, staircases, and mezzanines, but not including architectural projections. Included are areas that have floor surfaces with clear standing head room (six (6) feet, six (6) inches minimum) regardless of their use. This definition includes areas which are not enclosed, but roofed; however, it does not include unroofed areas.

QMDA means a qualified multiple-family, mixed-use development proposed pursuant to Section 166.04151(7), Florida Statutes, as amended from time to time, with a minimum of sixty-five percent (65%) of the gross square footage used for residential purposes, at least forty percent (40%) of residential units are affordable rental units, as defined in Section 420.0004, Florida Statutes, for a period of at least thirty (30) years, and with the remaining of the gross square footage dedicated to non-residential uses, as permitted in the applicable zoning district.

Unified control means all land included for the purpose of development shall be under the control of the applicant (an individual, partnership, or corporation, or group of individuals, partnerships, or corporations). The applicant shall present satisfactory legal documents to constitute evidence of the unified control of the entire area, which shall be approved by the City Attorney. Upon application, the applicant shall agree as follows:

(a) To proceed with the QMDA according to the provisions of this section and the affordability requirements as established by State law and covenant;

(b) To provide agreements, contracts, covenants, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of site plan approval and for continuing operations and maintenance of such areas, functions, and facilities, which are not proposed to be provided, operated, or maintained at public expense; and

(c) To bind their successors in title to any commitments made under the above for the affordability period and as long as the development remains a QMDA. All agreements and evidence of unified control shall

be reviewed by the City Attorney and no site plan for a QMDA shall be approved without verification by the City Attorney that such agreements and evidence of unified control meet the requirements of this Section.

(C) **Applicability; Zoning Districts permitting QMDA; Conflicts.**

(1) QMDA shall be permitted, and the regulations set forth in this Section shall be applicable to QMDA, only in the following zoning districts of the City:
(a) I-1 (Light Industrial
(b) I-2 (Industrial)
(c) MU-N (Mixed-Use Neighborhood)
(d) MU-C (Mixed-Use Corridor)
(e) MU-G (Mixed-Use General)
(f) NC (Neighborhood Commercial)

(2) In the event of a conflict between the regulations set forth herein and those set forth in the commercial, industrial, or mixed-use zoning district in which a QMDA is proposed to be located, the regulations set forth in this Section shall control to the extent of such conflict.

(D) **Site Plan Requirements; Application and Fees; Administrative Review Process; Appeals.**

(1) For each proposed QMDA, a Pre-Application Staff Conference is required in accordance with the procedures set forth in Section 10-5.3(B)(1), (3), and (4), including all information required.

(2) For each proposed QMDA, a Pre-Application Neighborhood meeting is required in accordance with the procedures set forth in Section 10-5.3(C). The notification radius for this meeting shall be extended by an additional 100 feet, covering a total radius of 500 feet for residential properties, to ensure broader community engagement and input.

(3) The fee for administrative review of the application shall equal the fee for a Site Plan Approval (Major) and include the estimated costs for review by outside consultants as specified in the Community Development Fees Schedule of the City of Tamarac under "Cost Recovery & Miscellaneous." The Director may impose additional application fees to recover the City's actual costs incurred during the review process, pursuant to Section 10-5.3(D)(3)(b). Additionally, the applicant shall be responsible for applicable Impact Fees to mitigate the impact of the QMDA on public facilities and infrastructure. The applicant may also be required to provide community benefits, such as public open space enhancements or contributions to

local community initiatives, as determined by the Director in accordance with applicable City policies or guidelines.

(4) Application Submittal, Revisions, and Withdrawals shall be conducted pursuant to the provisions of Section 10-5.3(D)(1), (2), (5), (6), and (7).

(5) Administrative Review of the site plan application shall be conducted pursuant to the provisions of Section 10-5.3(E)(1), (2), and (4).

(6) Affordable Housing Plan: including dwelling unit mix, number of bedrooms and unit sizes, income levels to which each unit will be made affordable, methods used to advertise affordable units, annual certification form, and any additional information requested by the Director.

(7) Affidavit of Commitment. The applicant must file an Affidavit of Commitment in a form provided by the City, to record a covenant detailing the affordable housing restrictions (and to comply with the monitoring and compliance requirements of the City). The covenant will detail income mix and required affordability, with a release provision ensuring that the covenant is in place for thirty (30) years from certificate of occupancy and may only be released earlier by bringing the project into full compliance with all zoning and land use provisions applicable to the site at the time of the release. The City will provide the form covenant and monitoring and compliance forms upon submittal of the application. Annual certification shall be submitted to the Community Development Department.

(8) Legal documents demonstrating unified control of the proposed development site and providing for maintenance and cross-access, as applicable.

(9) A specific purpose survey demonstrating the one (1) mile distance for the proposed height determination (unless the comparable site is so obviously close to render this unnecessary) with a brief analysis of the comparable site.

(10) A brief analysis of the comparable site for the proposed density determination.

(11) Clearly Visible notes on the site plan legend or data sheet, indicating the project is a Live Local Act, Section 166.04151(7), Florida Statutes, project.

(12) A table, or tables, on the site plan legend or data sheet, indicating the ratio of residential and non-residential square footage and affordable and market rate residential units.

(13) As required by the Director, QMDA located in Industrial zoning districts shall submit a study by an environmental consultant which performs a comprehensive site assessment of the existing property and proposed development demonstrating existing and proposed uses do not present

potential hazard or detriment to residential buildings from noise, glare, odors, smoke, vibration, or environmental contamination.

(14) Analysis of water and wastewater demand associated with the QMDA demonstrating demand is within existing availability.

(15) A traffic analysis demonstrating the ability to achieve an internal trip capture concurrent with the buildout of the project.

(16) A parking study is required if the QMDA requests up to a twenty percent (20%) reduction in total parking requirements, as provided in Section 10-5.4(H)(3)(c). This reduction applies to QMDAs within one-half mile (0.5 miles) of a major transportation hub, provided on-street or off-street parking is available within 600 feet for residents.

(17) The Director's decision on an application for a QMDA shall be final. Either the applicant, or an aggrieved party, as defined in Section 10-5.3(J)(b), who disagrees with the final decision of the Director, may file an appeal to the Planning Board in accordance with Section 10-5.4(R). Provided, however, the appellant needs only file a timely notification of appeal and such appeal shall be heard at the next Planning Board meeting that is at least two weeks after the filing of the appeal.

(E) **Land Development Regulations for QMDA.**

(1) Unified lot. All land included for the purposes of a QMDA, including all residential and non-residential components, shall be under unified control.

(2) Required residential use

(a) A minimum of Sixty-five percent (65%) of the total square footage of a QMDA shall be used for residential purposes.

(b) Equivalency of affordable dwelling units.

1. Affordable dwelling units and market rate units within a QMDA shall be located within the same structure or shall be proportionately distributed between multiple structures, if such are proposed, such that every qualifying development structure contains both affordable and market rate units in equal proportions; in no event shall a qualifying development structure consist entirely of market rate units.
2. All common areas and amenities within a QMDA shall be accessible and available to all residents (both affordable and market rate units).
3. Access to the required affordable dwelling units in a QMDA shall be provided through the same principal entrance(s) utilized by all other dwelling units in the development, provided that for townhouse-style affordable dwelling units, each unit shall have its own entrance.

CODING: Words in ~~strike through~~ type are deletions from existing law; Words in underlined type are additions.

4. Unit mix (bedroom count and size per unit): The sizes and number of bedrooms in the affordable dwelling units shall be proportional to the sizes and number of bedrooms in the market rate units (e.g., for number of bedrooms, if twenty-five percent (25%) of the market rate units consist of two (2) bedrooms, then twenty-five percent (25%) of the affordable units shall also have two (2) bedrooms, etc., maintaining a proportional distribution across unit types and each structure within the qualifying development). When measurements determining the unit mix of affordable units result in any decimal fraction less than 0.5, they shall be rounded down to the nearest whole number, and any decimal fraction of 0.5 or more shall be rounded up to the nearest whole number.
5. Affordable dwelling units shall be developed simultaneously with, or prior to, the development of the market rate units.
6. If the QMDA is phased, the phasing plan shall provide for the construction of affordable units proportionately and concurrently with the market rate units and nonresidential uses. A certificate of occupancy for affordable units must be issued concurrently with or prior to the certificate of occupancy for market rate units of the development. In phased developments, affordable units may be constructed and occupied in proportion to the number of units in each phase of the residential development.
7. The exterior appearance of affordable units shall be the same as the market rate units and shall provide exterior building materials and finishings of the same type and quality.
8. The interior building materials and finishes of the affordable units shall be the same type and quality as the market rate units, including, but not limited, to all electrical and plumbing fixtures, flooring, cabinetry, counter tops, and decorative finishes.

(c) Affordability Commitment

1. Pursuant to Section 166.04151(7), Florida Statutes, at least forty percent (40%) of the multi-family residential units shall remain affordable, as defined in Section 420.0004, Florida Statutes, for a period of at least thirty (30) years. Before the issuance of any Building Permit, the property owner shall execute and deliver to the City for recordation in the public records, on a form approved by the City Attorney, a covenant, declaration of restriction, or other deed restriction in favor of the City ensuring compliance with this affordability requirement and providing enforcement rights for the City.
2. The property owner shall provide to the City, each year on January 15, an annual certification form certifying all affordable housing

units meet the affordability criteria set forth in Section 420.0004, Florida Statutes.

(3) Required non-residential use

(a) Thirty-five percent (35%) of the total square footage of the QMDA shall be devoted to principal non-residential uses that are not dedicated to, or exclusively accessible by, the on-site residential uses. Residential community amenities, or non-residential uses open only to residents of the QMDA are not considered non-residential uses.

(b) Non-residential uses shall be limited to those uses permitted in the zoning district and land use regulations applicable to the land on which the QMDA is located. Proposed uses requiring special exception shall be subject to City Commission approval and the applicable regulations and limitations for the use.

(4) Allocation of shared space square footage

(a) Lobby, service areas, and amenity areas exclusively serving the residential uses of a QMDA shall be considered residential square footage.

(b) Common ground floor lobby, service areas, parking, and amenity areas within a structure housing both residential and non-residential uses shall be proportionately allocated to the residential and non-residential square footage requirements.

(5) Site Design

(a) A QMDA must locate all non-residential uses on the same (or unified) plot.

(b) A QMDA located on land zoned industrial must locate all non-residential uses in a structure separate from any residential uses. Structures used for more intense industrial purposes, as determined solely by the City, need to be buffered and setback from the residential structures in the same manner, applying setbacks, landscape buffers, and other applicable regulations as if the residential structures were on a separate site, to ensure compatibility between residential and industrial uses.

(c) A QMDA located on land zoned Industrial shall submit a study by an environmental consultant which performs a comprehensive site assessment of the existing property and proposed development demonstrating existing and proposed uses do not present potential hazard or detriment to residential buildings from noise, glare, odors, smoke, vibration, or environmental contamination.

(6) Additional development standards

(a) The following standards are applicable to all QMDA regardless of the zoning district they are located in:

1. Maximum density and height
   a. With respect to the residential component of a QMDA, the maximum density shall be the highest allowed density on any land in the City where residential development is allowed by right, without incorporation of any bonus density and/or flex and reserve units. The maximum permitted density in the City is fifty (50) dwelling units per acre.
   b. The maximum height shall be the highest currently allowed for a commercial or residential development within the City and within one (1) mile of the QDMA, or three (3) stories, whichever is higher. For QDMA adjacent on two sides or more to a single-family zone with 25 or more contiguous single-family homes, height is limited to 150 percent (150%) of the tallest adjacent building or three (3) stories, whichever is greater, as provided in the Act.
2. A QMDA shall adhere to existing land use regulations pertaining to minimum dwelling unit sizes of multi-family developments, as specified in Table 10-2.2, and to minimum lot standards, setbacks, and building standards for mixed-use developments, as specified in Table 10-2.3 of the Land Development Code of the City of Tamarac.
3. A QMDA shall adhere to all other applicable Land Development Code development standards unless specifically regulated in this Section.

(b) Architectural requirements.
1. Architectural requirements of the QMDA shall conform to Section 10-4.7 "Mixed-Use and Nonresidential Site and Building Design" of the Land Development Code of the City of Tamarac. All QMDA proposed under this Section shall be cohesive and architecturally compatible with guidelines as determined by staff.
2. Overhead garage or loading doors shall not face a street side.
3. Electrical equipment shall be effectively screened from view from public areas, streets, adjoining properties, and residential uses.
4. Mechanical equipment is not permitted on any street side and shall be effectively screened from view from public areas, adjoining properties, and residential uses.

(c) Buffer and landscaping requirements. A QMDA shall conform to Section 10-4.4 "Landscaping and Tree Preservation" and the landscaping and buffering requirements for the Zoning District in which it is to be located.

(d) Parking.
1. Parking requirements. A QMDA shall conform to Section 10-4.2 "Transportation and Connectivity" of the Land Development Code

of the City of Tamarac and the driveways and access requirements per 10-4.2(B)(4)(a) and (d)

2. A QMDA located within a designated Transit-Oriented Development (TOD) is exempt from parking requirements. Additionally, a QMDA within one-half (1/2) mile of a major transit stop, as determined by the City, may reduce total parking requirements by at least twenty percent (20%), subject to evaluation based on site conditions.

(7) Regulatory Compliance

(a) In addition to the provisions set forth herein, QMDA shall comply with all other land development regulations applicable to mixed-use developments in which the density is proposed.

(b) All aspects of the QMDA shall be consistent with the City's Comprehensive Plan, with the exception of provisions establishing allowable use, height, and density.

(c) Compliance with applicable laws and regulations. In addition to the provisions set forth herein, qualifying developments shall comply with all other applicable state and local laws and regulations.

(8) Expiration or loss of qualifying development status

(a) Penalties. Any violation of the affordability requirement shall result in a monetary penalty to be deposited into the Affordable Housing Trust Fund. Such monetary penalty shall be assessed as a daily fine of two hundred fifty dollars ($250.00) per day per unit per violation until proof of compliance has been provided to the City. The monetary penalty shall not be subject to mitigation or otherwise modified by any body or board, including, but not limited to the Code Enforcement Special Magistrate.

(b) Loss for failure to meet affordability requirements. An approved qualifying development project which fails to maintain the required number of affordable dwelling units and does not comply with the affordable housing requirements of this Section after notice and ninety (90) days to cure, shall be considered non-conforming as to all portions of the development that do not comply with use and development regulations applicable based on the assigned zoning designation.

(c) Expiration of covenant. A qualifying development, for which a covenant guaranteeing affordable housing has expired, shall be considered:

1. A legal conforming use, so long as the development maintains the same levels and standards of affordable housing.
2. A legal non-conforming use, if the number of required affordable dwelling units originally required under the covenant are not

maintained as affordable, subject to Section 10-1.9 of the Land Development Code, "Nonconformities".

SECTION 3. It is the intention of the City Commission of the City of Tamarac that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Tamarac, Florida, and that the Sections of this ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase to accomplish such intention.

SECTION 4. That all Ordinances or parts of Ordinances, Resolutions, or parts thereof in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

SECTION 5. Should any section, provision, paragraph, sentence, clause of word of this Ordinance or portion hereof be held or declared by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall be considered as eliminated and shall not affect the validity of the remaining portions or applications of this Ordinance.

SECTION 6. This Ordinance shall become effective upon adoption.

[INTENTIONALLY LEFT BLANK]

CODING: Words in ~~strike through~~ type are deletions from existing law; Words in underlined type are additions.

PASSED, FIRST READING this 8th day of JANUARY, 2025.

PASSED, SECOND READING this 22nd day of JANUARY, 2025.

Michelle J. Gomez
MICHELLE J. GOMEZ
MAYOR

RECORD OF COMMISSION VOTE: 1ST Reading

MAYOR GOMEZ	YES
DIST 1: COMM. BOLTON	YES
DIST 2: COMM. WRIGHT	YES
DIST 3: COMM PATTERSON	YES
DIST 4: V/M DANIEL	YES

RECORD OF COMMISSION VOTE: 2ND Reading

MAYOR GOMEZ	YES
DIST 1: COMM. BOLTON	YES
DIST 2: COMM. WRIGHT	YES
DIST 3: COMM PATTERSON	YES
DIST 4: V/M DANIEL	YES

ATTEST:

Kimberly Dillon
KIMBERLY DILLON, CMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF TAMARAC ONLY:

HANS OTTINOT
CITY ATTORNEY

This Ordinance was filed in the Office of the City Clerk on this 22nd day of January 2025.

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TAMARAC
The City For Your Life

PLANNING BOARD AGENDA ITEM REPORT

DATE: October 1, 2025

SUBMITTED BY: Collette Tibby

ITEM TYPE: Board Order

AGENDA SECTION: **Quasi-Judicial Hearing**

TITLE: TBO99 - Board approving/denying variance requests requesting relief from Section 10-2.2(C), Table 10-2.2: Dimensional Standards for Residential Districts, Code of Ordinances, to allow for a Lot Coverage, Max, Roofed Area of 53.2% in Pod A, 54.9% in Pods B, C, D, and F, 53% in Pod G, and 46.8% in Pod H versus 44% allowed pursuant to an Administrative Adjustment Development Approval ordered on September 20, 2023, by the Director of Community Development above the Lot Coverage, Max, Roofed Area of 40% permitted for subject property bounded by W Commercial Boulevard to the north, Rock Island Road to the east, NW 44 Street to the south, and NW 64 Avenue to the west.

ATTACHMENTS:

1 - Memo - Woodlands Country Club - Lot Coverage Variance_mm.docx
2- TBO#99 - Board Order Approving Variance_mm.docx
3- Justification Statement.docx
4 - Location Map.pdf
5 - Administrative Adjustment Development Approval.pdf
6 - Property Development Regulations - August 2025.pdf
7 - Typical Lots Fits.pdf

CITY OF TAMARAC

INTEROFFICE MEMORANDUM 25-09-002M

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Board
Meeting of October 1, 2025

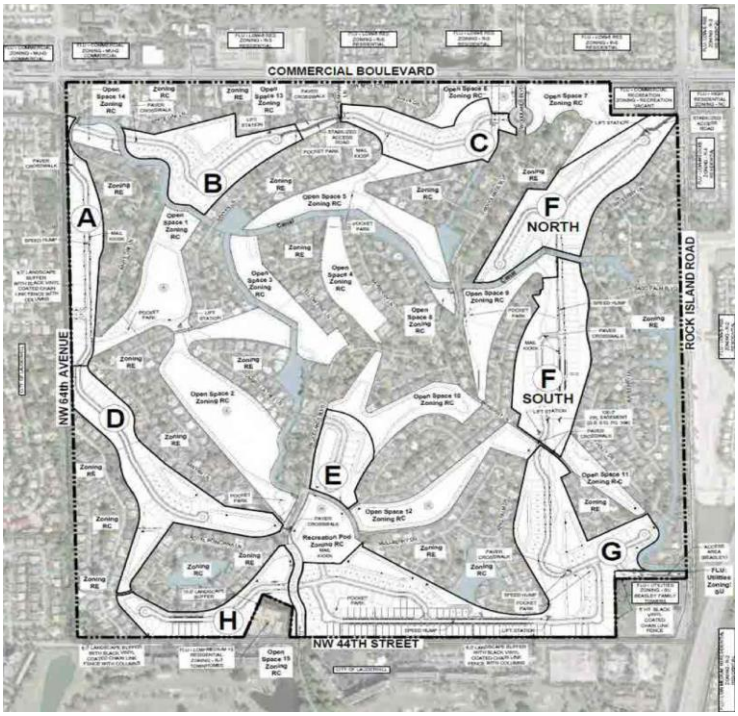
FROM: Maxine A. Calloway,
Director of Community Development

DATE: September 18, 2025

RE: Woodlands Country Club – Lot Coverage Variance – **Quasi-Judicial**
TEMP BOARD ORDER NO. 99; CASE#: 3-B-25 **MF#:**13-77

RECOMMENDATION: The Director of Community Development recommends that the Planning Board forward a favorable recommendation for the proposed variance request to the City Commission at its October 22, 2025 meeting (see attached Final Order for Development Permit - Temp Board Order No. 99).

ISSUE: Michael Nunziata, authorized representative for the property owner, Woodlands Club Holdings, LLP, is requesting approval of a variance requesting relief from the requirements of Section 10-2.2(C), Table 10-2.2: Dimensional Standards for Residential Districts, Code of Ordinances, to allow for a Lot Coverage, Max, Roofed Area of 53.2% in Pod A; 54.9% in Pods B, C, D, and F; 53% in Pod G; and 46.8% in Pod H. This exceeds the 44% maximum permitted under an Administrative Adjustment Development Approval issued by the Director of Community Development on September 20, 2023, and the 40% maximum otherwise allowed. (see attached Justification Statement).



Overall Site Plan

LOCATION: The proposed Woodlands Country Club residential development is located south of W Commercial Boulevard, north of NW 44 Street, east of NW 64 Avenue, and west of Rock Island Road.

The project site encompasses various portions of the former "Woodlands Golf Course (see Overall Site Plan above and attached Location Map). The total area for the proposed Woodlands development is 276.478 acres in size. The nine (9) residential pods total 165.53 acres in size with no residential units proposed in Pod E, have a City of Tamarac Future Land Use designation of "Low Density Residential" restricted to (0-3) dwelling units per acre, and a zoning classification of RE (Residential Estate).

BACKGROUND: On March 22, 2023, the City Commission adopted a Large-Scale Land Use Plan Amendment changing the future land use designation of a portion of the subject property from "Commercial Recreation" to "Low Density Residential" (up to 5 dwelling units per acre), restricted to (0-3) dwelling units per acre, and the proposed Rezoning changing the zoning from RC (Recreation) to RE (Residential Estate).

Also, on March 22, 2023, the City Commission entered into a Development Agreement with the developer, Woodlands Club Holdings, LLLP. The Development Agreement detailed the requirements, commitments and vested rights for developing the Woodlands property and sets forth the procedures, rights, and obligations with regard to the development.

On September 20, 2023, the Director of Community Development granted an Administrative Adjustment from Section 10-2.2(C), Table 10-2.2: Dimensional Standards for Residential Districts, Code of Ordinances, to allow for a minimum five thousand four hundred (5,400) square foot lot size, a minimum fifty-four (54) foot lot width, a maximum lot coverage of forty-four (44) percent, and a minimum interior side setback of 6.75 feet in lieu of a minimum six thousand (6,000) square foot lot size, a minimum sixty (60) foot lot width, a maximum lot coverage of forty (40) percent, and a minimum interior side setback of 7.5 feet, respectively (see attached Administrative Adjustment Development Approval).

The Community Development Director determined that the Adjustment fell within the limitations set forth in Table 10-5.3: "Allowable Administrative Adjustments", and the standards contained in Section 10-5.4(P)(4) of the Land Development Regulations, and found:

(a) The Administrative Adjustment is consistent with the character of development in the surrounding area, and will not result in incompatible development.
(b) Any adverse impacts resulting from the Administrative Adjustment will be mitigated to the maximum extent practicable.
(c) The Administrative Adjustment is of a technical nature (i.e., relief from a dimensional or design standard), and is either:
    (i) Required to compensate for some unusual aspect of the development site or the proposed development that is not shared by landowners generally;
    (ii) Proposed to protect sensitive natural resources or save healthy existing trees; or
    (iii) Required to eliminate a minor inadvertent failure to fully comply with a standard.
(d) The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands, and will not pose a danger to the public health or safety.
(e) The Administrative Adjustment is consistent with the purpose of the zoning district where located and with the Comprehensive Plan.

Then on November 8, 2023, the City Commission approved the development of the subject property permitting the construction of three hundred thirty-five (335) single family homes in nine (9) separate Residential Pods of which Pod E does not contain any homes and the preservation of one hundred and sixty (160) acres of open space in sixteen (16) Open Space Pods which include lakes, buffers, recreation areas, a recreation trail and other amenities.

Woodlands Club Holdings, LLP, is now requesting a variance to allow for a Lot Coverage, Max, Roofed Area of 53.2% in Pod A; 54.9% in Pods B, C, D, and F; 53% in Pod G; and 46.8% in Pod H. This exceeds the 44% maximum permitted under the Administrative Adjustment Development Approval issued by the Director of Community Development on September 20, 2023, and the 40% maximum otherwise allowed. (see attached Property Development Regulations – August 2025 and Typical Lot Fits).

In conjunction with the variance request, the applicant has submitted for Site Plan Approval (Minor) to allow for fourteen (14) additional house models. The size of the new house models on the lots prompted the submission of variance for lot coverage. Five (5) bedroom homes are now proposed where a maximum four (4) bedroom home was previously approved. A maximum house size of 4,774 SF in area is proposed where a maximum house size of 4,120 SF was previously approved.

Fifteen (15) house models were previously approved pursuant to the City Commission approval on November 8, 2023, and fourteen (14) house models are now proposed to be added pursuant to the request for Site Plan Approval (Minor). All fifteen (15) models were previously approved with an alternate elevation, and all fourteen (14) new models are proposing alternate elevations. This adds up to twenty-nine (29) models being offered within the Woodlands Residential development with a total of fifty-eight (58) different elevation types.

The minimum five thousand four hundred (5,400) square foot lot size, minimum fifty-four (54) foot lot width, and minimum interior side setback of 6.75 feet approved pursuant to the Administrative Adjustment will still be complied with for all models within the Woodlands. Additionally, the new models will not exceed thirty (30) feet in height and will be developed with mid-century modern architecture required by the Development Agreement.

The Development Agreement states, “There shall be no significant modifications made to the Site Plan without further review and approval by the City Commission in accordance with Section 10-5.4(H)(2)(c). Significant changes include any change to a condition of approval for the Applications, as defined herein; any increase in residential density above three hundred and thirty five (335) dwelling units; any decrease in lot size; any decrease in open space; and any change that significantly alters the development’s general function, form, intensity, character, demand on public facilities, impact on adjacent properties, or significantly modify other characteristics from that indicated on the Site Plan. Minor changes to the Site Plan are permitted in order to address technical comments from City staff and to continue to comply with Section 10-5.4(H)(2)(d) of the City’s LDC.”

It has been determined that the fourteen (14) additional models proposed do not qualify as a significant change.

ANALYSIS: A variance is a means of modifying the zoning ordinance regulations when such variance will not be contrary to the public interest, and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in

unnecessary and undue hardship. Section 10-5.4(Q), Code of Ordinances, identifies standards to be employed in order for the City Commission to authorize any variance from the terms of the Zoning chapter of the Code of Ordinances and other zoning ordinances.

These standards and the responses to each standard, as it applies to the subject petition, are shown below.

Variance Request 1-B-24: Section 5-33(a), Code of Ordinances

1. *There are special conditions and circumstances (such as topographic conditions or the narrowness, shallowness, or shape of the lot) pertaining to the particular property for which the Variance is sought, that do not generally apply to other property subject to the standard from which the Variance is sought;*

   Special conditions and circumstances exist that pertain to the subject property that do not generally apply to other properties. The variance requested is due to the special conditions pertaining to the property development. The variance sought allows for models that provide a fifth bedroom while also allowing larger model homes on lots that meet the minimum lot dimensions. The special conditions and circumstances pertain to two hundred forty-two (242) home lots out of the three hundred thirty-five (335) home lots. As such, these circumstances are peculiar to the land and do not generally apply to other property subject to the standard from which the Variance is sought.

2. *The special conditions and circumstances referred to above are not the result of the actions of the landowner;*

   The special conditions and circumstances referred to above are not the result of the actions of the landowner. The applicant requests to provide larger homes on the existing lot configurations that were previously approved with a minimum lot size of 5,400 SF. Household size is growing larger due to the need to care for elderly parents and children staying home due to rising housing costs. This promotes the construction of five (5) bedroom homes to accommodate today's household needs. These special conditions and circumstances are not the result of the actions of the landowner.

3. *Because of the special conditions and circumstances referred to above, the literal application of this Code to development of the property for which the Variance is sought would effectively deprive the landowner of rights commonly enjoyed by other properties subject to the standard from which the Variance is sought, and would result in unnecessary and undue hardship on the landowner;*

   Because of the special conditions and circumstances, the literal application of this provision would effectively deprive the landowner of rights commonly enjoyed by other properties and would result in unnecessary and undue hardship. Without the approval of the variance, the landowner would suffer an unnecessary and undue hardship as the 40% Lot Coverage, Max, Roofed Area requirement per Section 10-2.2(C), Table 10-2.2: Dimensional Standards for Residential Districts, Code of Ordinances, would deprive future homeowners of the rights commonly enjoyed by other properties within the Woodlands by limiting the number of available model homes. As such, the special conditions and literal enforcement of this provision would effectively deprive the landowner of rights commonly enjoyed by other properties and would result in an unnecessary and undue hardship.

4. *The Variance would not confer any special privilege on the landowner that is denied by law to other similarly situated properties subject to the standard from which the Variance is sought;*

   The variance would not confer any special privilege on the landowner that is denied by law to other similarly situated properties as without the variance, two hundred forty-two (242) lots out of the three hundred thirty-five (335) lots where the additional fourteen (14) home models are offered would be unbuildable. Relief is requested to allow the perspective buyers with multiple model options. The granting of the variance would not confer any special privilege and would not confer any special privilege on the landowner that is denied to other similarly situated properties.

5. *The extent of the Variance is the minimum necessary to allow a reasonable use of the property;*

   The extent of the variance is the minimum necessary to allow a reasonable use of the property. Without the variance, future owners would have a limited choice of models for the three hundred thirty-five (335) buildable lots. Therefore, the extent of the Variance is minimally necessary to allow a reasonable use of the property.

6. *The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;*

   The variance is in harmony with the general purpose and intent of the Land Development Code and preserves its spirit as the purpose of the RE (Residential Estate) zoning district is to provide for primarily large-lot, single family neighborhoods. As such, the variance is in harmony with the general purpose and intent of the Land Development Code and preserves its spirit.

7. *The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare.*

   The variance will not adversely affect the health or safety of persons residing or working in the neighborhood and will not be injurious to property or otherwise be detrimental to the public welfare as all additional models provide two-car garages that promote safety by avoiding parking in the right-of-way.

8. *The Variance is consistent with the Comprehensive Plan.*

   The variance is consistent with the City of Tamarac Comprehensive Plan, Future Land Use Element, Policy 1.4, which states, “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 which promote the highest standards of urban development and community aesthetics.” The proposed models will meet the development standards of the RE (Residential Estate) zoning district with approval of the variance. Therefore, the variance is consistent with the Comprehensive Plan.

It is the opinion of the Director of Community Development that the request for the variance meets each of the general variance review standard conclusions based on findings of fact supported by competent, substantial, and material evidence. The Director of Community Development supports the petition based upon the above analysis of the application.

CONCLUSION: This item supports Goal #1 of the City of Tamarac's 2040 Strategic Plan, "Tamarac is Home." The approval of the variance will allow for fourteen (14) additional model homes within the Woodlands Residential development thereby providing a great quality of life that is inclusive and equitable.

The Director of Community Development recommends that the Planning Board forward a favorable recommendation for the proposed variance request to the City Commission at its October 22, 2025 meeting with the following condition of approval:

1. Provide letter from Edward Silva Architect stating that the Architectural Package (A-0 through A-31) for Woodlands County Club, 13th Floor Homes, that carries the seal of Edward Silva, Registered Architect, are still valid and may be utilized.

FISCAL IMPACT: The proposed single-family residential development will provide an estimated $2,227,820.00 in annual revenue to the City of Tamarac once the project is fully constructed. Additionally, the City can expect to receive $7,160,108.00 in one-time revenues from the proposed development.

Maxine Calloway
Director of Community Development

Attachments: Board Order Approving Variance - Temp Board Order No. 99
Justification Statement
Location Map
Administrative Adjustment Development Approval
Property Development Regulations - August 2025
Typical Lots Fits

MAC:RWJ

Prepared by and Return to:
City Attorney
CITY OF TAMARAC
7525 NW 88th Avenue
Tamarac, Florida 33321-2401

Space Above This Line for Processing Data | Space Above This Line for Recording

FINAL ORDER FOR DEVELOPMENT PERMIT

BEFORE THE CITY COMMISSION
CITY OF TAMARAC, FLORIDA
BO – 2025 – _____

HEARING DATE: October 22, 2025
CASE NO. 3-B-25

IN RE: The Application of: Woodlands Country Club – Lot Coverage Variance
Location: South of W Commercial Boulevard, North of NW 44 Street, East of NW 64 Avenue, and West of Rock Island Road, situated on various portions of the former "Woodlands Golf Course"

Property Folio Identification Number: 4941-14-07-0010

Property Legal Description: WOODLANDS COUNTRY CLUB PB 67-30 B LESS FOL: PARS A-J,L,M,N, TRS R-1 THRU R-11, TRS C-1,C-2,C-3, TR L-1,ALL OF 25' TR ABUT E/L OF SAID PLAT, ALL OF 28' TR ABUT N/L OF SAID PLAT, LESS OR 5337/607,OR 12713/821,OR 38923/ 1547,LESS NE 4 AC OF W.C.C PER PLAT 67-30 B DESC AS,COMM NE COR OF W.C.C. OF PLAT 67-30B,S 52.10 ,W 25 TO POB,S 285.02,W 563.51, N 309.09,E 538.95,ELY/SLY 38.81 TO POB,LESS POD E PER 119808295

FINAL ORDER APPROVING VARIANCE

Michael Nunziata, authorized representative for the property owner, Woodlands Club Holdings, LLP, filed an application with the City of Tamarac Department of Community Development ("City") seeking approval of the following Variance Request:

Case # 8-B-24 – Petition: Section 10-4.10(E)(2)(a), Table 10-4.12, Code of Ordinances:

A variance requesting relief from Section 10-2.2(C), Table 10-2.2: Dimensional Standards for Residential Districts, Code of Ordinances, to allow for a Lot Coverage, Max, Roofed Area of 53.2% in Pod A; 54.9% in Pods B, C, D, and F; 53% in Pod G; and 46.8% in Pod H versus 44% allowed pursuant to an Administrative Adjustment Development Approval ordered on September 20, 2023, by the Director of Community Development above the Lot Coverage, Max, Roofed Area of 40% permitted.

Notice of the request for the Variance was given pursuant to Chapter 2, Article X and Chapter 10, Section 10-5.3(F) of the City of Tamarac Code of Ordinances. The City Commission of the City of Tamarac ("Commission") has identified that the property located at South of W Commercial Boulevard, North of NW 44 Street, East of NW 64 Avenue, and West of Rock Island Road, situated on various portions of the former "Woodlands Golf Course" (the "Property") is located in the RE (Residential Estate) Zoning District.

Pursuant to the authority contained in Section 10-5.4(Q) of the City of Tamarac Code of Ordinances, the Planning Board has reviewed the application, held a quasi-judicial public hearing on **October 1, 2025**, and recommend to the City Commission, **APPROVAL OF THE APPLICATION.**

Following consideration of all testimony and evidence presented at the City Commission hearing on **October 22, 2025**, and pursuant to Sections 2-369, 2-370, 10-5.3(G) and 10-5.3(H) of the City of Tamarac Code of Ordinances, the Commission **FINDS**:

i. That special conditions and circumstances (such as topographic conditions or the narrowness, shallowness, or shape of the lot) pertaining to the particular property for which the Variance is sought, that do not generally apply to other property subject to the standard from which the Variance is sought.

ii. The special conditions and circumstances referred to above are not the result of the actions of the landowner.

iii. Because of the special conditions and circumstances referred to above, the literal application of this Code to development of the property for which the Variance is sought would effectively deprive the landowner of rights commonly enjoyed by other properties subject to the standard from which the Variance is sought and would result in unnecessary and undue hardship on the landowner.

iv. The Variance would not confer any special privilege on the landowner that is denied by law to other similarly situated properties subject to the standard from which the Variance is sought.

v. The extent of the Variance is the minimum necessary to allow a reasonable use of the property.

vi. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit.

vii. The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare.

viii. The Variance is consistent with the Comprehensive Plan.

Pursuant to the authority contained in Section 10-5.4(Q) of the City of Tamarac Code of Ordinances, the Applicants' request for Variance approval, as outlined, is hereby **GRANTED** with the following condition of approval:

1. Provide letter from Edward Silva Architect stating that the Architectural Package (A-0 through A-31) for Woodlands County Club, 13th Floor Homes, that carries the seal of Edward Silva, Registered Architect, are still valid and may be utilized.

This document shall be recorded in the public records of Broward, County, Florida.

DONE and ORDERED this _____ day of _____, 2025, in Tamarac, Florida.

CITY COMMISSION
CITY OF TAMARAC, FLORIDA

By: _____
MICHELLE J. GOMEZ,
MAYOR

ATTEST:

_____
KIMBERLY DILLON, CMC
CITY CLERK

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STATE OF FLORIDA)
) §§
COUNTY OF BROWARD)

I hereby certify that on this day, before me, by means of ☑ **physical presence or** ☐ **online** notarization, appeared City Commission, Mayor Michelle J. Gomez, to me personally known, who acknowledged that she is the Mayor of the City of Tamarac ("City") City Commission, a Florida municipal corporation, and that this instrument was signed for the purposes contained on behalf of the City and by the authority of the City, and that she further acknowledges the instrument to be the free act and deed of the City Commission.

Sworn to and subscribed before me this _____ day of _____, 2025.

_____
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires:

This Board Order was filed in the Office of the City Clerk on this ___ day of _____ 2025.

Building Communities Centered Around You

August 8, 2025

To: Maxine A. Calloway, Esq., AICP
Community Development Department Director
7525 NW 88 Avenue, Room 206
Tamarac, FL 33321

From: Osny G. Jean, AICP
13th Floor Homes
699 North Federal Highway, Suite 450,
Fort Lauderdale, FL 33304

Re: Woodlands Lot Coverage Variance

WOODLANDS CLUB HOLDINGS LLLP (the "Applicant") is the owner of the 165.53 single-family zoned portion of the total 276.478-acre property located at 4600 Woodlands Boulevard (Property ID: 4941-14-07-0010) ("Property") in the City of Tamarac (the "City"). The Property previously received approval to construct 335 single family homes subject to the Woodlands Development Agreement recorded as Instrument# 119818915 of the Official Records of Broward County (the "Development Agreement").

LOCATION & PROJECT HISTORY

The Woodlands Country Club is generally located north of NW 44th Street, south of W. Commercial Boulevard, west of Rock Island Road, and east of NW 64th Avenue within the jurisdictional boundaries of the City of Tamarac. The Woodlands Country Club began operation in the early 1970s with a clubhouse, two 18-hole golf courses, and a community of approximately 892 single family homes surrounding the fairways. The golf course operations have since ceased and the clubhouse and all associated amenities have since been abandoned. A Land Use Plan Map Amendment and Rezoning for 165.53 acres of the Woodlands community formerly utilized as fairways was approved by the City Commission on March 22, 2023, via Ordinance 2023-004 to allow for up to 335 single-family homes to be added to a portion of the land that was formerly fairways. A Site Plan for the 335 single family homes was approved by the City Commission on November 8, 2023, via Resolution 2023-137. Resolution R-2023-137 was further amended on August 28, 2024, by City Commission Resolution R-2024-081 to approve a site plan amendment which reallocated seven (7) lots from Pod E to other pods and designates the 6.116-acre Pod E as an open space pod.

The 6.116-acre recreation parcel is immediately south of the intersection of Woodlands Boulevard and Mulberry Drive. The parcel has a land use designation of Recreation. The parcel

has a Zoning designation of Recreation (RC). The residential zoned properties within the Woodlands community have a Land Use designation of Low (5) Residential, and Low (5) Residential restricted to (0-3) du/ac, and have a Zoning designation of Residential Estate. The proposed recreational center is compatible with the adjacent Land Use and Zoning designations of the surrounding properties. A summary of the approved development is provided below:

Residential Pod	Land Area	Dwelling Units	Density
A	10.62 acres	19	1.79
B	15.36 acres	37	2.41
C	12.51 acres	31	2.47
D	20.05 aces	27	1.35
E	7.67 acres	Open Space	Open Space
F-North	19.76 acres	27	1.36
F-South	19.17 acres	36	1.88
G	49.67 acres	142	2.86
H	10.72 acres	16	1.49
TOTAL DENSITY OF NEW RESIDENTIAL PODS	165.53 acres	335 DUs	2.02 DU/Acre
TOTAL DENSITY OF NEW RESIDENTIAL PODS, ADDING IN 109.93 AC OPEN SPACE PARCELS	275.46 acres	335 DUs	1.22 DU/Acre
EXISTING WOODLANDS RESIDENTIAL – Sections 1-8	291.92 acres	892DUs	3.05 DU/Acre
BLENDED DENSITY OF NEW WOODLANDS COMMUNITY	567.38 acres	1,227 DUs	2.16 DU/Acre

Due to the unique design constraints associated with infill development, the opportunity to provide additional open space, and the Applicant's desire to offer larger quality homes, as permitted by Chapter 10-5.4 of the City of Tamarac's Land Development Code, an Administrative Adjustment (Case No. 8-B-19) to allow a 10% deviation from the standard lot development regulations was requested to the minimum lot width, minimum lot size, minimum side setback, and maximum lot coverage (roofed area). The following table summarizes the Administrative Adjustment obtained from Section 10-2.2(C), Table 10-2.2 Dimensional Standards for Residential Districts, Code of Ordinances:

Code Requirement	Approved Variance
Minimum 6,000 square foot lot size	5,400 square foot lot size
60-foot lot width	54-foot lot width
40 percent maximum lot coverage	44 percent maximum lot coverage
7.5-foot minimum interior setback	6.75-foot minimum interior setback

PROJECT DETAILS

The Applicant has submitted a minor site plan amendment to the approved Major Site Plan Resolution 2023-137 to allow for additional home models and elevations (the "Site Plan Amendment"), while keeping the approved models and enhancing mid-century modern-like style in accordance with Section 5 of the Development Agreement. All dwelling units are to remain as single-family detached residences with no changes to building height, massing, density, or lot layout. The existing homes within the Woodlands community provide large quality homes and ample open space. The Applicant has committed to continuing upholding this standard with its new 335 homes by proposing fourteen (14) models that meet the aesthetic and dimensional standards established by the Code of Ordinances. With the proposed models however, certain proposed homes have exceeded the forty-four (44) percent maximum lot coverage approved by the Administrative Adjustment. The Applicant is requesting a variance to allow for an increase in lot coverage from forty (44) percent to 53.2 percent in Pod A, 54.9 percent in Pod B, 54.9 percent in Pod C, 54.9 percent in Pod D, 54.9 percent in Pod F North, 54.9 percent in Pod F South, 53 percent in Pod G, and 46.8 percent in Pod H. The requested variance is described in more detail below.

As previously stated, the proposed development of 335 new single-family homes within the Woodlands community is an infill development on a former golf course. The Property is intertwined with the existing Woodlands community of 892 single family homes, lakes, and vegetation. Additionally, the Applicant is preserving Pod E as an open space pod and providing new lakes. These circumstances result in the approved 335 single family home lots having distinct shapes and dimensional differences. The future homeowners of this new community will have the option to choose from an average of four (6) different home models per pod. While some models fit on all the lots within their assigned pod, certain models exceed the allowed lot coverage which would limit the available home choices for the homeowners and render only twenty-one (21) percent of the lots being buildable. Meeting the forty-four (44) percent lot coverage would require elimination of either a bedroom, patio, garage, or other vital part of the proposed home models. More specifically:

Pod A homeowners will be able to choose from 1-story models one (1) through eight (8). Within that pod models one (1) through six (6) propose lot coverages coverage between 31.4 percent and 42.3 percent while models 7 and 8 propose a 48.7 percent and 53.2 percent lot coverage

respectively. As a result of this exceedance with models 7 and 8, a variance to allow a 53.2 percent lot coverage is being requested for Pod A.

Pod B homeowners will also choose from 1-story models one (1) through eight (8). Pod B contains four (4) different lot types (54'x100', 54'x115', 70'x100', and 70'x115') where models one (1) through eight (8) propose lot coverages coverage between 34.4 percent and 54.9 percent. To illustrate, model 1 covers 46.8 percent of the 54'x100' lots while covering 40.7 percent of the 54'x115' lots, and 36.1 percent of the 70'x100' and the 70'x115' lots. This situation would render all the 54'x115' lots within Pod B unbuildable since only model 1 can be built on that lot size. A similar scenario applies to lots sized 54'x115' where models 1-5 are offered but only model one (1) is buildable. As a result of these exceedances, a variance to allow a 54.9 percent lot coverage is being requested for Pod B. The typical lot fit study for Pod B, which demonstrates how each model fits their assigned typical lot is provided as an exhibit of the application.

Pod C allows homeowners to choose from 1-story models one (1) through five (5). Within that pod models two (2) through five (5) propose lot coverages coverage between 45.4 percent and 54.9 percent which are unbuildable at the current 44 percent lot coverage. Model 1 provides 40.7 percent coverage. As a result of the exceedances with models 2-5, a variance to allow a 54.9 percent lot coverage is requested for Pod C.

Pod D homeowners will choose from 1-story models one (1) through five (5) through typical lots sizes 54'x100' and 54'x115'. Model 1 is only available on typical lots 54'x100' and it proposes a 46.8 percent lot coverage making it unbuildable. Within the 54'x115' lots, only model 1 fits and model five (5) covers the largest portion of lots at 54.9 percent. As a result of these exceedances, a variance to allow a 54.9 percent lot coverage is requested for Pod D.

Pod F homeowners will choose from 1-story models one (1) through six (6) located in three (3) different lot types (54'x100', 54'x115', and 70'x100'). To illustrate, model 1 covers 46.8 percent of the 54'x100' lots but fits on all other lot types. No other model fits the 54'x115' lots and only models one (1) and six (6) fit lots 70'x100'. Model five (5) has the largest percentage of lot coverage within Pod F at 54.9 percent. As a result of the exceedances, a variance to allow a 54.9 percent maximum lot coverage is requested for Pod F.

Pod G is the only pod which allows homeowners to choose from 2-story models nine (9) through fourteen (14) distributed in four (4) different lot types (54'x100', 54'x115', and 64'x100'). Models offered within that pod cover as low as 32 percent (model 9 in lot 54'x115') and as high as 53 percent (model 13 in lot 54'x'115'). Within that pod, the primary reason for the lot coverage exceedance is the covered terrace of the home models. For instance on the lot typical plans, both models ten (10) and twelve (12) demonstrate how a supposed option without a covered terrace would fit their allocated typical lots while the only option which includes the covered terrace does not fit on some lots (this is shown for demonstration purposes as no models are being offered without a terrace). As a result of the exceedances, a variance to allow a 53 percent lot coverage is requested for Pod G.

Pod H homeowners will choose from 1-story models one (1) through five (5) located in two (2) different lot types (54'x115', 54'x135'). Models offered within that pod cover as low as 34.7 percent (model 1 in lot 54'x135') and only model five (5) exceeds the lot coverage at 46.8 percent. A variance to allow a maximum 46.8 percent lot coverage is requested for Pod H.

In addition to the above descriptions of the requested variance, it is necessary to emphasize that the other home model options within the pods are below the allowed 44 percent lot coverage. This variance is requested to create the availability of home choices for future residents and maintain the architectural variety that has been the identity of the Woodlands community. It is not expected that a majority of future homeowners will opt to build the models with the largest lot coverage or choose uniform models within the same street. These special circumstances requiring the variance described above apply to 242 out of the 335 proposed lots and a summary of the requested variance per pod is provided in the Property Development Regulations chart provided as sheet SP-1.1 of the application.

Although the Site Plan Amendment is approved administratively, this variance request to increase the permitted low coverage to allow the construction of the fourteen (14) home models requires decision by the City Commission following a recommendation of the Planning and Zoning Board subject to the variance standards from Section 10-5.4(Q)(4), Code of Ordinances:

Section 10-5.4(Q)(4) **Review Standards**

(a) **General Variance Review Standards.** A Variance application shall be approved only if the City Commission reaches each of the following conclusions, based on findings of fact supported by competent, substantial, and material evidence presented at the hearing:

(i) There are special conditions and circumstances (such as topographic conditions or the narrowness, shallowness, or shape of the lot) pertaining to the particular property for which the Variance is sought, that do not generally apply to other property subject to the standard from which the Variance is sought;

Applicant response: Site Plan Resolution 2023-137 has established lot layouts appropriate to both the existing Woodlands homes the proposed development. These lots have been designed to preserve the maximum amount of common open space and avoid negative impacts on the existing homes while providing large quality homes appropriate for the Woodlands community. The future homeowners of this community will have the choice of multiple models per pod. While some models fit on all the lots within their assigned pod, certain models exceed the allowed lot coverage. This would limit the available home choices for the homeowners and only certain models are buildable in those instances. Meeting the forty-four (44) percent lot coverage would require elimination of either a bedroom, patio, garage, or other vital part of the proposed home models. These special circumstances which relate to 242 out of the 335 lots within the proposed development generally do not apply to other

properties and they are necessary to maintain the already established community standards for the Woodlands.

(ii) The special conditions and circumstances referred to above are not the result of the actions of the landowner;

Applicant response: The special conditions and circumstances referred to above are directly related to the established architectural and open space standards established by the City of Tamarac and the Woodlands community as well as the necessity to retain the existing lot configurations which do not negatively impact the existing Woodlands homes.

(iii) Because of the special conditions and circumstances referred to above, the literal application of this Code to development of the property for which the Variance is sought would effectively deprive the landowner of rights commonly enjoyed by other properties subject to the standard from which the Variance is sought, and would result in unnecessary and undue hardship on the landowner;

Applicant response: Because of the special conditions and circumstances referred to above, the literal application of the 40% maximum lot coverage requirement per Section 10-2.2(C), Table 10-2.2, would deprive the future homeowners of rights commonly enjoyed by other properties within the Woodlands including but not limited to having a large quality home with adequate yard space, having enough bedrooms, and having multiple model options to choose from.

(iv) The Variance would not confer any special privilege on the landowner that is denied by law to other similarly situated properties subject to the standard from which the Variance is sought;

Applicant response: The Variance would not confer any special privilege on the Applicant or future landowners that is denied by law to other similarly situated properties. The Variance allows the Applicant to develop the property to provide quality homes that meet the existing standards of the Woodlands community. The Woodlands is known to be a community where there exist large homes with terraces and green spaces. Without the Variance, 242 out of 335 of the lots where the 14 home models are offered by the Applicant would be unbuildable and the Applicant would have to eliminate bedrooms, patios, garages, or other parts of the homes.

The City has approved similar variances in the past, more specifically Planning Board Cases 2-B-15, 8-B-15, and 6-B-16 subject to the General Variance Review Standards.

In Case 2-B-15, for a property zoned R-3, similar to the subject Property, the Planning Board of the City of Tamarac approved a variance for a maximum plot coverage of 50% in lieu of the required 40% maximum plot coverage. For this application, it was necessary to approve this lot coverage variance and other variances due to the property being restricted by surrounding waterways and roadways. This variance was necessary to allow the property to be developed despite the existing constraints of the property which are not normally present in other properties.

In Case 8-B-15, the Planning Board of the City of Tamarac approved a variance for a maximum plot coverage of 50.2% in lieu of the required 30% maximum plot coverage for a R-3 zone property. It was also judged necessary to approve this variance due to the existing Florida Turnpike right-of-way abutting the property, the shape of the property, as well as lakes and other waterways abutting the property. To allow the homes on this property to be buildable, the variance to increase lot coverage was necessary because these special circumstances are unique to this property and not generally applicable to other properties.

In Case 6-B-16, the Planning Board of the City of Tamarac approved a variance to allow a maximum plot coverage of 57% in lieu of the required 40% for a property zoned R-1. In this case, the property is similar to the subject Property due to it being a golf property. Allowing this variance to increase lot coverage was necessary to provide the appropriate homes while keeping the maximum amount of open space and avoid disturbing existing lakes. This variance was required because of the special circumstances surrounding this golf community and these circumstances are not common in other properties.

The subject Property is on a golf course where it contains 335 lots surrounded by lakes and other existing restrictions such as trees, open space to remain, and surrounding existing homes. All three previously mentioned cases relate to the currently requested variance to increase lot coverage because they have similar unique circumstances which are generally applicable to other properties within the City. This special privilege conferred to the other previously listed cases is also applicable to the subject Property subject to the same standards due to the unique circumstances affecting the Property.

(v) The extent of the Variance is the minimum necessary to allow a reasonable use of the property;

<u>Applicant response:</u> Without the Variance, future homeowners of the new 335 residences in the Woodlands would have a limited choice of homes that are buildable. This would cause pods to be lined up with either one or two of the same home models which would create a uniform neighborhood which is against the existing character of the Woodlands community which houses large homes of different varieties. The extent of the Variance is the minimum necessary to allow reasonable use of the Property.

(vi) The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;

<u>Applicant response:</u> Allowing for a maximum lot coverage of 53.2 percent in Pod A, 54.9 percent in Pod B, 54.9 percent in Pod C, 54.9 percent in Pod D, 54.9 percent in Pod F North, 54.9 percent in Pod F South, 53 percent in Pod G, and 46.8 percent in Pod H in lieu of the required maximum lot coverage of 44 percent allows for the Applicant to meet the intent of Section 10-2.7- Overlay Zoning Districts of the Code of the Ordinances. More Specifically:

Section 10-2.7(C)(1) outlines the purpose and intent of the regulations provided the Woodlands Overlay District as serving to "preserve the neighborhood character, promote its high quality and appearance, maintain property values and protect the public health, safety and welfare". The proposed Variance also seeks to create a high-quality community through the types of home models offered and maintaining the open spaces.

Section 10-2.7(C)(2) specifically states that the intent of the Woodlands Overlay district is to "protect the existing aesthetics of the Woodlands community to ensure high-quality development compatible with the surrounding existing development." The Applicant is providing homes that meet the architectural standards with similar features including home sizes similar to the existing homes within the community.

Section 10-2.7(C)(5) limits the parking and storage of motor vehicles except in approved vehicle use areas including garages. The requested Variance is necessary in many cases to allow enough garage spaces to accommodate up to three (3) vehicles. This would allow for enough parking on the home lots and avoid parking on the streets or swale areas.

As evidenced by Code sections 10-2.7(C)(1), 10-2.7(C)(2), and 10-2.7(C)(5), the Variance is requested to meet the standards of the existing Woodlands community therefore is in harmony with the general purpose and intent of this Code and preserves its spirit.

(vii) The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare; and

Applicant response: The requested Variance will retain the existing model sizes and large parking garage which will help promote safety by avoiding parking along the roadway. Additionally, the proposed lot coverage increase does not affect the roadways or other areas of the overall development. The increase lot coverage does not affect setbacks, easements, required pervious/impervious space, or other residents within the community.

(viii) The Variance is consistent with the Comprehensive Plan.

Applicant response: The requested variance is consistent with Future Land Use Policy 8.3 which requires the protection of existing and planned residential areas, including single family neighborhoods, from disruptive land uses and nuisances. The Variance is promoting the continuation of the Woodlands community with the high quality homes that exist today. By allowing the homes to be buildable in the current proposed form, the vacant land of the former Woodlands golf course is utilized in its best use and it avoids illegal, unhealthy and unsightly trash dumping, as well as a new community of homes which will continue to maintain the green spaces in the community.

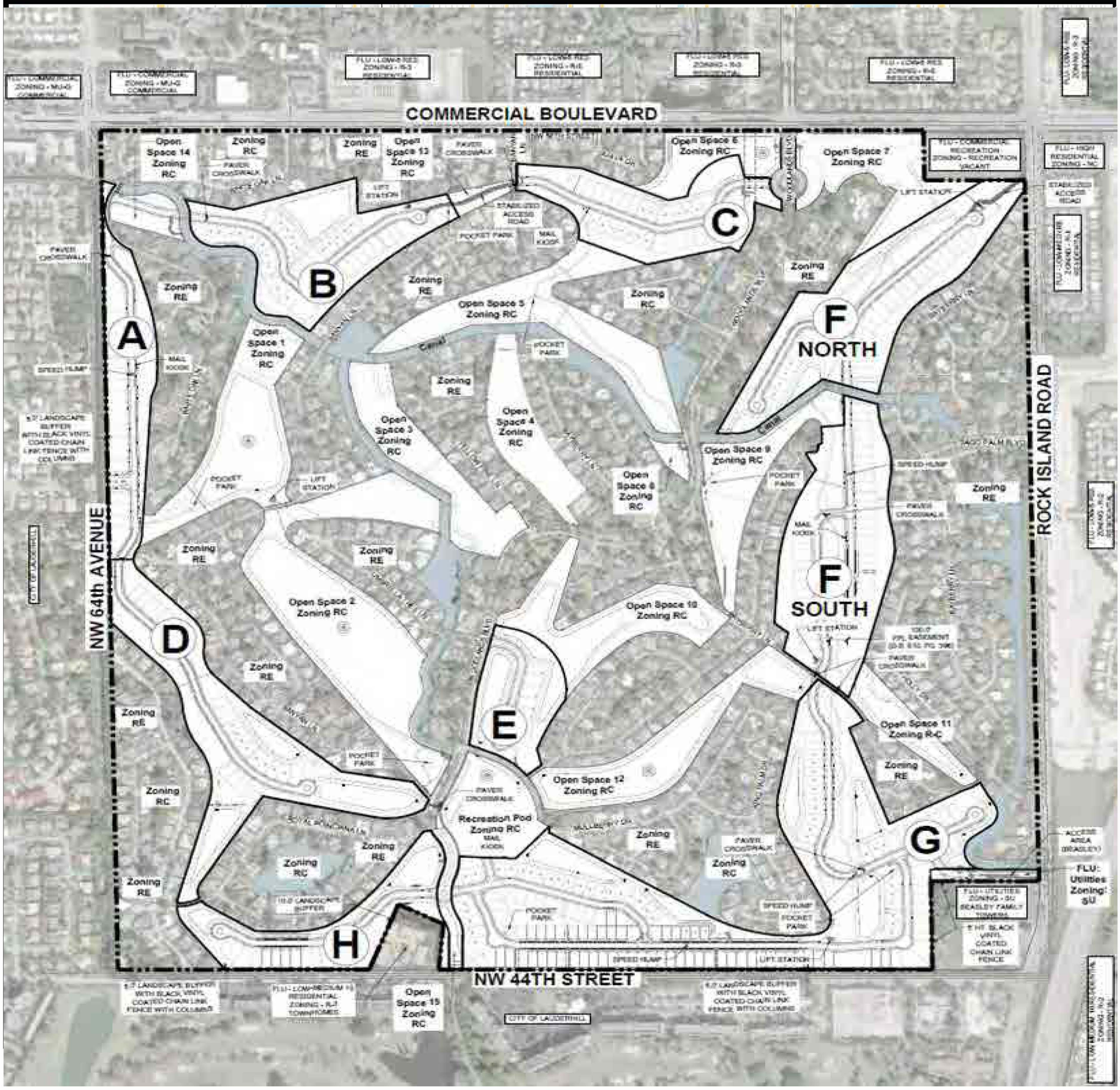
The Variance is consistent with the Comprehensive Plan Future Land Use Policy 10.2 which requires safe and convenient onsite traffic circulation and adequate of-street parking because it allows the future residents to keep large parking garages in addition to their driveways which prevents their guest from parking along the roadways and disturbing circulation.

The Variance is consistent with Urban Design Element policy 3.3 which states: "The City shall strive to gradually enhance the quality of existing development throughout the City through the review and application of design standards and guidelines, while also being adaptable to reasonable considerations as determined necessary." The requested Variance is a reasonable and necessary consideration which would continue to provide the high-quality homes as exist in the Woodlands today.

CLOSING

Thank you for your consideration of the submitted variance to allow a maximum lot coverage of 53.2 percent in Pod A, 54.9 percent in Pod B, 54.9 percent in Pod C, 54.9 percent in Pod D, 54.9 percent in Pod F North, 54.9 percent in Pod F South, 53 percent in Pod G, and 46.8 percent in Pod H in lieu of the required maximum lot coverage of 44 percent. The requested variance to the Site Plan is consistent with the Land Use and Zoning designation of the Subject Site and is consistent with the development parameters set forth in the Development Agreement. The requested variance to the development is compatible with the existing Woodlands residential community and will allow for much needed improvements to the existing infrastructure improvements and community amenities. The development will create new desirable neighborhoods, will expand the City's tax base and be an efficient use of land that would otherwise be underutilized.

Woodlands County Club
Variance
Case # 3-B-25



Subject Property

TAMARAC

The City For Your Life

Maxine Calloway, Director
Community Development
7525 NW 88 Avenue
Tamarac, FL 33321
Telephone (954) 597-3530

Prepared by and Return to:
City Attorney
CITY OF TAMARAC
7525 NW 88th Avenue
Tamarac, Florida 33321-2401

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Space Above This Line for Recording

BEFORE THE DIRECTOR OF COMMUNITY DEVELOPMENT CITY OF TAMARAC, FLORIDA

DATE: September 5, 2023
CASE NO. 8-B-19

IN RE: The Application of: Woodlands Residential
4600 Woodlands Blvd

Property Folio Identification Number: 494114070010

Property Legal Description: WOODLANDS COUNTRY CLUB PB 67-30 B LESS FOLLOWING TRS R 1 THRU & INCL R11 & LESS TRS C1 C2 & C3 & LESS TR L1 & LESS RD R/WS & LESS OR 5337/607 & OR 12713/821 & OR 38923/1547.

ADMINISTRATIVE ADJUSTMENT DEVELOPMENT APPROVAL

The applicant, Michael Nunziata, 13th Floor Woodlands HB GP, designated agent for the property owner, Clublink Us LLC, filed an application with the City of Tamarac ("City") Community Development Department seeking approval of the following Administrative Adjustments:

Administrative Adjustment Request: *Section 10-2.2(C), Table 10-2.2: Dimensional Standards for Residential Districts, Code of Ordinances:*

An administrative adjustment from Section 10-2.2(C), Table 10-2.2: Dimensional Standards for Residential Districts, Code of Ordinances, to allow for a minimum five thousand four hundred (5,400) square foot lot size, a minimum fifty-four (54) foot lot width, a maximum lot coverage of forty-four (44) percent, and a minimum interior side setback of 6.75 feet in lieu of a minimum six thousand (6,000) square foot lot size, a minimum sixty (60) foot lot width, a maximum lot coverage of forty (40) percent, and a minimum interior side setback of 7.5 feet, respectively (see Exhibit "A").

The Community Development Director has identified that the properties located in Woodlands Residential Pod A, B, C, D, F-North, F-South, G, and H, Tamarac, Florida (the "Property") are in the Residential Estate (RE) Zoning District, and following the review of the Application for Administrative Adjustment, determines that the Adjustment falls within the limitations set forth in Table 10-5.3: "Allowable Administrative Adjustments", and the standards contained in Section 10-5.4(P)(4) of the Land Development Regulations, and finds as follows:

(a) The Administrative Adjustment is consistent with the character of development in the surrounding area, and will not result in incompatible development.

(b) Any adverse impacts resulting from the Administrative Adjustment will be mitigated to the maximum extent practicable.

(c) The Administrative Adjustment is of a technical nature (i.e., relief from a dimensional or design standard), and is either:

(i) Required to compensate for some unusual aspect of the development site or the proposed development that is not shared by landowners generally;

(ii) Proposed to protect sensitive natural resources or save healthy existing trees; or

(iii) Required to eliminate a minor inadvertent failure to fully comply with a standard.

(d) The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands, and will not pose a danger to the public health or safety.

(e) The Administrative Adjustment is consistent with the purpose of the zoning district where located and with the Comprehensive Plan.

Pursuant to the authority contained in Chapter 10-5.4 (P) of the City of Tamarac Code of Ordinances, the Applicant's request for Administrative Adjustment approval as outlined is hereby **GRANTED.**

This document shall be recorded in the public records of Broward, County, Florida.

DONE and ORDERED this 20 day of September, 2023, in Tamarac, Florida.

DIRECTOR, COMMUNITY DEVELOPMENT
CITY OF TAMARAC, FLORIDA

By: _____
MAXINE CALLOWAY

ATTEST:

STATE OF FLORIDA)
COUNTY OF BROWARD)

The forgoing instrument was acknowledged before me by means of ☑ **physical presence** or ☐ **online** notarization, this 20th day of September, 2023, by **Maxine Calloway**, who is personally known to me, who acknowledged that she is Director, Community Development Department, City of Tamarac ("City"), a Florida Municipal Corporation, and that this instrument was signed for the purposes contained on behalf of the City and by the authority of the City.

My Commission Expires: 10/10/2027

Type or print name of Notary: Collette Tibby

Seal/Stamp

COLLETTE TIBBY NOTARY PUBLIC MY COMMISSION EXPIRES 10-10-2027 STATE OF FLORIDA COMMISSION NUMBER HH 408566

COLLETTE TIBBY NOTARY PUBLIC MY COMMISSION EXPIRES 10-10-2027 STATE OF FLORIDA COMMISSION NUMBER HH 408566

Property Development Regulations - August 2025

Off of Lot Typ

Pod	Zoning District	Dwelling Units	Minimum Lot Dimension Required	Minimum Lot Size Required	Minimum Building Front Setback Required	Minimum Building Front Setback Provided*	Minimum Building Side Setback Required	Minimum Building Side Setback Provided*	Minimum Building Rear Setback Required**	Minimum Building Rear Setback Provided*	Maximum Lot Coverage (Roofed Area) Permitted***	Maximum Lot Coverage (Roofed Area) Provided*	Total Maximum Impervious/ Minimum Pervious Permitted	Total Maximum Impervious/ Minimum Pervious Provided*
A	RE	19	70' x 115'	8,050 sf	20'	20'	6.75'	6.75'	15'	15'	44%	53.2%	70%/30%	60.4%/39.6%
B	RE	1	54' x 100'	5,400 sf	20'	20'	6.75'	6.75'	15'	15'	44%	46.8%	70%/30%	54.4%/45.6%
B	RE	27	54' x 115'	6,210 sf	20'	20'	6.75'	6.75'	15'	15'	44%	54.9%	70%/30%	61.5%/38.5%
B	RE	5	70' x 100'	7,000 sf	20'	20'	6.75	6.75'	15'	15'	44%	39.5%	70%/30%	49.2%/50.8%
B	RE	3	70' x 115'	8,050 sf	20'	20'	6.75'	6.75'	15'	15'	44%	53.2%	70%/30%	60.4%/39.6%
C	RE	1	54' x 100'	5,400 sf	20'	20'	6.75'	6.75'	15'	15'	44%	46.8%	70%/30%	54.4%/45.6%
C	RE	30	54' x 115'	6,210 sf	20'	20'	6.75'	6.75'	15'	15'	44%	54.9%	70%/30%	61.5%/38.5%
D	RE	3	54' x 100'	5,400 sf	20'	20'	6.75'	6.75'	15'	15'	44%	46.8%	70%/30%	54.4%/45.6%
D	RE	24	54' x 115'	6,210 sf	20'	20'	6.75'	6.75'	15'	15'	44%	54.9%	70%/30%	61.5%/38.5%
F-North	RE	27	54' x 115'	6,210 sf	20'	20'	6.75'	6.75'	15'	15'	44%	54.9%	70%/30%	61.5%/38.5%
F-North	RE	6	70' x 100'	7,000 sf	20'	20'	6.75'	6.75'	15'	15'	44%	39.5%	70%/30%	49.2%/50.8%
F-South	RE	4	54' x 100'	5,400 sf	20'	20'	6.75'	6.75'	15'	15'	44%	46.8%	70%/30%	54.4%/45.6%
F-South	RE	26	54' x 115'	6,210 sf	20'	20'	6.75'	6.75'	15'	15'	44%	54.9%	70%/30%	61.5%/38.5%
G	RE	72	54' x 100'	5,400 sf	20'	20'	6.75'	6.75'	15'	15'	44%	50.6%	70%/30%	58.3%/41.7%
G	RE	55	54' x 115'	6,210 sf	20'	20'	6.75'	6.75'	15'	15'	44%	53.0%	70%/30%	60%/40%
G	RE	16	64' x 100'	6,400 sf	20'	20'	6.75'	6.75	15'	15'	44%	40.8%	70%/30%	50.3%/49.7%
H	RE	1	54' x 115'	5,400 sf	20'	20'	6.75'	6.75'	15'	15'	44%	40.7%	70%/30%	47.5%/52.5%
H	RE	15	54' x 135'	6,210 sf	20'	20'	6.75'	6.75'	15'	15'	44%	46.8%	70%/30%	52.4%/47.6%

335 Total DUs

* Calculations based on typical lot. Values may vary based on lot configuration, and post-purchase owner improvements, but will not exceed the minimum setbacks, maximum lot coverage permitted and/or the total maximum impervious/minimum pervious area permitted.

** Lots Adjacent to RC Zoning or Water Bodies: Minimum 8' Building Rear Setback. Applicable lots indicated on Site Plan with asterisk.

*** Lot Coverage includes all roofed structures including covered patios, regardless of walls, but excludes uncovered patios or open mesh screen patios.

Note: Pool, Pool Deck, Hot Tub or Spa are required a minimum 5' side and rear setback and will be permitted seperatley.

Note: Mechanical Equipment, including A/C units: Not permitted within required setbacks.

Note: The lot coverage percentage provided are a worst case outlier.

Note: All homes will adhear to be constructed will ahear to the minimum required setbacks (Front: 20', Side 6.75', Rear 15', Adjacent to RC Zoning and Water Bodies 8')

TYPICAL LOTS 70' X 115' (POD A) 1 STORY MODELS 1, 2, 3 & 4

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44% : 3,542 SQ.FT.

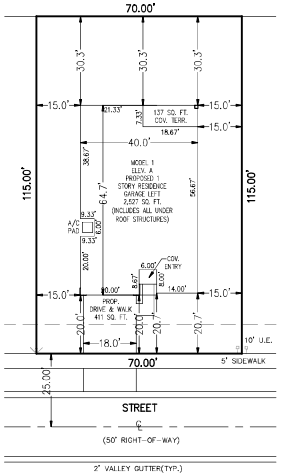
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED:(5,635 SF) 70%
MINIMUM PERVIOUS AREA PERMITTED: (2,415 SF) 30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN. VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

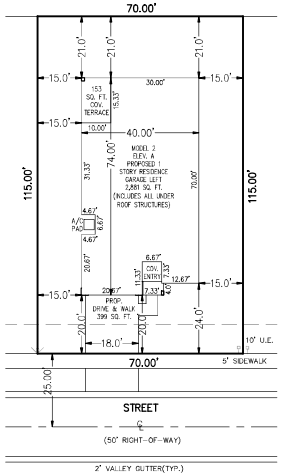
MODEL "1"

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,527 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE= 31.4% (2,527 SQ. FT.)*
PROPOSED IMPERVIOUS AREA: (2,950 SQ. FT.) 36.6% *
PROPOSED PERVIOUS AREA: (5,100 SQ.FT.) 63.4% *



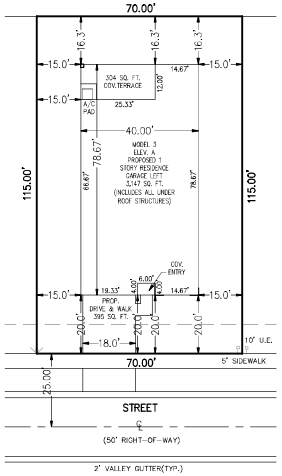
MODEL "2"

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,881 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE= 35.8% (2,881 SQ. FT.)*
PROPOSED IMPERVIOUS AREA: (3,292 SQ. FT.) 40.9% *
PROPOSED PERVIOUS AREA: (4,758 SQ.FT.) 59.1% *



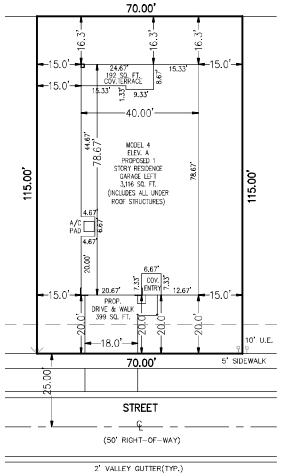
MODEL "3"

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,147 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE= 39.0% (3,147 SQ. FT.)*
PROPOSED IMPERVIOUS AREA: (3,554 SQ. FT.) 44.1% *
PROPOSED PERVIOUS AREA: (4,496 SQ.FT.) 55.9% *



MODEL "4"

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,116 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE= 38.7% (3,116 SQ. FT.)*
PROPOSED IMPERVIOUS AREA: (3,527 SQ. FT.) 43.8% *
PROPOSED PERVIOUS AREA: (4,523 SQ.FT.) 56.2% *



TYPICAL LOTS 70' X 115' (POD A) 1 STORY MODELS 5, 6, 7 & 8

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44% : 3,542 SQ.FT.

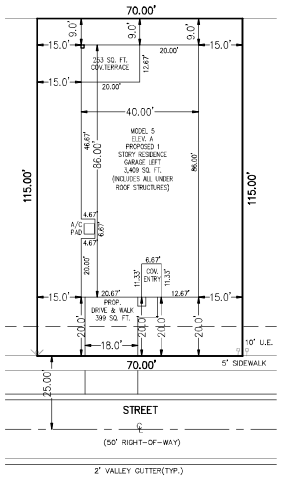
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED:(5,635 SF) 70%
MINIMUM PERVIOUS AREA PERMITTED: (2,415 SF) 30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN. VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

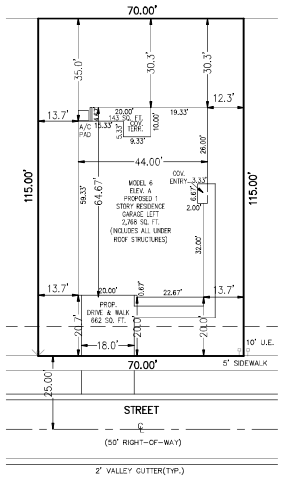
MODEL "5"

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,409 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE=42.3% (3,409 SQ. FT.)*
PROPOSED IMPERVIOUS AREA: (3,820 SQ. FT.) 47.5% *
PROPOSED PERVIOUS AREA: (4,230 SQ.FT.) 52.5% *



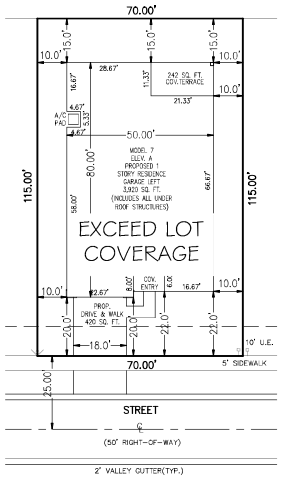
MODEL "6"

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,768 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE=34.4% (2,768 SQ. FT.)*
PROPOSED IMPERVIOUS AREA: (3,442 SQ. FT.) 42.8% *
PROPOSED PERVIOUS AREA: (4,608 SQ.FT.) 57.2% *



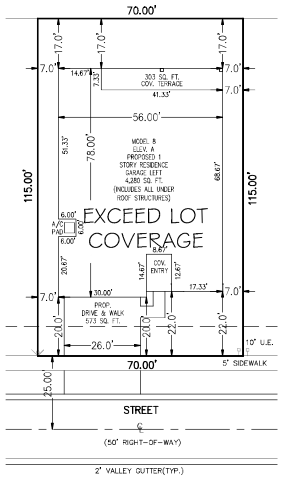
MODEL "7"

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,920 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE=48.7% (3,920 SQ. FT.)*
PROPOSED IMPERVIOUS AREA: (4,352 SQ. FT.) 54.0% *
PROPOSED PERVIOUS AREA: (3,698 SQ.FT.) 46.0% *



MODEL "8"

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 4,280 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE=53.2% (4,280 SQ. FT.)*
PROPOSED IMPERVIOUS AREA: (4,865 SQ. FT.) 60.4% *
PROPOSED PERVIOUS AREA: (3,185 SQ.FT.) 39.6% *



REVISIONS	DATE	BY
TYPICAL LOT FIT	5/23/25	AA
FILE NAME: 7924-PERMITS/LOT FITS/7924_LOT FIT STUDY-POD A		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

WOODLANDS COUNTRY CLUB
(POD A)
70' X 115' TYPICAL LOT FITS
"CITY OF TAMARAC, BROWARD COUNTY, FLORIDA"

DATE	5/23/25
DRAWN BY	AA
F.B./ PG.	N/A
SCALE	1"=20'

DAVID P. LINDLEY, PLS
REGISTERED LAND
SURVEYOR NO.5605
STATE OF FLORIDA
LB 3591

JOB #	7924
SHT.NO.	1
OF	1 SHEETS

TYPICAL LOTS 54' X 100' (RE) (POD B) 1 STORY MODEL 1

54' X 100' = 5,400 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44% : 2,376 SQ.FT.

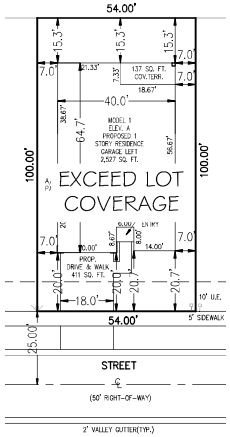
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED: (3,780 SF) 70%
MINIMUM PERVIOUS AREA PERMITTED: (1,620 SF) 30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN. VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

MODEL "1"

54' X 100' = 5,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,527 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE=46.8% (2,527 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (2,938 SQ. FT.) 54.4% *
PROPOSED PERVIOUS AREA: (2,462 SQ.FT.) 45.6% *



TYPICAL LOTS 54' X 115' (RE) (POD B) 1 STORY MODELS 1, 2, 3, 4 & 5

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44% : 2,732 SQ.FT.

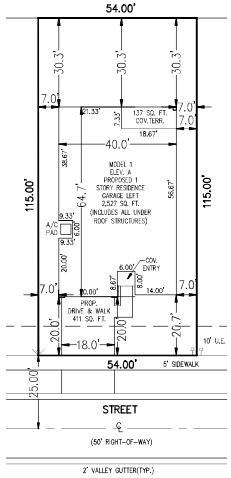
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED: (4,347 SF) 70%
MINIMUM PERVIOUS AREA PERMITTED: (1,863 SF) 30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN. VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

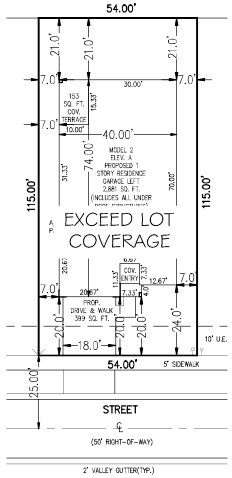
MODEL "1"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,527 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 40.7% (2,527 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (2,950 SQ. FT.) 47.5% *
PROPOSED PERVIOUS AREA (3,260 SQ.FT.) 52.5% *



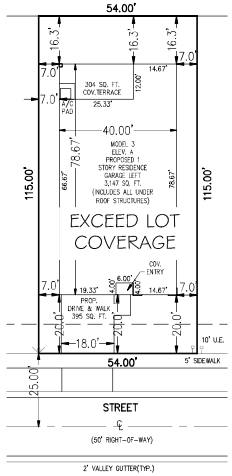
MODEL "2"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,881 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 46.4% (2,881 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,292 SQ. FT.) 53.0% *
PROPOSED PERVIOUS AREA (2,918 SQ.FT.) 47.0% *



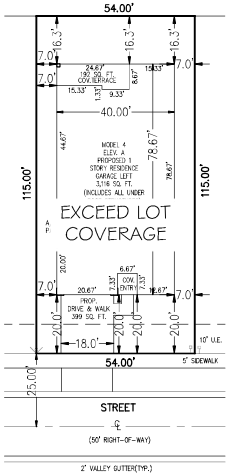
MODEL "3"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,147 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 50.7% (3,147 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,554 SQ. FT.) 57.2% *
PROPOSED PERVIOUS AREA: (2,656 SQ.FT.) 42.8% *



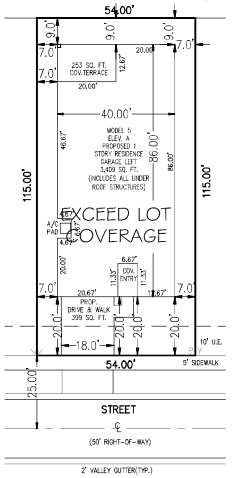
MODEL "4"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,116 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 50% (3,116 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,527 SQ. FT.) 56.8% *
PROPOSED PERVIOUS AREA: (2,683 SQ.FT.) 43.2% *



MODEL "5"

ADJACENT TO WATER BODY OR RC ZONING
54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,409 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE =54.9% (3,409 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,820 SQ. FT.) 61.5% *
PROPOSED PERVIOUS AREA: (2,390 SQ.FT.) 38.5% *



REVISIONS	DATE	BY
TYPICAL LOT FIT	5/23/25	AA
FILE NAME: 7924\PERMITS\LOT FITS 7924 LOT FIT STUDY-POD B		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

WOODLANDS
(POD B)
54' X 100' / 54' X 115' TYPICAL LOT FITS
CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

DATE	5/15/25
DRAWN BY	AA
P.B./ PG.	N/A
SCALE	1"=20'

DAVID P. LINDLEY, PLS
REGISTERED LAND SURVEYOR NO.5005
STATE OF FLORIDA
LB 3591

JOB # 7924
SHT.NO.
1
OF 3 SHEETS

TYPICAL LOTS 70' X 100' (RE) (POD B) 1 STORY MODELS 1, 2 & 3

70' X 100' = 7,000 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44%
:3,080 SQ.FT.

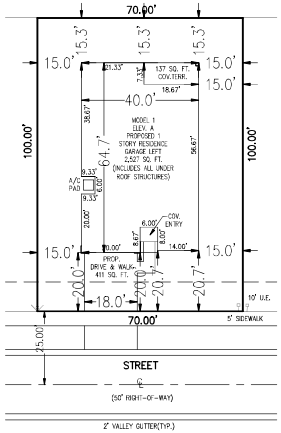
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED:(4,900 SF)
70%
MINIMUM PERVIOUS AREA PERMITTED: (2,100 SF)
30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

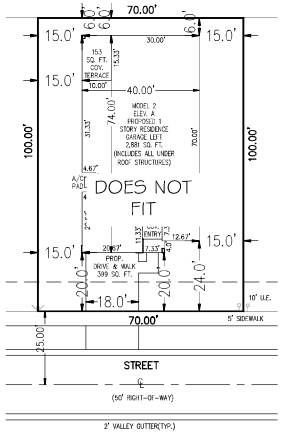
MODEL "1"

70' X 100' = 7,000 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,527 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 36.1% (2,527 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (2,950 SQ. FT.) 42.1% *
PROPOSED PERVIOUS AREA (4,050 SQ.FT.) 57.9% *



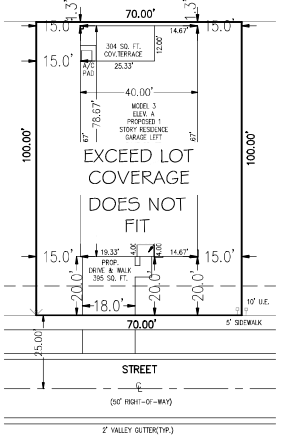
MODEL "2"

70' X 100' = 7,000 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,881 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 41.2% (2,881 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,292 SQ. FT.) 47.0% *
PROPOSED PERVIOUS AREA (3,708 SQ.FT.) 53.0% *



MODEL "3"

70' X 100' = 7,000 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,147 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 45.0% (3,147 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,554 SQ. FT.) 50.8% *
PROPOSED PERVIOUS AREA (3,446 SQ.FT.) 49.2% *



TYPICAL LOTS 70' X 100' (RE) (POD B) 1 STORY MODELS 4, 5 & 6

70' X 100' = 7,000 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44%
:3,080 SQ.FT.

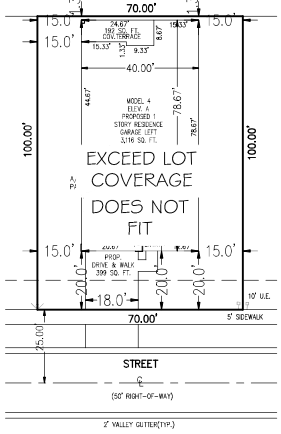
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED:(4,900 SF)
70%
MINIMUM PERVIOUS AREA PERMITTED: (2,100 SF)
30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

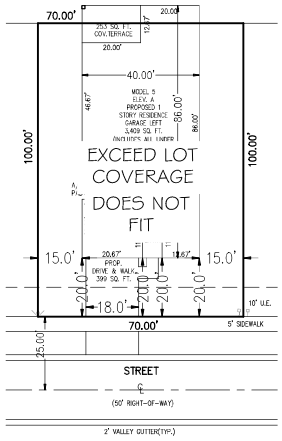
MODEL "4"

70' X 100' = 7,000 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,116 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 44.5% (3,116 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,527 SQ. FT.) 50.4% *
PROPOSED PERVIOUS AREA (3,473 SQ.FT.) 49.6% *



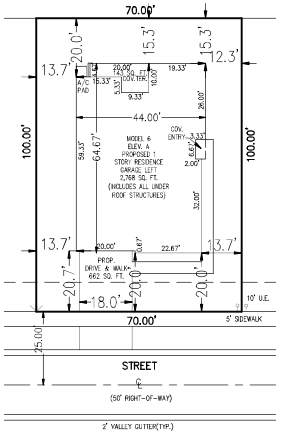
MODEL "5"

70' X 100' = 7,000 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,409 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 48.7% (3,409 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,820 SQ. FT.) 54.6% *
PROPOSED PERVIOUS AREA (3,180 SQ.FT.) 45.4% *



MODEL "6"

70' X 100' = 7,000 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,768 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 39.5% (2,768 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,442 SQ. FT.) 49.2% *
PROPOSED PERVIOUS AREA (3,558 SQ.FT.) 50.8% *



REVISIONS	DATE	BY
TYPICAL LOT FIT	5/23/25	AA
FILE NAME: 7924-PERMITS/LOT FITS/7924-LOT FIT STUDY-POD B		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

WOODLANDS
(POD B)
70' X 100' TYPICAL LOT FITS
CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

DATE	5/15/25
DRAWN BY	AA
F.B./ PG.	N/A
SCALE	1"=20'

DAVID P. LINDLEY, PLS
REGISTERED LAND SURVEYOR NO.5505
STATE OF FLORIDA
LB 3591

JOB #	7924
SHT.NO.	2
OF	3 SHEETS

TYPICAL LOTS 70' X 115' (POD B) 1 STORY MODELS 1, 2, 3 & 4

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44% : 3,542 SQ.FT.

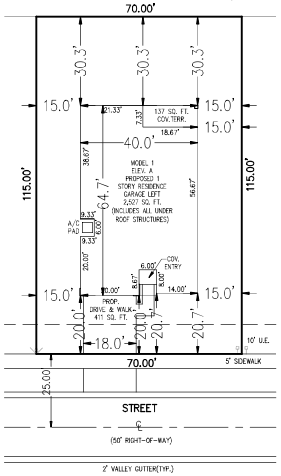
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED:(5,635 SF) 70%
MINIMUM PERVIOUS AREA PERMITTED: (2,415 SF) 30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN. VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

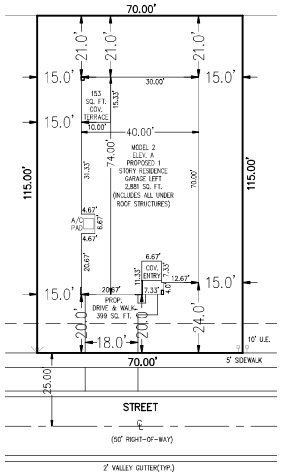
MODEL "1"

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,527 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 36.1% (2,527 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (2,950 SQ. FT.) 42.1% *
PROPOSED PERVIOUS AREA (4,050 SQ.FT.) 57.9% *



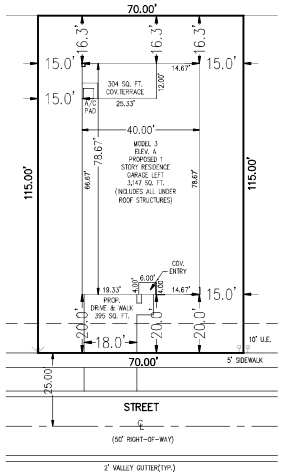
MODEL "2"

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,881 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 35.8% (2,881 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,292 SQ. FT.) 40.9% *
PROPOSED PERVIOUS AREA (4,758 SQ.FT.) 59.1% *



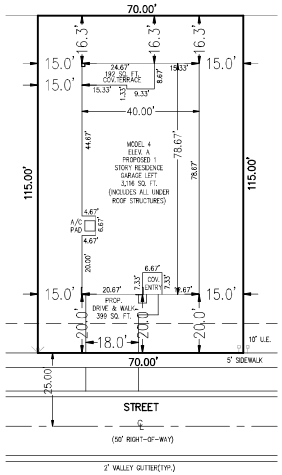
MODEL "3"

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,147 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 39.1% (3,147 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,554 SQ. FT.) 44.1% *
PROPOSED PERVIOUS AREA (4,496 SQ.FT.) 55.9% *



MODEL "4"

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,116 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 38.7% (3,116 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,527 SQ. FT.) 43.8% *
PROPOSED PERVIOUS AREA (4,523 SQ.FT.) 56.2% *



TYPICAL LOTS 70' X 115' (POD B) 1 STORY MODELS 5, 6, 7 & 8

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44% : 3,542 SQ.FT.

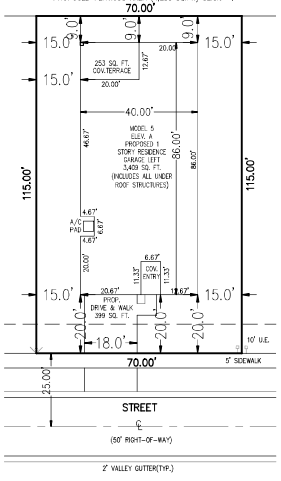
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED:(5,635 SF) 70%
MINIMUM PERVIOUS AREA PERMITTED: (2,415 SF) 30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN. VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

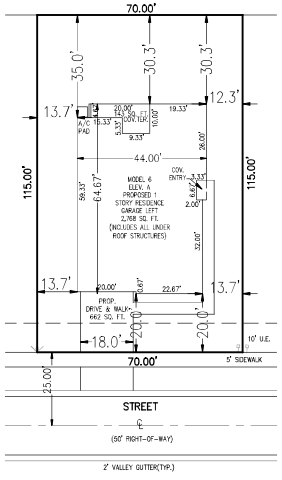
MODEL "5"

ADJACENT TO WATER BODY OR RC ZONING
70' X 115' = 8,050 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,409 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 42.3% (3,409 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,820 SQ. FT.) 47.5% *
PROPOSED PERVIOUS AREA (4,230 SQ.FT.) 52.5% *



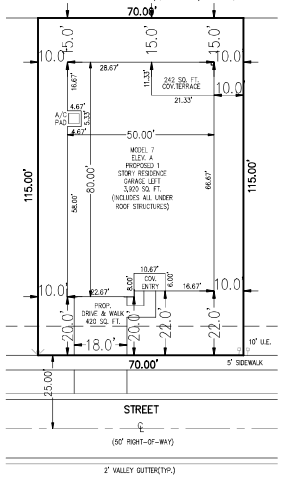
MODEL "6"

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,768 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 34.4% (2,768 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,442 SQ. FT.) 42.8% *
PROPOSED PERVIOUS AREA (4,608 SQ.FT.) 57.2% *



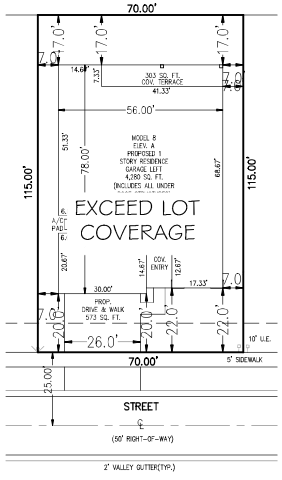
MODEL "7"

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,920 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 39.1% (3,920 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (4,352 SQ. FT.) 54.0% *
PROPOSED PERVIOUS AREA (3,698 SQ.FT.) 46.0% *



MODEL "8"

70' X 115' = 8,050 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 4,280 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 53.2% (4,280 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (4,865 SQ. FT.) 60.4% *
PROPOSED PERVIOUS AREA (3,185 SQ.FT.) 39.6% *



TYPICAL LOT FIT	5/23/25	AA
REVISIONS	DATE	BY

FILE NAME: 7924\PERMITS\07 FITS\7924 LOT FIT STUDY-POD B

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

WOODLANDS
(POD B)
70' X 115' TYPICAL LOT FITS
CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

DATE	5/15/25
DRAWN BY	AA
P.B./ PG.	N/A
SCALE	1"=20'

DAVID P. LINDLEY, PLS
REGISTERED LAND SURVEYOR NO.5605
STATE OF FLORIDA
LB 3591

JOB # 7924
SHT.NO. 3
OF 3 SHEETS

TYPICAL LOTS 54' X 100' (RE) (POD C) 1 STORY MODEL 1

54' X 100' = 5,400 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44% :2,376 SQ.FT.

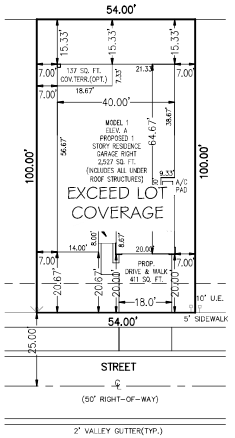
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED: (3,780 SF) 70%
MINIMUM PERVIOUS AREA PERMITTED: (1,620 SF) 30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

MODEL "1"

54' X 100' = 5,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,527 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE=46.8% (2,527 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (2,938 SQ. FT.) 54.4% *
PROPOSED PERVIOUS AREA: (2,462 SQ.FT.) 45.6% *



REVISIONS	DATE	BY
TYPICAL LOT FIT	5/15/25	AA

FILE NAME: 7924\PERMITS\LOT FITS\7924 LOT FIT STUDY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

WOODLANDS
(POD C)
54' X 115' TYPICAL LOT FITS
*CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

DATE 5/15/25
DRAWN BY AA
F.B./ PG. N/A
SCALE 1"=20'

DAVID P. LINDLEY, PLS
REGISTERED LAND SURVEYOR NO.5005
STATE OF FLORIDA
LB 3591

JOB # 7924
SHT.NO. 1
OF 1 SHEETS

TYPICAL LOTS 54' X 115' (POD C) 1 STORY MODELS 1, 2, 3, 4 & 5

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44%
:2,732 SQ.FT.

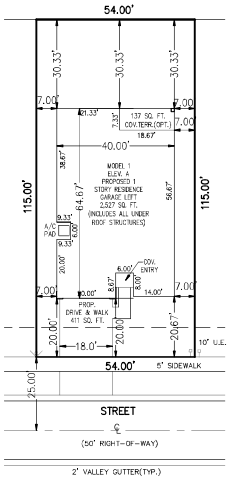
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED: (4,347 SF)
70%
MINIMUM PERVIOUS AREA PERMITTED: (1,863 SF)
30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

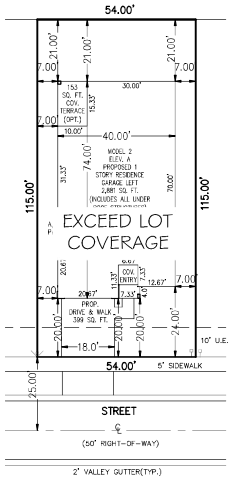
MODEL "1"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,527 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 40.7% (2,527 SQ.FT.)*
PROPOSED IMPERVIOUS AREA (2,950 SQ. FT.) 47.5% *
PROPOSED PERVIOUS AREA (3,260 SQ.FT.) 52.5% *



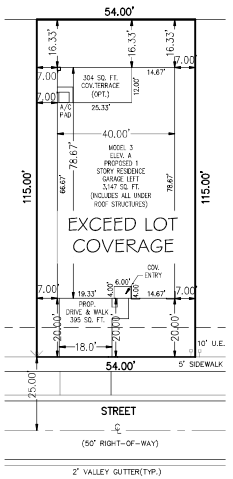
MODEL "2"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,881 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 46.4% (2,881 SQ.FT.)*
PROPOSED IMPERVIOUS AREA (3,292 SQ. FT.) 53.0% *
PROPOSED PERVIOUS AREA (2,918 SQ.FT.) 47.0% *



MODEL "3"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,147 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 50.7% (3,147 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,554 SQ. FT.) 57.2% *
PROPOSED PERVIOUS AREA: (2,656 SQ.FT.) 42.8% *



54' X 115' = 6,210 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44%
:2,732 SQ.FT.

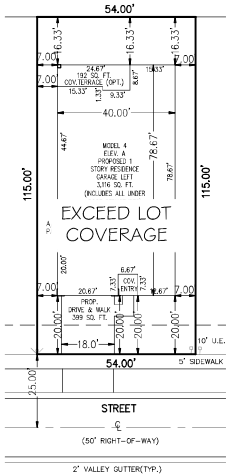
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED: (4,347 SF)
70%
MINIMUM PERVIOUS AREA PERMITTED: (1,863 SF)
30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

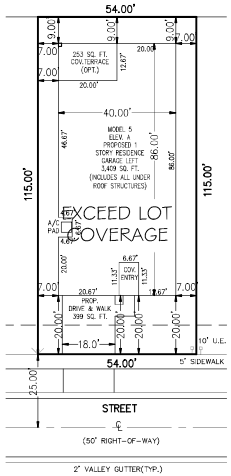
MODEL "4"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,116 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 50% (3,116 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,527 SQ. FT.) 56.8% *
PROPOSED PERVIOUS AREA: (2,683 SQ.FT.) 43.2% *



MODEL "5"

ADJACENT TO WATER BODY OR RC ZONING
54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,409 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE =54.9% (3,409 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,820 SQ. FT.) 61.5% *
PROPOSED PERVIOUS AREA: (2,390 SQ.FT.) 38.5% *



REVISIONS	DATE	BY
TYPICAL LOT FIT	5/15/25	AA

FILE NAME: 7924-PERMITS/LOT FITS/7924-LOT FIT STUDY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 FAX (561) 750-1452

WOODLANDS
(POD C)
54' X 115' TYPICAL LOT FITS
*CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

DATE 5/15/25
DRAWN BY AA
F.B./ PG. N/A
SCALE 1"=20'

DAVID P. LINDLEY, PLS
REGISTERED LAND SURVEYOR NO.5605
STATE OF FLORIDA
LB 3591

JOB # 7924
SHT.NO.
1
OF 1 SHEETS

TYPICAL LOTS 54' X 100' (RE) (POD D) 1 STORY MODEL 1

54' X 100' = 5,400 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44%
:2,376 SQ.FT.

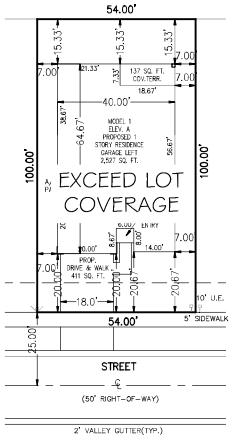
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED: (3,780 SF)
70%
MINIMUM PERVIOUS AREA PERMITTED: (1,620 SF)
30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

MODEL "1"

54' X 100' = 5,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,527 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE=46.8% (2,527 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (2,938 SQ. FT.) 54.4% *
PROPOSED PERVIOUS AREA: (3,462 SQ.FT.) 45.6% *



TYPICAL LOTS 54' X 115' (RE) (POD D) 1 STORY MODELS 1, 2 , 3, 4 & 5

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44%
:2,732 SQ.FT.

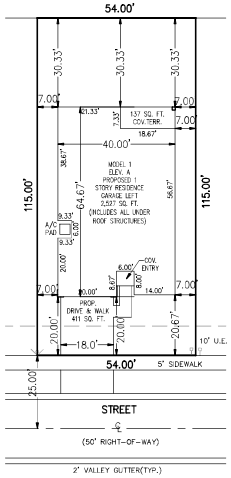
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED: (4,347 SF)
70%
MINIMUM PERVIOUS AREA PERMITTED: (1,863 SF)
30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

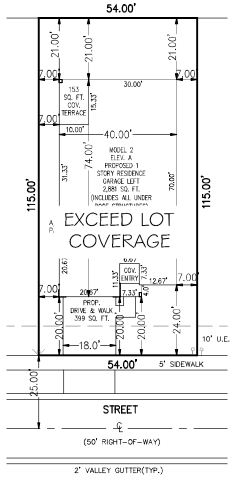
MODEL "1"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,527 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 40.7% (2,527 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (2,950 SQ. FT.) 47.5% *
PROPOSED PERVIOUS AREA (3,260 SQ.FT.) 52.5% *



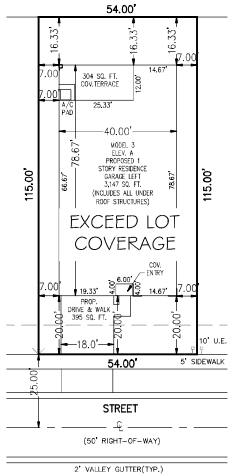
MODEL "2"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,881 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 46.4% (2,881 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,292 SQ. FT.) 53.0% *
PROPOSED PERVIOUS AREA (2,918 SQ.FT.) 47.0% *



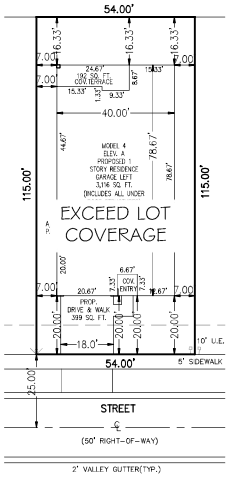
MODEL "3"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,147 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 50.7% (3,147 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,554 SQ. FT.) 57.2% *
PROPOSED PERVIOUS AREA: (2,656 SQ.FT.) 42.8% *



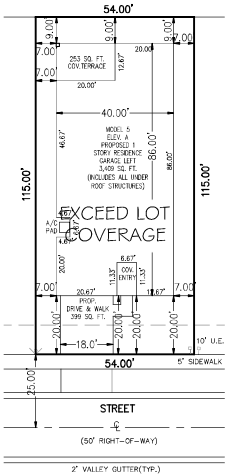
MODEL "4"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,116 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 50% (3,116 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,527 SQ. FT.) 56.8% *
PROPOSED PERVIOUS AREA: (2,683 SQ.FT.) 43.2% *



MODEL "5"

ADJACENT TO WATER BODY OR RC ZONING
54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,409 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE =54.9% (3,409 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,820 SQ. FT.) 61.5% *
PROPOSED PERVIOUS AREA: (2,390 SQ.FT.) 38.5% *



REVISIONS	DATE	BY
TYPICAL LOT FIT	5/23/25	AA

FILE NAME: 7924-PERMITS/LOT FITS/7924-LOT FIT STUDY-POD D

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

WOODLANDS COUNTRY CLUB
(POD D)
54' X 100' / 54' X 115' TYPICAL LOT FITS
"CITY OF TAMARAC", BROWARD COUNTY, FLORIDA

DATE 4/15/25
DRAWN BY AA
F.B./ PG. N/A
SCALE 1"=20'

DAVID P. LINDLEY, PLS
REGISTERED LAND
SURVEYOR NO.5005
STATE OF FLORIDA
LB 3591

JOB # 7924
SHT.NO.
1
OF 1 SHEETS

TYPICAL LOTS 54' X 100' (RE) (POD F) 1 STORY MODEL 1

54' X 100' = 5,400 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44%
:2,376 SQ.FT.

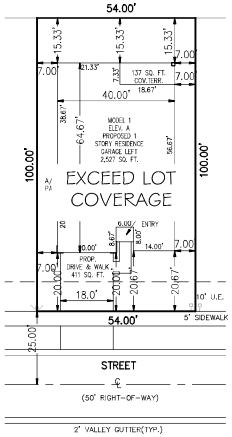
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED:(3,780 SF)
70%
MINIMUM PERVIOUS AREA PERMITTED: (1,620 SF)
30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

MODEL "1"

54' X 100' = 5,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,527 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE=46.8% (2,527 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (2,938 SQ. FT.) 54.4% *
PROPOSED PERVIOUS AREA: (2,462 SQ.FT.) 45.6% *



TYPICAL LOTS 54' X 115' (RE) (POD F) 1 STORY MODELS 1, 2, 3, 4 & 5

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44%
:2,732 SQ.FT.

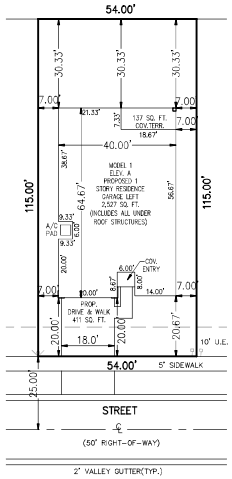
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED:(4,347 SF)
70%
MINIMUM PERVIOUS AREA PERMITTED:(1,863 SF)
30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

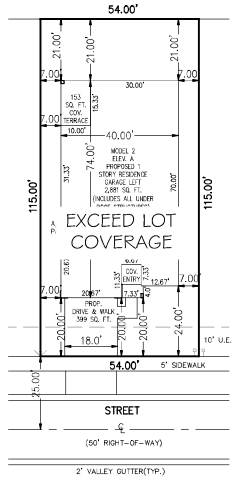
MODEL "1"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,527 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 40.7% (2,527 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (2,950 SQ. FT.) 47.5% *
PROPOSED PERVIOUS AREA (3,260 SQ.FT.) 52.5% *



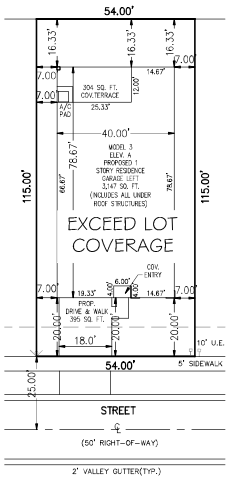
MODEL "2"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,881 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 46.4% (2,881 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,292 SQ. FT.) 53.0% *
PROPOSED PERVIOUS AREA (2,918 SQ.FT.) 47.0% *



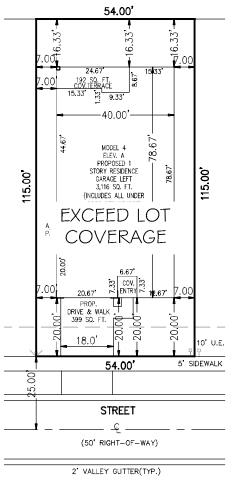
MODEL "3"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,147 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 50.7% (3,147 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,556 SQ. FT.) 57.2% *
PROPOSED PERVIOUS AREA: (2,656 SQ.FT.) 42.8% *



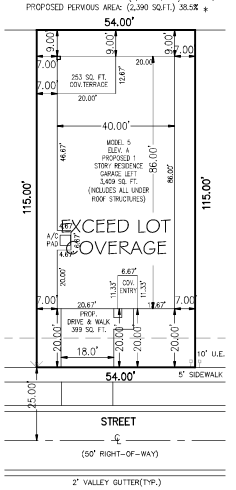
MODEL "4"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,116 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 50% (3,116 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,527 SQ. FT.) 56.8% *
PROPOSED PERVIOUS AREA: (2,683 SQ.FT.) 43.2% *



MODEL "5"

ADJACENT TO WATER BODY OR RC ZONING
54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,409 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE =54.9% (3,409 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,820 SQ. FT.) 61.5% *
PROPOSED PERVIOUS AREA: (2,390 SQ.FT.) 38.5% *



TYPICAL LOT FIT	5/23/25	AA
REVISIONS	DATE	BY

FILE NAME: 7924-PERMITS/LOT FITS/7924-LOT FIT STUDY-POD F

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

WOODLANDS COUNTRY CLUB
(POD F)
54' x 100' / 54' x 115' TYPICAL LOT FITS
CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

DATE	5/23/25
DRAWN BY	AA
F.B./ PG.	N/A
SCALE	1"=20'

DAVID P. LINDLEY, PLS
REGISTERED LAND SURVEYOR NO.5005
STATE OF FLORIDA
LB 3591

JOB # 7924
SHT.NO.
1
OF 2 SHEETS

TYPICAL LOTS 70' X 100' (RE) (POD F) 1 STORY MODELS 1, 2 & 3

70' X 100' = 7,000 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44% : 3,080 SQ.FT.

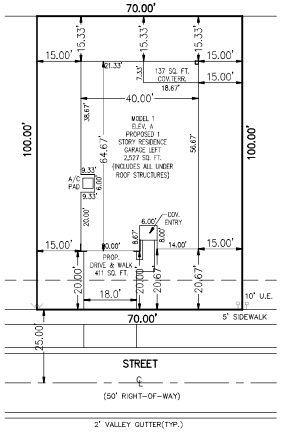
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED: (4,900 SF) 70%
MINIMUM PERVIOUS AREA PERMITTED: (2,100 SF) 30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN. VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

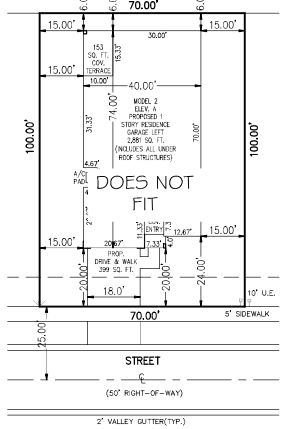
MODEL "1"

70' X 100' = 7,000 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,527 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 36.1% (2,527 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (2,950 SQ. FT.) 42.1% *
PROPOSED PERVIOUS AREA (4,050 SQ.FT.) 57.9% *



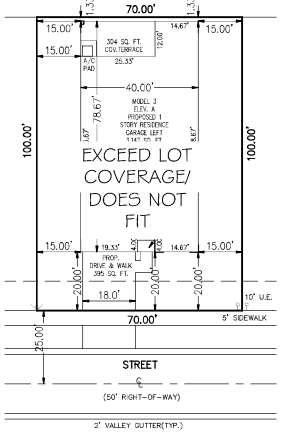
MODEL "2"

70' X 100' = 7,000 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,881 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 41.2% (2,881 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,292 SQ. FT.) 47.0% *
PROPOSED PERVIOUS AREA (3,708 SQ.FT.) 53.0% *



MODEL "3"

70' X 100' = 7,000 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,147 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 45.0% (3,147 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,554 SQ. FT.) 50.8% *
PROPOSED PERVIOUS AREA (3,446 SQ.FT.) 49.2% *



TYPICAL LOTS 70' X 100' (RE) (POD F) 1 STORY MODELS 4, 5 & 6

70' X 100' = 7,000 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44% : 3,080 SQ.FT.

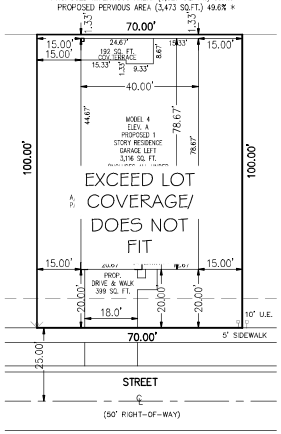
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED: (4,900 SF) 70%
MINIMUM PERVIOUS AREA PERMITTED: (2,100 SF) 30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN. VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

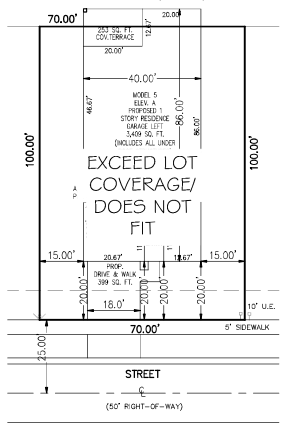
MODEL "4"

70' X 100' = 7,000 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,116 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 44.5% (3,116 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,527 SQ. FT.) 50.4% *
PROPOSED PERVIOUS AREA (3,473 SQ.FT.) 49.6% *



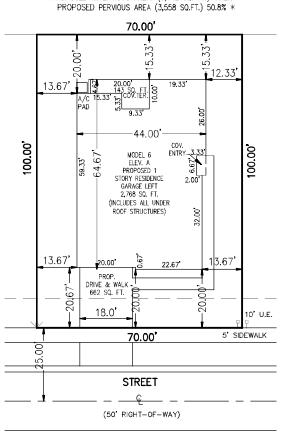
MODEL "5"

70' X 100' = 7,000 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,409 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 48.7% (3,409 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,820 SQ. FT.) 54.6% *
PROPOSED PERVIOUS AREA (3,180 SQ.FT.) 45.4% *



MODEL "6"

70' X 100' = 7,000 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,768 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 39.5% (2,768 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,442 SQ. FT.) 49.2% *
PROPOSED PERVIOUS AREA (3,558 SQ.FT.) 50.8% *



REVISIONS	DATE	BY
TYPICAL LOT FIT	5/23/25	AA

FILE NAME: 7924-PERMITS/LOT FITS/7924 LOT FIT STUDY-POD F

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

WOODLANDS COUNTRY CLUB
(POD F)
70' X 100' TYPICAL LOT FITS
"CITY OF AMARA", BROWARD COUNTY, FLORIDA

DATE 5/23/25
DRAWN BY AA
F.B. / PG. N/A
SCALE 1"=20'

DAVID P. LINDLEY, PLS
REGISTERED LAND SURVEYOR NO.5005
STATE OF FLORIDA
LB 3591

JOB # 7924
SHT.NO. 2
OF 2 SHEETS

TYPICAL LOTS 54' X 100' (RE) (POD G) 2 STORY MODELS 9, 10

54' X 100' = 5,400 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44% : 2,376 SQ.FT.

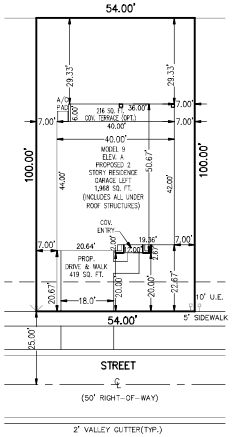
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED: (3,780 SF) 70%
MINIMUM PERVIOUS AREA PERMITTED: (1,620 SF) 30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

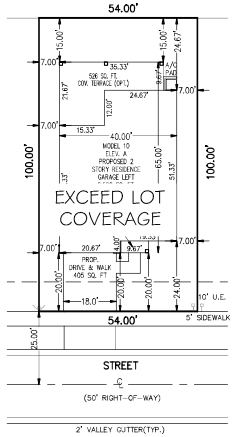
MODEL "9"

54' X 100' = 5,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 1,968 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 36% (1,968 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (2,400 SQ. FT.) 44.4% *
PROPOSED PERVIOUS AREA: (3,000 SQ.FT.) 55.5% *



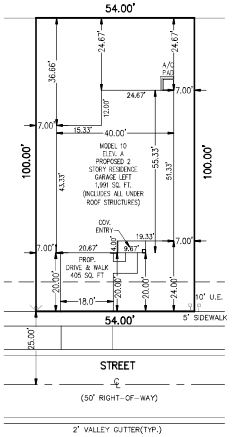
MODEL "10"

ADJACENT TO WATER BODY OR RC ZONING
54' X 100' = 5,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,520 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 47% (2,520 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (2,938 SQ. FT.) 54.4% *
PROPOSED PERVIOUS AREA: (2,462 SQ.FT.) 45.6% *



MODEL "10"

WITHOUT COVERED TERRACE OPTION
54' X 100' = 5,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 1,991 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 37% (1,991 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (2,409 SQ. FT.) 44.6% *
PROPOSED PERVIOUS AREA: (2,991 SQ.FT.) 55.4% *



TYPICAL LOTS 54' X 100' (RE) (POD G) 2 STORY MODEL 12

54' X 100' = 5,400 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44% : 2,376 SQ.FT.

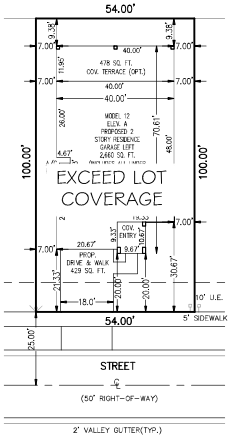
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED: (3,780 SF) 70%
MINIMUM PERVIOUS AREA PERMITTED: (1,620 SF) 30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

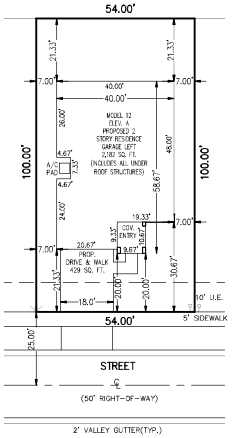
MODEL "12"

ADJACENT TO WATER BODY OR RC ZONING
54' X 100' = 5,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,660 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 49% (2,660 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,100 SQ. FT.) 57.4% *
PROPOSED PERVIOUS AREA: (2,298 SQ.FT.) 42.6% *



MODEL "12"

WITHOUT COVERED TERRACE OPTION
54' X 100' = 5,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,182 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 40% (2,182 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (2,604 SQ. FT.) 48.6% *
PROPOSED PERVIOUS AREA: (2,776 SQ.FT.) 51.4% *



REVISIONS	DATE	BY
TYPICAL LOT FIT	3/13/25	AA

FILE NAME: 7924 PERMITS/LOT FITS/7924_LOT FIT STUDY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

WOODLANDS
(POD G)
54' X 100' TYPICAL LOT FITS
"CITY OF TAMARAC", BROWARD COUNTY, FLORIDA

DATE	3/13/25
DRAWN BY	AA
F.B./ PG.	N/A
SCALE	1"=20'

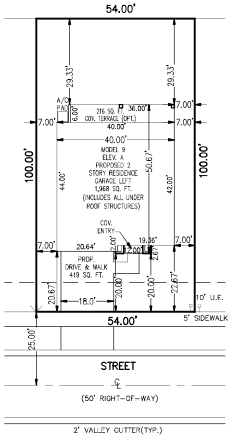
DAVID P. LINDLEY, PLS
REGISTERED LAND SURVEYOR NO.5605
STATE OF FLORIDA
LB 3591

JOB # 7924
SHT.NO. 1
OF 1 SHEETS

TYPICAL LOTS 54' X 100' (RE) (POD G) 2 STORY MODELS 9, 10 & 12

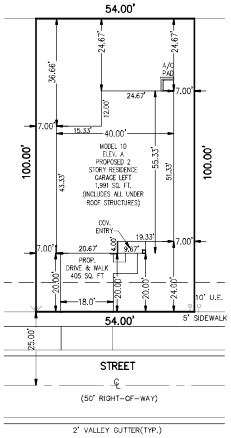
MODEL "9"

54' X 100' = 5,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 1,968 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 36% (1,968 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (2,400 SQ. FT.) 44.4% *
PROPOSED PERVIOUS AREA: (3,000 SQ.FT.) 55.5% *



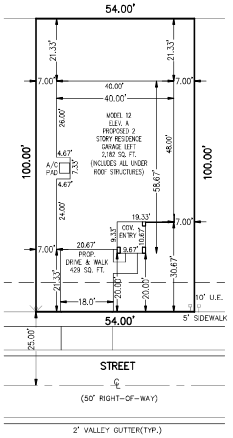
MODEL "10"

WITHOUT COVERED TERRACE OPTION
54' X 100' = 5,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 1,991 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 37% (1,991 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (2,409 SQ. FT.) 44.6% *
PROPOSED PERVIOUS AREA: (2,991 SQ.FT.) 55.4% *



MODEL "12"

WITHOUT COVERED TERRACE OPTION
54' X 100' = 5,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,182 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 40% (2,182 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (2,624 SQ. FT.) 48.6% *
PROPOSED PERVIOUS AREA: (2,776 SQ.FT.) 51.4% *



54' X 100' = 5,400 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44%
: 2,376 SQ.FT.

MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

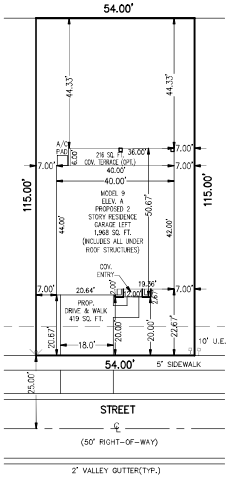
MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED: (3,780 SF)
70%
MINIMUM PERVIOUS AREA PERMITTED: (1,620 SF)
30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

TYPICAL LOTS 54' X 115' (RE) (POD G) 2 STORY MODELS 9, 10, 11 & 12

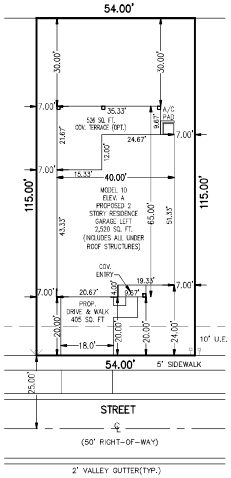
MODEL "9"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 1,968 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 32% (1,968 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (2,400 SQ. FT.) 38.6% *
PROPOSED PERVIOUS AREA (3,810 SQ.FT.) 61.4% *



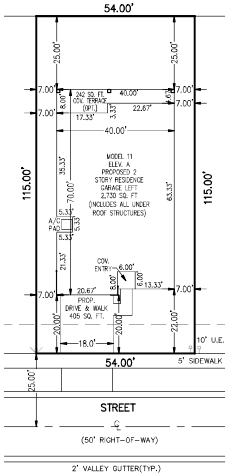
MODEL "10"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,520 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 41% (2,520 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (2,938 SQ. FT.) 47.3% *
PROPOSED PERVIOUS AREA (3,272 SQ.FT.) 52.7% *



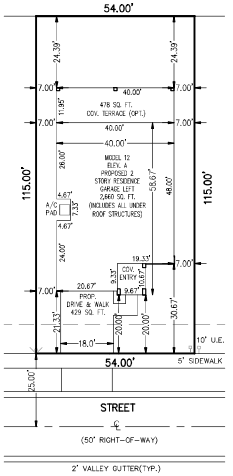
MODEL "11"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,730 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 44% (2,730 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,135 SQ. FT.) 50.5% *
PROPOSED PERVIOUS AREA: (3,075 SQ.FT.) 49.5% *



MODEL "12"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,660 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 43% (2,660 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,102 SQ. FT.) 50.0% *
PROPOSED PERVIOUS AREA: (3,108 SQ.FT.) 50.0% *



54' X 115' = 6,210 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44%
: 2,732 SQ.FT.

MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED: (4,347 SF)
70%
MINIMUM PERVIOUS AREA PERMITTED: (1,863 SF)
30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

TYPICAL LOT FIT	3/13/25	AA
REVISIONS	DATE	BY

FILE NAME: 7924-PERMITS/LOT FITS/7924-LOT FIT STUDY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

WOODLANDS
(POD G)
54' X 100' / 54' X 115'
TYPICAL LOT FITS
CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

DATE 3/13/25
DRAWN BY AA
F.B./ PG. N/A
SCALE 1"=20'

DAVID P. LINDLEY, PLS
REGISTERED LAND
SURVEYOR NO.5005
STATE OF FLORIDA
LB 3591

JOB # 7924
SHT.NO.
1
OF 1 SHEETS

TYPICAL LOTS 54' X 115' (RE) (POD G) 2 STORY MODELS 9, 10, 11, 12 & 13

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44%
: 2,732 SQ.FT.

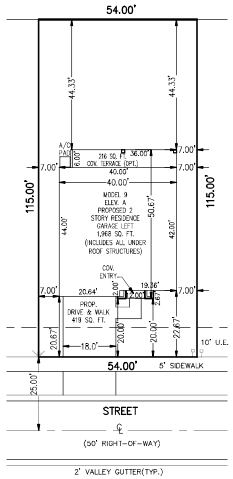
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED: (4,347 SF)
70%
MINIMUM PERVIOUS AREA PERMITTED: (1,863 SF)
30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

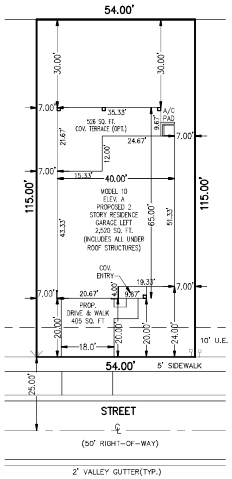
MODEL "9"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 1,968 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 32% (1,968 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (2,400 SQ. FT.) 38.6% *
PROPOSED PERVIOUS AREA (3,810 SQ.FT.) 61.4% *



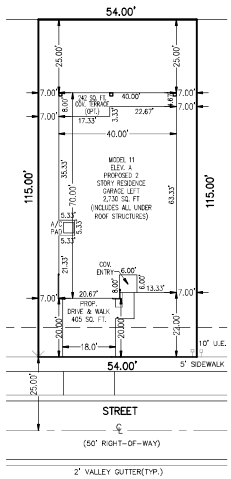
MODEL "10"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,520 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 41% (2,520 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (2,938 SQ. FT.) 47.3% *
PROPOSED PERVIOUS AREA (3,272 SQ.FT.) 52.7% *



MODEL "11"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,730 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 44% (2,730 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,148 SQ. FT.) 50.7% *
PROPOSED PERVIOUS AREA: (3,062 SQ.FT.) 49.3% *



54' X 115' = 6,210 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44%
: 2,732 SQ.FT.

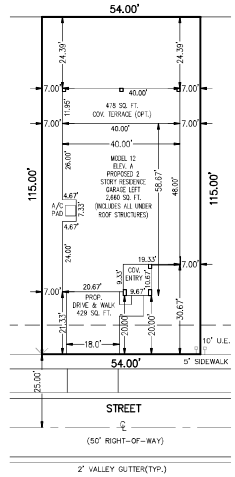
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED: (4,347 SF)
70%
MINIMUM PERVIOUS AREA PERMITTED: (1,863 SF)
30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

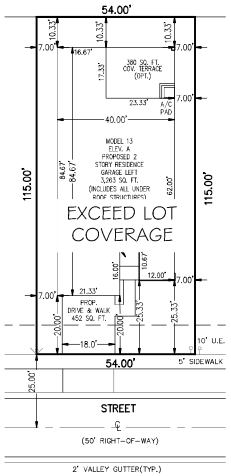
MODEL "12"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,660 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 43% (2,660 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,102 SQ. FT.) 50.0% *
PROPOSED PERVIOUS AREA: (3,108 SQ.FT.) 50.0% *



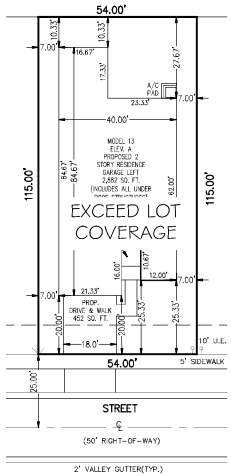
MODEL "13"

ADJACENT TO WATER BODY OR RC ZONING
54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,263 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 53% (3,263 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,728 SQ. FT.) 60.0% *
PROPOSED PERVIOUS AREA: (2,482 SQ.FT.) 40.0% *



MODEL "13"

WITHOUT COVERED TERRACE OPTION
54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,882 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 46% (2,882 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,347 SQ. FT.) 53.9% *
PROPOSED PERVIOUS AREA: (2,863 SQ.FT.) 46.1% *



REVISIONS	DATE	BY
TYPICAL LOT FIT	3/13/25	AA

FILE NAME: 7924-PERMITS/LOT FITS/7924_LOT FIT STUDY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

WOODLANDS
(POD G)
54' X 115' TYPICAL LOT FITS
*CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

DATE	3/13/25
DRAWN BY	AA
P.B./ PG.	N/A
SCALE	1"=20'

DAVID P. LINDLEY, PLS
REGISTERED LAND SURVEYOR NO.5005
STATE OF FLORIDA
LB 3591

JOB # 7924
SHT.NO.
1
OF 1 SHEETS

TYPICAL LOTS 64' X 100' (RE) (POD G) 2 STORY MODELS 9, 10 & 11

64' X 100' = 6,400 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44% : 2,810 SQ.FT.

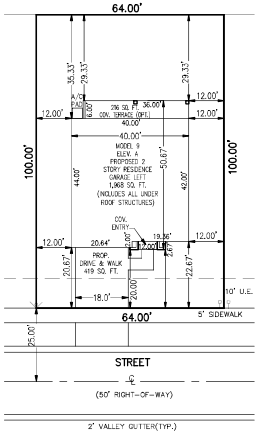
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED: (4,480 SF) 70%
MINIMUM PERVIOUS AREA PERMITTED: (1,920 SF) 30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

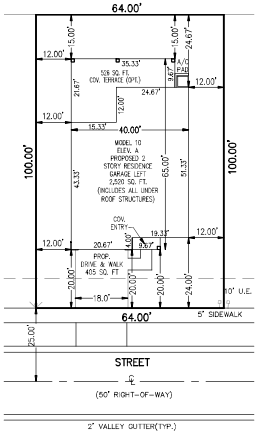
MODEL "9"

64' X 100' = 6,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 1,968 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 31% (1,968 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (2,400 SQ. FT.) 37.5% *
PROPOSED PERVIOUS AREA: (4,000 SQ.FT.) 62.5% *



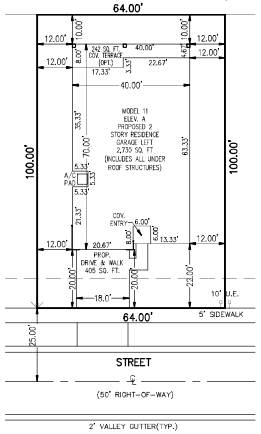
MODEL "10"

64' X 100' = 6,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,520 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 39% (2,520 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (2,938 SQ. FT.) 46.0% *
PROPOSED PERVIOUS AREA: (3,462 SQ.FT.) 54.0% *



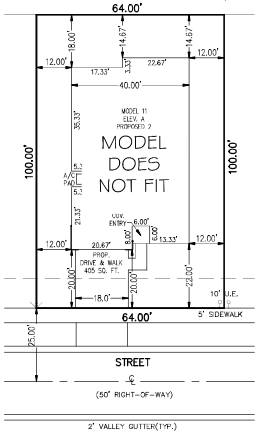
MODEL "11"

ADJACENT TO WATER BODY OR RC ZONING
64' X 100' = 6,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,730 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 43% (2,730 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,148 SQ. FT.) 49.2% *
PROPOSED PERVIOUS AREA: (3,252 SQ.FT.) 50.8% *



MODEL "11"

WITHOUT COVERED TERRACE OPTION
64' X 100' = 6,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,488 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 39% (2,488 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (2,906 SQ. FT.) 45.4% *
PROPOSED PERVIOUS AREA: (3,494 SQ.FT.) 54.6% *



TYPICAL LOTS 64' X 100' (RE) (POD G) 2 STORY MODELS 12 & 14

64' X 100' = 6,400 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44% : 2,810 SQ.FT.

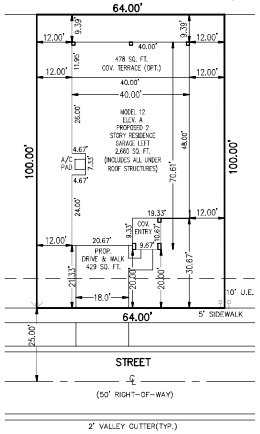
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED: (4,480 SF) 70%
MINIMUM PERVIOUS AREA PERMITTED: (1,920 SF) 30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

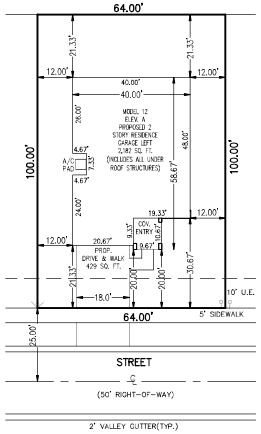
MODEL "12"

ADJACENT TO WATER BODY OR RC ZONING
64' X 100' = 6,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,660 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 42% (2,660 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,102 SQ. FT.) 48.5% *
PROPOSED PERVIOUS AREA: (3,298 SQ.FT.) 51.5% *



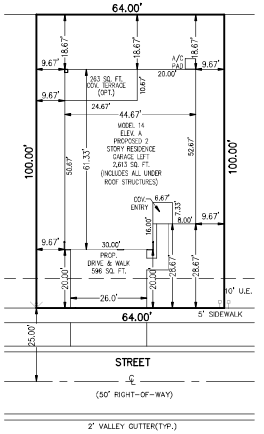
MODEL "12"

WITHOUT COVERED TERRACE OPTION
64' X 100' = 6,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,182 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 34% (2,182 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (2,624 SQ. FT.) 41.0% *
PROPOSED PERVIOUS AREA: (3,776 SQ.FT.) 59.0% *



MODEL "14"

64' X 100' = 6,400 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,613 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 41% (2,613 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,222 SQ. FT.) 50.3% *
PROPOSED PERVIOUS AREA: (3,178 SQ.FT.) 49.7% *



REVISIONS	DATE	BY
TYPICAL LOT FIT	3/13/25	AA
FILE NAME: 7924-PERMITS/LOT FITS/7924_LOT FIT STUDY		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

WOODLANDS
(POD G)
64' X 100' TYPICAL LOT FITS
"CITY OF TAMARAC", BROWARD COUNTY, FLORIDA

DATE 3/13/25
DRAWN BY AA
F.B./ PG. N/A
SCALE 1"=20'

DAVID P. LINDLEY, PLS
REGISTERED LAND SURVEYOR NO.5005
STATE OF FLORIDA
LB 3591

JOB # 7924
SHT.NO. 1
OF 1 SHEETS

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44%
: 2,732 SQ.FT.

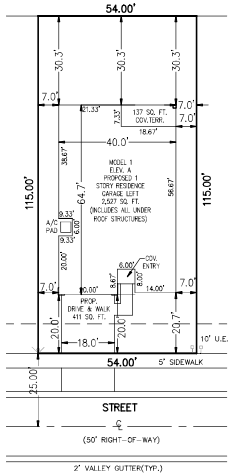
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED:(4,347 SF)
70%
MINIMUM PERVIOUS AREA PERMITTED:(1,863 SF)
30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

MODEL "1"

54' X 115' = 6,210 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,527 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 40.7% (2,527 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (2,950 SQ. FT.) 47.5% *
PROPOSED PERVIOUS AREA (3,260 SQ.FT.) 52.5% *



TYPICAL LOTS 54' X 115' (RE) (POD H) 1 STORY MODEL 1

TYPICAL LOTS 54' X 135' (RE) (POD H) 1 STORY MODELS 1, 2, 3, 4 & 5

54' X 135' = 7,290 SQ. FT. TYPICAL LOT
MAXIMUM LOT COVERAGE PERMITTED: 44%
MAXIMUM BUILDING AREA ON TYPICAL LOT @ 44%
: 3,207 SQ.FT

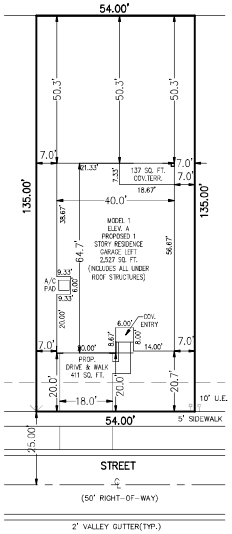
MINIMUM REQUIRED SETBACKS:
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
(8' ADJACENT TO WATER BODY OR RC ZONING)
MINIMUM SIDE SETBACK: 6.75'

MAXIMUM LOT COVERAGE PERMITTED 44%
MAXIMUM IMPERVIOUS AREA PERMITTED:(5,103 SF)
70%
MINIMUM PERVIOUS AREA PERMITTED: (2,187 SF)
30%

NOTE: *CALCULATIONS BASED ON TYPICAL LOT SHOWN.
VALUES MAY VARY BASED ON LOT CONFIGURATION, AND POST-PURCHASE OWNER IMPROVEMENTS, BUT WILL NOT EXCEED THE MINIMUM SETBACKS REQUIRED, MAXIMUM LOT COVERAGE PERMITTED AND/OR THE TOTAL MAXIMUM IMPERVIOUS/MINIMUM PERVIOUS AREA PERMITTED.

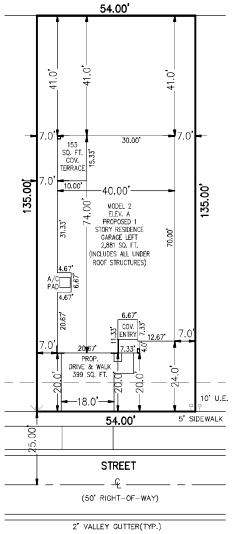
MODEL "1"

54' X 135' = 7,290 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,527 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 34.7% (2,527 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (2,950 SQ. FT.) 40.5% *
PROPOSED PERVIOUS AREA (4,340 SQ.FT.) 59.5% *



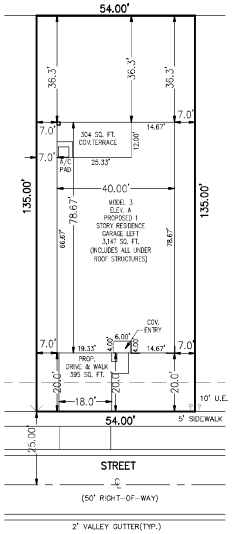
MODEL "2"

54' X 135' = 7,290 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 2,881 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 39.5% (2,881 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,292 SQ. FT.) 45.2% *
PROPOSED PERVIOUS AREA (3,998 SQ.FT.) 54.8% *



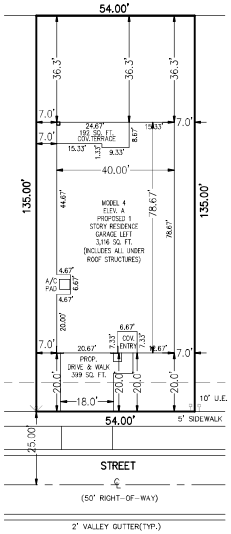
MODEL "3"

54' X 135' = 7,290 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,147 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 43.2% (3,147 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,554 SQ. FT.) 48.8% *
PROPOSED PERVIOUS AREA (3,736 SQ.FT.) 51.2% *



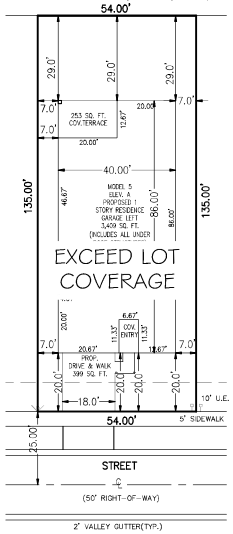
MODEL "4"

54' X 135' = 7,290 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,116 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 42.7% (3,116 SQ.FT.)*
PROPOSED IMPERVIOUS AREA: (3,527 SQ. FT.) 48.4% *
PROPOSED PERVIOUS AREA (3,763 SQ.FT.) 51.6% *



MODEL "5"

54' X 135' = 7,290 SQ. FT. TYPICAL LOT
PROPOSED BUILDING AREA = 3,409 SQ. FT. *
(INCLUDING ALL ROOFING STRUCTURES)
PROPOSED TYPICAL LOT COVERAGE = 46.8% (3,409 SQ.FT.) *
PROPOSED IMPERVIOUS AREA: (3,820 SQ. FT.) 52.4% *
PROPOSED PERVIOUS AREA (3,470 SQ.FT.) 47.6% *



REVISIONS	DATE	BY
TYPICAL LOT FIT	6/5/23	AA

FILE NAME: 7924-PERMITS/LOT FITS/7924-LOT FIT STUDY-POD H

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

WOODLANDS COUNTRY CLUB
(POD H)
54' X 115' / 54' X 135' TYPICAL LOT FITS
CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

DATE	5/23/23
DRAWN BY	AA
F.B./ PG.	N/A
SCALE	1"=20'

DAVID P. LINDLEY, PLS
REGISTERED LAND
SURVEYOR NO.5005
STATE OF FLORIDA
LB 3591

JOB #	7924
SHT.NO.	1
OF	1 SHEETS