CITY OF TAMARAC
PLANNING BOARD MEETING

Commission Chamber
Wednesday, November 5, 2025
9:00 AM

---

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Minutes**

4.a **Minutes - October 1, 2025**

5. **Planning Board Disclosures**

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

7. **General Public Comments**

8. **Public Hearing**

8.a **TO2613 - An ordinance of the city commission of the City of Tamarac, Florida establishing "Limited Online Sales" as an accessory use in the MU-N (Mixed-Use Neighborhood), MU-C (Mixed-Use Corridor), MU-G (Mixed-Use General), and NC (Neighborhood Commercial) zoning districts; amending Chapter 10, Article 3, Section 10-3.2, entitled "Table of Allowed Uses", specifically Table 10-3.1: allowed uses for the inclusion of "Limited Online Sales"; and amending Section 10-3.4, entitled "Accessory Uses and Structures", to provide the use-specific standards regulating the "Limited Online Sales" use; and amending Chapter 10, Article 6, entitled "Rules of Construction and Definitions", specifically Section 10-6.2(E), entitled "Accessory Uses", of the City of Tamarac code of ordinances, to provide a definition for "Limited Online Sales"; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.**

9. Quasi-Judicial Hearing

9.a TBO100 - Board Order approving/denying application for special exception to allow for a proposed packaged liquor store in the NC (Neighborhood Commercial) zoning district pursuant to Section 10-3.2, Table of Allowed Uses, Code of Ordinances at 7158 North Nob Hill Road, Tamarac, Florida 33321.

9.b TBO101 - Board Order approving/denying application for variance seeking relief from Section 10-4.10(D)(3)(f)(iii), Code of Ordinances, to allow for two (2) façade signs with one (1) façade sign not located on the primary frontage of the tenant bay for a multiple tenant building with external access versus one (1) façade sign per tenant bay located on the primary frontage of the tenant bay for a multiple tenant building with external access to the individual tenant bay permitted at 7613 NW 57 Street, Tamarac FL 33321.

10. Planning Board Reports

11. Director's Report

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:	November 5, 2025
SUBMITTED BY:	Collette Tibby
ITEM TYPE:	Minutes
AGENDA SECTION:	**Minutes**
TITLE:	Minutes - October 1, 2025

ATTACHMENTS:
Planning-Board-_Minutes_Summary 10-1-2025.pdf

PLANNING BOARD MEETING MINUTES
WEDNESDAY, OCTOBER 1, 2025
9:00 AM
COMMISSION CHAMBER

1. **Call to Order**
   Meeting called to order by Chair at approximately 9:04 AM

2. **Pledge of Allegiance**

3. **Roll Call**
   Present: Nikole Cleare, Mara C English, Jacques Moise, Sajeen Bell-Clark (*arrived at 9:09AM*)
   Absent and Excused: Judy Hunter, Atherley Soman, Alexandra Alvarez

4. **Minutes**

   4.a Minutes for:
   - **August 13, 2025**
     Moved by Nikole Cleare; seconded by Mara English to approve minutes for August
     13, 2025 meeting.
     Motion Passed: 3 - 0
     Voting For: Nikole Cleare, Mara C English, Jacques Moise
     Voting Against: None

   - **September 3, 2025**
     Moved by Nikole Cleare; seconded by Mara English to approve minutes for September 3, 2025 meeting.
     Motion Passed: 3 - 0
     Voting For: Nikole Cleare, Mara C English, Jacques Moise
     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: 9:11 AM; Closed: 9:11 AM

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.

Staff Presentation: Ann Johnson, Sr. Planner and Carson Bise, Consultant
All questions and concerns were addressed
Moved by Jacques R. Moise; seconded by Mara C English to Recommend for approval.
Motion Passed: 4 - 0
Voting For: Sajeen Bell-Clark, Nikole Cleare, Jacques R. Moise, Mara C English
Voting Against: None

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.

Staff Presentation: Maher Mansour, Assistant Director
All questions and concerns were addressed
Moved by Sajeen Bell-Clark; seconded by Jacques R. Moise to Recommend for approval.
Motion Passed: 4 - 0
Voting For: Sajeen Bell-Clark, Nikole Cleare, Jacques R. Moise, Mara C English
Voting Against: None

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.

Applicant Presentation: Christina Bilenki, Designated Agent
Staff Presentation: Robert Johnson, Sr. Planner
Public Hearing Opened: 10:17 AM

- Jeffrey Shapiro - 6104 Orchard Tree Lane, Tamarac FL 33319
- Ilene Lieberman - 4809 Woodlands Blvd., Tamarac, 33319
- Sergio Lazarov - 5806 Australian Pine Drive, Tamarac FL 33319
- 2 emails from Demetria Rawls & Courtney Kirkland

Public Hearing Closed: 10:25 AM
All questions and concerns were addressed
Moved by Jacques R. Moise; seconded by Mara C English to Recommend for approval.
Motion Failed: 2 - 2
Voting For: Jacques R. Moise, Mara C English
Voting Against: Sajeen Bell-Clark, Nikole Cleare

10. Director's Report

- The board was updated on items heard at the previous meeting.
- To address the concern of not having all members present at the meetings to have the Election for Chair and Vice Chair, the City Attorney recommended that a motion be made to keep the Board as is.
  Motion moved by Nikole Cleare and seconded by Sajeen Bell-Clark to keep the Board as is.
  Motion Passed: 4 - 0
  Voting For: Nikole Cleare, Mara C English, Jacques Moise, Sajeen Bell-Clark
  Voting Against: None

11. Planning Board Reports

There were no reports from the Board.

12. Adjournment

Meeting adjourned at 10:45 AM

Collette Tibby

Planning Board Secretary

PLANNING BOARD MEETING OF _____, _____

SIGN-IN TO COMMENT – PLEASE PRINT CLEARLY *(Not for Applicants/Designated Agents)*

Name	Address	☑ for General Comments *and / or* Write ITEM #(s) on the line
Jeffrey Shapiro	6104 Orchard Tree Cove, Tamarac, FL- 33319	General Comments ☐ ITEM # 9 A
Ilene Lieberman	4809 Woodlands Blvd, Tamarac 33319	General Comments ☐ ITEM # 9 A
SERGIO CAZARAV	5806 AUSTRALIAN DRIVE, TAMARAC 3339.	General Comments ☐ ITEM #
		General Comments ☐ ITEM #
		General Comments ☐ ITEM #
		General Comments ☐ ITEM #
		General Comments ☐ ITEM #
		General Comments ☐ ITEM #
		General Comments ☐ ITEM #

Robert Johnson III

From: Demetria Rawls <demerene@hotmail.com>
Sent: Tuesday, September 30, 2025 9:31 AM
To: Robert Johnson III; Planning Board; Maxine Calloway; City Clerk; City Commission
Subject: [EXTERNAL] Opposition to Use of 64th Ave-Woodlands Development

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

I received correspondence from the City of Tamarac in regards to the Woodlands project. I wanted to formally communicate my opposition to the use of NW 64th Ave as an entrance and exit and provide reasons why. I would like this email to be forward to the planning board, commissioners, Community Development office, and any other interested entity.

I would like this email to be submitted as public comments and duly noted.

Thank you for allowing me to express my opposition to the use of NW 64th Ave by the 13th Floor Developers for the Woodlands expansion project as a Tamarac Adjacent property owner. I wanted to highlight some reasons why hundreds of homeowners oppose the use of 64th Ave in the Woodlands expansion project. Please see the comments below and picture evidence to support the opposition. Feel free to contact me via email or phone at 757-676-5218 if you have any follow-up questions.

64th Ave Opposition Points	Documentation	Docur

- Safety issue. Boundary and magnet school buses pick up all aged students on NW 64th Ave. It won't be safe for students to wait on NW 64th Ave if there are thousands of cars at various speeds entering and exiting.
- Buses also won't have the space to turn around on NW 64th Ave due to oncoming traffic that will be in both directions if NW 64th Ave is open to thousands of cars from the Woodlands.



- Safety concerns of police, fire, and emergency services taking longer to access those in the City of Lauderhill due to thousands of more cars having access to NW 64th Ave.

- During the 13th Floor presentation, the Developer representative admitted that their own traffic study indicated timing would be delayed with more cars having access to NW 64th Ave and time at the light would be extended. Delayed of seconds could mean the difference between life and death for someone.
- Traffic improvements would exist for additional exits and entrances on Commercial and Rock Island in both morning and evening traffic, but not with NW 64th Ave.
- There is only one lane of traffic going south on NW 64 Ave. That lane can not be extended due to how narrow NW 64th Ave is currently and the homes close to the road. There is no way for emergency vehicles to pass a car if traffic becomes back up because thousands of cars would have access to NW 64th Ave.

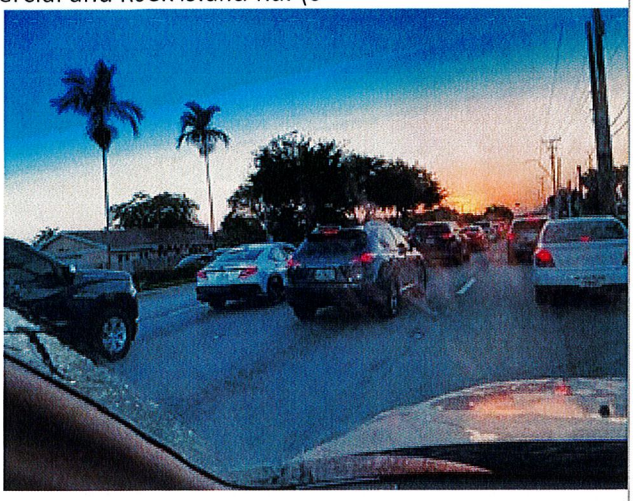


- NW 64th Ave is only **2** lanes of traffic. NW 64th Ave can't handle thousands of cars from the Woodlands that will have 64th Ave as an option to enter/exit.
- Only Commercial Blvd and Rock Island can handle 1,000s of cars per day because Rock Island and Commercial Blvd ha **6-8** lanes of traffic.

NW 64th Ave (1 Lane)

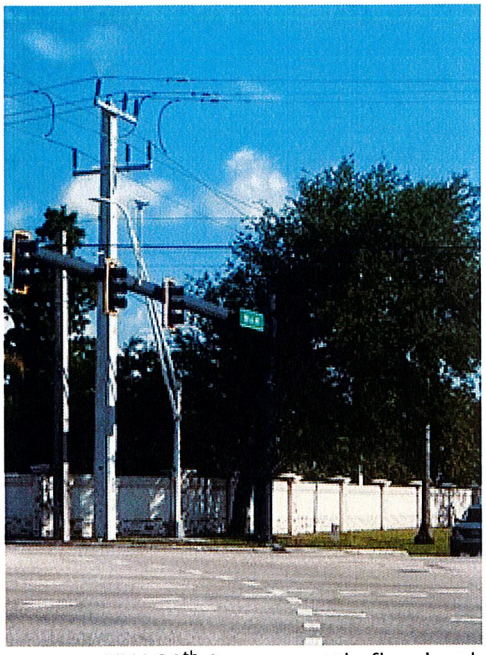


Commercial and Rock Island Rd. (6 lanes)

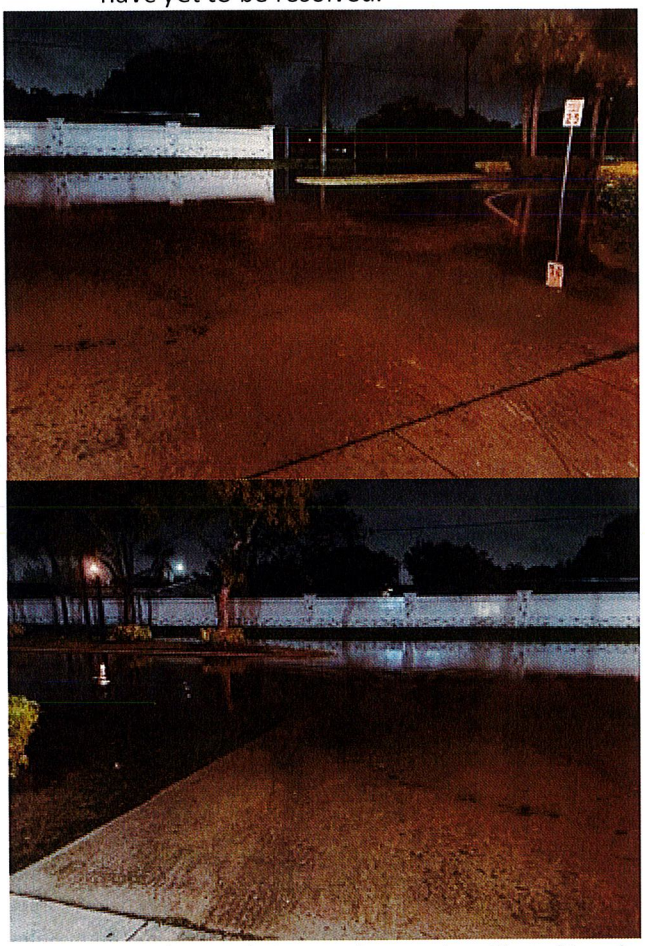


- Developers will have to relocate FPL pole, city light pole, traffic signal pole, oak trees, palm trees **and** city sound barrier wall to add an additional lane.
- See picture representation of all that will need to be relocated to create a right turn lane that will not adequately address the traffic build up with thousands of cars waiting for the traffic light.





- NW 64th Ave currently floods when there is excessive rain. If thousands of cars have access to NW 64th Ave there will be more issues with stalled cars, drainage problems, and infrastructure concerns.
- Why allow thousands more cars to have access to these roads knowing there are current flooding issues that have yet to be resolved.



- Developers have not listened to City of Lauderhill residents who will be directly and negatively impacted by opening 64th Ave to thousands of cars.
- Developers stated in the April 2023 City of Tamarac meeting that they have met with City of Lauderhill Commissioner Richard Campbell. Richard Campbell has not been a commissioner since 2020, meaning 13th Floor

Developers have not met with the City of Lauderhill residents or City of Lauderhill representatives in three years to hear the City of Lauderhill's opposition to the use of NW 64th Ave.

- NW 64th Ave should remain pedestrian friendly as we have a large religious community who access NW 64th Ave by walking on certain days of the week. The developers have no plans to create a side walk on the east side of NW 64th Ave to maintain this walkability.
- Historically, the 64th Ave access has been closed for various reasons. Possibly, because past Commissioners realized the determinately direct and negative impact this would have on those who live in Cypress Hollow and Forest Lake Estates communities.
- The Developers will create additional entrances and exits for the Woodlands on Commercial Blvd and Rock Island Rd and this will be sufficient in meeting the needs of additional homes and NW 64th Ave is not needed for an additional entrance.



Demetria Rawls
4761 NW 65 Ave
Lauderhill, FL 33319
757-676-5218

Robert Johnson III

From: Courtney Kirkland <cl_byers@yahoo.com>
Sent: Monday, September 29, 2025 4:06 PM
To: Maxine Calloway; City Clerk
Cc: Robert Johnson III; Maher Mansour; Kimberly Dillon; Morey Wright Jr.
Subject: Re: [EXTERNAL] Objection to Case No. 3-B-25: Variance - Quasi-Judicial [Woodlands]
Attachments: lot sizes woodlands.xlsx; Quasi Form Case No 3-B-25.doc

You don't often get email from cl_byers@yahoo.com. Learn why this is important

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Good afternoon, Ms. Barros,
Please see attached. I am unable to attend the meetings, as I work during the scheduled times. Thank you,

-Courtney Kirkland

On Monday, September 29, 2025 at 03:29:26 PM EDT, City Clerk <city.clerk@tamarac.org> wrote:

Good afternoon, Mr. and Mrs. Kirkland,

Please fill out the attached form and provide the City Clerk's Office with items 1 – 5 at least seven (7) calendar days before the proceeding.

Let us know if you have any questions.

Thank you,

Monica

Respectfully,

Monica Barros, CMC, CPPT

Assistant City Clerk | City Clerk's Office

(954) 597-3501 | www.Tamarac.org

7525 NW 88th Ave., Tamarac, FL 33321

From: Maxine Calloway <Maxine.Calloway@tamarac.org>
Sent: Monday, September 29, 2025 3:04 PM
To: Courtney Kirkland <cl_byers@yahoo.com>; City Commission <CityCommission@tamarac.org>; Michelle J. Gomez <Michelle.Gomez@tamarac.org>; Marlon Bolton <Marlon.Bolton@tamarac.org>; Morey Wright Jr. <Morey.Wright@tamarac.org>; District3 <District3@tamarac.org>; Krystal Patterson <Krystal.Patterson@tamarac.org>; Kicia Daniel <Kicia.Daniel@tamarac.org>; City Clerk <City.Clerk@tamarac.org>; Planning Board <planningboard@tamarac.org>

Cc: Robert Johnson III <Robert.Johnson@tamarac.org>; Maher Mansour <Maher.Mansour@tamarac.org>; Kimberly Dillon <Kimberly.Dillon@tamarac.org>
Subject: RE: [EXTERNAL] Objection to Case No. 3-B-25: Variance - Quasi-Judicial [Woodlands]

Good afternoon,

Mr. and Mrs. Kirkland,

Your objection to the Woodlands Variance Application has been received and noted. It will be recorded and entered into the public record at both the October 1 Planning Board meeting and the October 22nd City Commission meeting.

Regards,

Maxine

TAMARAC
The City For Your Life

Maxine A. Calloway, Esq. AICP

Deputy City Manager

7525 NW 88th Ave, Tamarac, FL 33321

Tel: 954-597-3530 Fax: 954-597-3540

www.tamarac.org

From: Courtney Kirkland <cl_byers@yahoo.com>
Sent: Saturday, September 27, 2025 4:22 PM
To: City Commission <CityCommission@tamarac.org>; Michelle J. Gomez <Michelle.Gomez@tamarac.org>; Marlon Bolton <Marlon.Bolton@tamarac.org>; Morey Wright Jr. <Morey.Wright@tamarac.org>; District3 <District3@tamarac.org>; Krystal Patterson <Krystal.Patterson@tamarac.org>; Kicia Daniel <Kicia.Daniel@tamarac.org>; City Clerk <City.Clerk@tamarac.org>; Planning Board <planningboard@tamarac.org>; Maxine Calloway <Maxine.Calloway@tamarac.org>
Subject: [EXTERNAL] Objection to Case No. 3-B-25: Variance - Quasi-Judicial [Woodlands]

You don't often get email from cl_byers@yahoo.com. Learn why this is important

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Good afternoon, Tamarac Commission and City Leaders, et al,

Thank you for serving our community and for being accessible to home owners. I appreciate that your time is limited, however, I have much information to convey.

I am a resident and property owner in Tamarac District 2, subdivision The Woodlands. My husband and I have owned our home in Tamarac since 2016. I want to express my concern as an Adjacent Property Owner to the petition submitted by Woodlands Club Holdings, LLC, for a variance to residential code Section 10-2.2(C), Table 10-2.2 Dimensional Standards for Residential Districts Lot Coverage Max Roofed Area. I would love to present my information in person at the city meetings on Oct 1 and 22, however, I work during the times of the scheduled meetings.

The Woodlands golf course development project has been overshadowed with controversy and corruption by the developer and others no longer employed by the City. As a former six-year board member of my community HOA, I have had a chance to engage with many neighbors in my community. The majority of neighbors with whom I have spoken (dozens), while not in love with the golf course sale, understand that it is a necessary evil as the course was no longer sustainable. Every person is in agreement, however, that the developer's plans will destroy the beauty of our unique community, a haven of mid-century modernity combined with Old Florida charm.

When the Woodlands golf course development project began, I did a comparison of current and proposed lot sizes, referencing the county Property Appraiser's website (attached). I sent my concerns to the Commission at the time:

- The average lot size of Woodlands Blvd properties is **0.77 acre,** ranging from 0.6 to 1.2 acres.
- The average lot size of Woodlands interior properties is **~0.26 acre,** ranging from 0.2 to 0.4 acre.
- The average lot size proposed by the developer is **~0.13 acre,** HALF the size of the average current interior property.

The lot sizes alone were extremely concerning to my community, but additional proposals are down right alarming for aesthetic, functional, and environmental reasons:

- The increase in car traffic will, at minimum, double, and there is no strategy by the developer to account for this.
    - The developer is proposing to close all entrances on Rock Island Rd and gate the entrance at Commercial Blvd, thereby bottle-necking traffic on Commercial which already has a **failing grade** for traffic flow.
    - The City of Lauderhill has denied the creation of entrances from 64th Ave and 44th St.
- The developer's proposed water reservoir areas only just account for the *original* increase in non-permeable surfaces, but *do **not** improve* upon the flooding risk as a whole.
    - The developer has sought and obtained numerous city and county residential code variances since the project began.
    - Each variance has further eroded the amount of permeable land and green space in our community.
    - The developer **has not,** however, proportionally expanded flood relief reservoirs, nor accounted for the negative aesthetic impact their near-zero-lot-lines will have on my neighborhood.

This latest petition for variance seeks to *further increase non-permeable surfaces* per lot from the 40% allowed by code (and the 44% already approved by variance) *up to 55% in the majority of areas!* This is astounding! Not only does this further diminish the aesthetic of my community, but I do not see an accompanying request to expand upon flood management zones.

The continual planned destruction of my community and neighborhood MUST STOP. The developer MUST address the traffic and flood relief zone problems and MUST NOT be allowed to further sardine-pack this

community. Please, I beg of you to deny this request for variance and require the developer to address the outstanding problems listed above.

Sincerely,

Dr. Courtney Kirkland and Mr. Lyle Kirkland

5204 Yellow Pine Lane

The City of Tamarac is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.

Address	Home size (sq ft)	Lot size (sq ft)	Lot size (acres)
5405 Red Cypress Ln	3,910	44,867	1.03
5308 Woodlands Blvd	4,699	36,590	0.84
5407 Woodlands Blvd	3,473	31,363	0.72
5401 Woodlands Blvd	4,508	29,621	0.68
5305 Woodlands Blvd	4,192	30,056	0.69
5301 Woodlands Blvd	5,040	30,056	0.69
5300 Woodlands Blvd	5,973	37,462	0.86
5208 Woodlands Blvd	3,022	38,333	0.88
5207 Woodlands Blvd	3,675	30,056	0.69
5204 Woodlands Blvd	2,257	38,768	0.89
5200 Woodlands Blvd	4,096	36,590	0.84
5001 Woodlands Blvd	4,095	39,204	0.90
5000 Woodlands Blvd	3,745	34,412	0.79
4915 Woodlands Blvd	3,995	38,333	0.88
4950 Woodlands Blvd	2,979	30,056	0.69
4914 Woodlands Blvd	3,610	29,185	0.67
4910 Woodlands Blvd	4,499	31,799	0.73
4911 Woodlands Blvd	6,120	54,014	1.24
4906 Woodlands Blvd	5,225	25,700	0.59
4909 Woodlands Blvd	5,306	33,977	0.78
4904 Woodlands Blvd	3,887	32,234	0.74
4902 Woodlands Blvd	2,630	24,829	0.57
4905 Woodlands Blvd	5,674	31,363	0.72
4903 Woodlands Blvd	4,448	27,443	0.63
4901 Woodlands Blvd	5,769	26,596	0.61
4809 Woodlands Blvd	6,000	26,136	0.60
4805 Woodlands Blvd	4,100	32,234	0.74
4709 Woodlands Blvd	4,597	.	.
4705 Woodlands Blvd	5,219	31,799	0.73
Average	**4,370**	**33,324**	**0.77**

Address	Home size (sq ft)	Lot size (sq ft)	Lot size (acres)
5100 Yellow Pine Ln	2,830	12,197	0.28
5101 Yellow Pine Ln	3,137	.	.
5102 Yellow Pine Ln	2,893	11,326	0.26
5103 Yellow Pine Ln	2,932	9,450	0.22
5104 Yellow Pine Ln	2,116	10,890	0.25
5105 Yellow Pine Ln	2,640	9,450	0.22
5106 Yellow Pine Ln	3,732	15,246	0.35
5107 Yellow Pine Ln	1,875	9,450	0.22
5109 Yellow Pine Ln	2,192	.	.
5901 Walnut Cir	4,324	12,197	0.28
5903 Walnut Cir	1,797	12,197	0.28
5111 Yellow Pine Ln	2,512	9,450	0.22
5113 Yellow Pine Ln	2,776	9,450	0.22
5906 Cedar Cir	1,997	9,498	0.22
5904 Cedar Cir	2,551	8,775	0.20
5901 Cedar Cir	2,927	14,810	0.34
5903 Cedar Cir	2,373	9,130	0.21
5905 Cedar Cir	2,185	9,269	0.21
5115 Yellow Pine Ln	2,823	7,500	0.17
5116 Yellow Pine Ln	2,239	9,927	0.23
5117 Yellow Pine Ln	2,130	11,325	0.26
5201 Yellow Pine Ln	2,171	11,761	0.27
5200 Yellow Pine Ln	2,182	11,325	0.26
5203 Yellow Pine Ln	3,619	15,682	0.36
5205 Yellow Pine Ln	4,075	13,068	0.30
5207 Yellow Pine Ln	2,719	10,349	0.24
5204 Yellow Pine Ln	2,018	9,545	0.22
5206 Yellow Pine Ln	2,090	9,775	0.22
5209 Yellow Pine Ln	4,012	10,350	0.24
5211 Yellow Pine Ln	2,347	11,761	0.27
5208 Yellow Pine Ln	1,947	11,761	0.27
5210 Yellow Pine Ln	1,933	12,197	0.28
5212 Yellow Pine Ln	3,383	14,810	0.34
Average	**2,651**	**11,094**	**0.26**

Lot Name	13th floor Lot (ft)	13th floor Lot (sq ft)	Woodlands Lot (sq ft)	13th floor Lot (acres)	Woodlands Lot (acres)	*% difference*
Large--few near Boulevard	70x120	8,400	33,324	0.19	0.77	***-74.8%***
Medium--like Yellow Pine	50x120	6,000	11,094	0.14	0.26	***-45.9%***
Small--near clubhouse	30x120	3,600	n/a	0.08	n/a	***n/a***

Address	Home size (sq ft)	Lot size (sq ft)	Price	Community
5705 NW 48th Ln, Tamarac	2,060	3,248	325,000	Central Parc
5601 NW 48th Ln	2,295	7,292	370,000	Central Parc
5603 NW 48th Ln	2,200	5,253	352,000	Central Parc
5611 NW 48th Ln	2,001	3,454	302,100	Central Parc
4844 NW 56th Ct	1,783	3,273	358,000	Central Parc

TAMARAC
The City For Your Life

PLANNING BOARD AGENDA ITEM REPORT

DATE: November 5, 2025

SUBMITTED BY: Collette Tibby

ITEM TYPE: Ordinance

TEMP. ORDINANCE NUMBER:

AGENDA SECTION: **Public Hearing**

TITLE: TO2613 - An ordinance of the city commission of the City of Tamarac, Florida establishing “Limited Online Sales” as an accessory use in the MU-N (Mixed-Use Neighborhood), MU-C (Mixed-Use Corridor), MU-G (Mixed-Use General), and NC (Neighborhood Commercial) zoning districts; amending Chapter 10, Article 3, Section 10-3.2, entitled “Table of Allowed Uses”, specifically Table 10-3.1: allowed uses for the inclusion of “Limited Online Sales”; and amending Section 10-3.4, entitled “Accessory Uses and Structures”, to provide the use-specific standards regulating the “Limited Online Sales” use; and amending Chapter 10, Article 6, entitled “Rules of Construction and Definitions”, specifically Section 10-6.2(E), entitled “Accessory Uses”, of the City of Tamarac code of ordinances, to provide a definition for “Limited Online Sales”; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.

ATTACHMENTS:
Backup Combined.pdf
1- Establishment of Use Memo - TPC_mm.docx
2- TPC Temp Ordinance 2613 _ mm.docx

ABRAMS
LAW FIRM

888 SE 3rd Ave., Suite 400
Fort Lauderdale, FL 33316
Office: 954.332.2358
Email: rabrams@abrams-law.com
Website: www.abrams-law.com

August 11, 2025
Revised: September 12, 2025

VIA BARON COURIER SERVICE
Community Development Department
City of Tamarac
7525 NW 88th Ave., Room 206
Tamarac, FL 33321

RE: Justification Letter – Establishment of Use Application
Patina Collective – 4711 N. State Road 7, Tamarac, FL 33319

To Whom It May Concern,

Our office represents Patina Collective (the "Applicant"), the owner of the property located at 4711 N. State Road 7, Tamarac, FL 33319 (the "Property"). This justification letter is offered in tandem with the Establishment of Use application to provide additional information concerning the intended use of the Property that is not directly specified in the City of Tamarac's Municipal Code (the "Code").

Introduction and Background

The Property previously operated as a Baer's furniture store and warehouse. The building has remained vacant following the closure of Baer's, which has contributed to the visible decline and disinvestment of this segment of State Road 7/441. The owner of the Property has been diligently working with the City's Building and Fire Departments for over a year to resolve matters relating to the building's occupancy classification and to ensure compliance with all applicable codes and regulations for the proposed new use as an automotive museum with secondary retail components. The Property is located within the Neighborhood Commercial district. The Code authorizes the establishment and use of museums in this district. *See* Code § 10-3.2. However, the Code does not expressly permit online sales as an accessory use, which is also intended as part of the Property's operations.

Pursuant to Code § 10-3.2(F), this application requests to establish the use of online sales within the category of "Other accessory uses".

Standards of Review

According to section 10-5.4(C)(3)(a)-(c) of the Code, in making an Establishment of Use interpretation, the City Commission shall consider:

its potential impacts, including but not limited to: a. the nature of the use and whether it involves dwelling activity; sales; processing; type of product, storage and amount, and nature thereof; enclosed or open storage; b. Anticipated Employment; c. Transportation requirements; d. the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and e. the general requirements for public utilities such as water and sanitary sewer.

Establishment of Use Criteria

a. The nature of the use and whether it involves dwelling activities; sales; processing; type of product, storage and amount, and nature thereof; enclosed or open storage.

The business, Patina Collective, is seeking to operate a classic car gallery featuring rare Mercedez-Benz vehicles, primarily from the 1980s and 1990s, with secondary retail components (the "Patina Collective"). Only five percent of the vehicle collection would be for sale at any time for the purpose of removing vehicles and updating the collection, and sales of vehicles will be exclusively online. Sales transactions of vehicles will not be conducted on the premises, and the majority of sales will occur off-site at specialty automotive auctions, with the remainder being sold completely and entirely online. In addition, hats, T-shirts and related branded merchandise would also be sold. The merchandise qualifies in Code section 10-6.2(C)(8)(j) as general retail, defined as "a commercial enterprise that provides goods directly to the consumer for immediate purchase and removal from the premises."

The online sales are limited and do not constitute the majority of revenue received for the business. The primary source of revenue for Patina Collective will be from multimedia content production featuring these vehicles, shared on platforms such as YouTube and Instagram. This content will be produced on-site. There will be no public walk-ins; all visits will be by appointment only and there will be no public advertising or on-site test driving.

All vehicles will be stored within the confines of the building to ensure they are properly secured and maintained in a climate-controlled environment that preserves their integrity.

b. Anticipated Employment

Given the nature of the business, the Applicant intends to employ three (3) to four (4) full-time on-site staff members. These employees will be responsible for carrying out the museum's daily operations, including, but not limited to, vehicle maintenance, scheduling patron visits, providing visitor services, and overseeing general museum operations.

c. Transportation Requirements

The Property is situated parallel to State Road 7, with primary access provided through two front entrances. Patina Collective's principal use as a museum, with an accessory online sales

component, is not expected to generate significant increase in traffic or cause disruption to the surrounding area. As previously noted, the Property formerly operated as a furniture store and is now being repurposed for museum use with an online sales component. The existing infrastructure will remain unchanged. Given the limited number of staff and the appointment-based scheduling of patron visits, the Property will continue to support the safe and efficient movement of motor vehicles, bicyclists, and pedestrians, consistent with its prior use.

d. The amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated

Patina Collective's principal use as a museum will generate minimum levels of noise, odor, fumes, dust or vibrations while the proposed accessory use of online sales will generate none. The Applicant envisions a gallery style setting to showcase classic vehicles. The museum will engage in the exhibition, preservation, and interpretation of historically significant, rare, and unique vehicles. All activities conducted within the space are intended to promote interest in classic cars among enthusiasts, while maintaining a quiet, orderly environment suitable for private enjoyment. The operations of the museum and online sales are not considered intense and will not disrupt the surrounding area.

e. The general requirements for public utilities such as water and sanitary sewer

The general requirements for public utilities, such as water and sanitary sewer, will be minimal. The Applicant does not intend to alter the Property and anticipates maintaining the existing plumbing, with no changes required to the current infrastructure.

Given the Property's use as a museum and the absence of any high-intensity operations, utility demands will remain low. Occupancy will be limited by an internal cap due to appointment-based visits, and combined with the limited number of staff, which reduces the need for water and sewer capacity beyond what the site may have previously accommodated with the use as a furniture store.

Additionally, as the proposed accessory use of online vehicle sales will not involve public retail or on-site transactions, no additional utility burden is anticipated.

Conclusion

Patina Collective respectfully requests a formal determination as to whether the proposed use, specifically limited online sales, may be classified as an accessory use under "Other accessory uses". Should the City, with the final authority, determine that an amendment to the Code is warranted to establish a separate category of accessory use for "Limited Online Sales", it is respectfully recommended that the following definition be considered: "An accessory use that consists of selling goods or services online, which is incidental to the principal use of the property, including but not limited to real estate listings, artwork, retail merchandise, and automobiles."

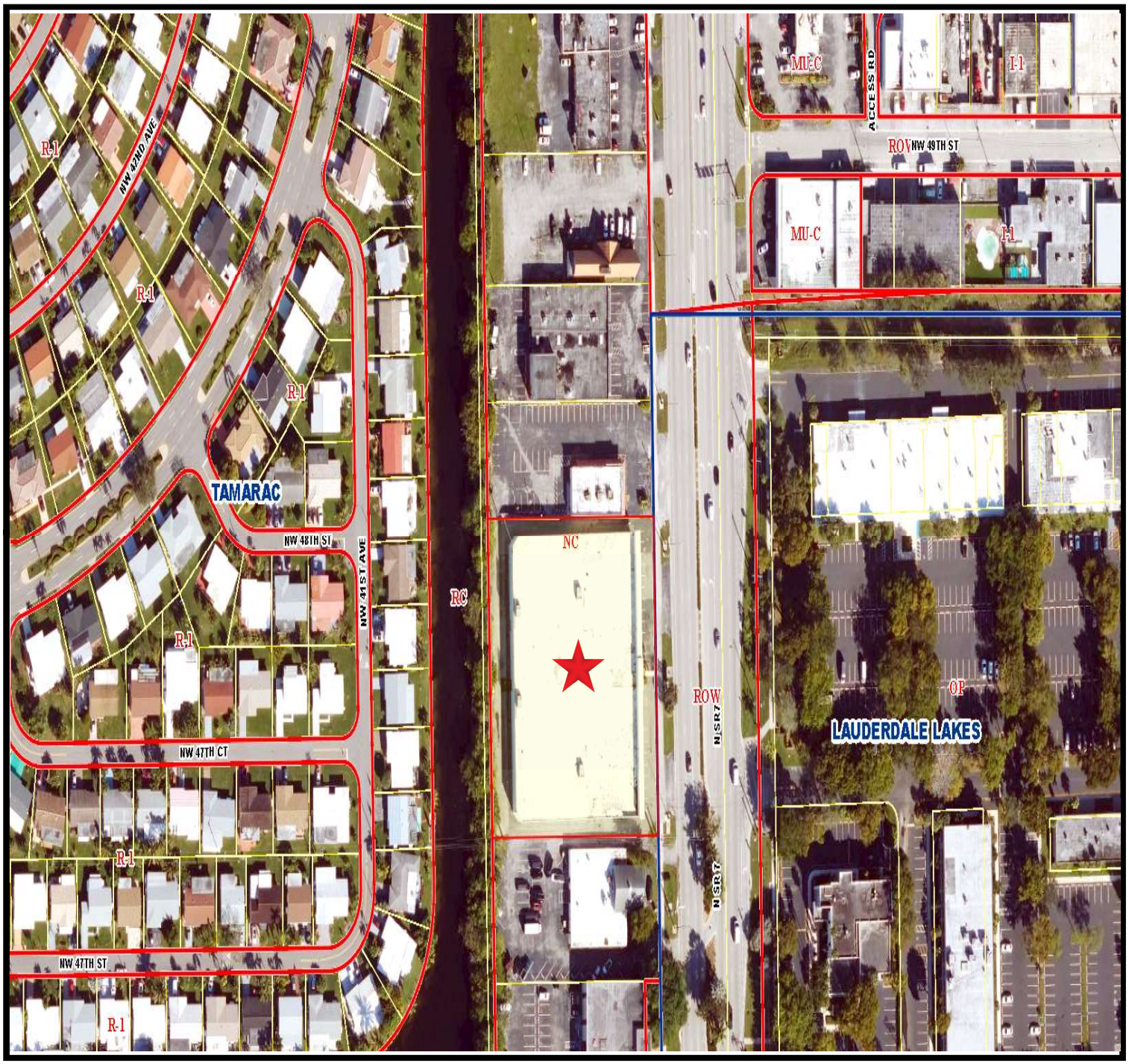
Thank you in advance for your time and attention to this matter. If you have any questions, or if I may be of assistance, my office is available by phone or e-mail at your convenience.

Sincerely,

/s/ 

Ryan Abrams, Esq

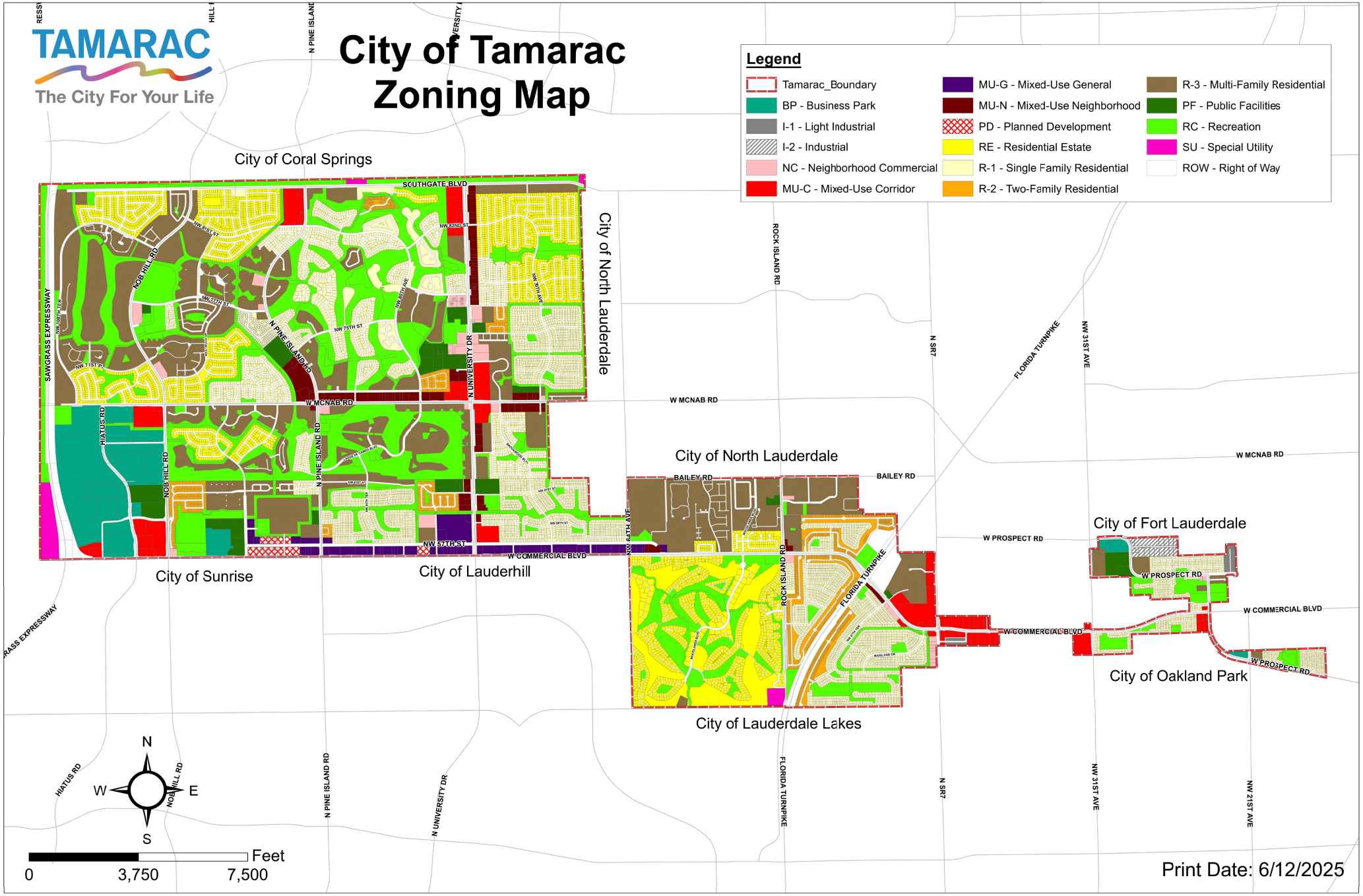
The Patina Collective, LLC
Establishment of Use (EOU)
Case # 1-EOU-25



Subject Property

TAMARAC
The City For Your Life

Maxine Calloway, Director
Community Development
7525 NW 88 Avenue
Tamarac, FL 33321
Telephone (954) 597-3530


TAMARAC
The City For Your Life
City of Tamarac
Zoning Map
Legend
Tamarac_Boundary
BP - Business Park
I-1 - Light Industrial
I-2 - Industrial
NC - Neighborhood Commercial
MU-C - Mixed-Use Corridor
MU-G - Mixed-Use General
MU-N - Mixed-Use Neighborhood
PD - Planned Development
RE - Residential Estate
R-1 - Single Family Residential
R-2 - Two-Family Residential
R-3 - Multi-Family Residential
PF - Public Facilities
RC - Recreation
SU - Special Utility
ROW - Right of Way
City of Coral Springs
City of North Lauderdale
City of Sunrise
City of Lauderhill
City of Lauderdale Lakes
City of Fort Lauderdale
City of Oakland Park
SOUTHGATE BLVD
NOB HILL RD
NW 61ST ST
NW 62ND ST
NW 72ND ST
NW 75TH ST
NW 80TH AVE
NW 81ST AVE
NW 71ST PL
SAWGRASS EXPRESSWAY
N PINE ISLAND RD
N UNIVERSITY DR
ROCK ISLAND RD
N SR7
FLORIDA TURNPIKE
NW 31ST AVE
W MCNAB RD
HIATUS RD
NW 57TH ST
W COMMERCIAL BLVD
NW 64TH AVE
BAILEY RD
NW 58TH ST
W PROSPECT RD
NW 21ST AVE
N
S
E
W
0
3,750
7,500
Feet
Print Date: 6/12/2025

City of Tamarac Future Land Use Map

	LAND USE PLAN AMENDMENTS				
	ORDINANCE #	DESIGNATION CHANGE	DEVELOPMENT NAME	FLEXIBILITY UNITS	GROSS ACRES
1	O-2018-13	Utilities to Community Facilities	Blue House of Tamarac ALF		2.33
2	O-2019-02	Medium-High Residential to Commercial	Rock Island Self-Storage		3.02
3	O-2019-07	Commercial to Medium-High Residential	Bailey Square	120	6.64
4	O-2019-09	Commercial to Medium-High Residential	Eden West	212	8.74
5	O-2021-27	Commercial to Industrial	5601 N Hiatus Road Industrial Project		15.82
6	O-2023-04	Commercial Recreation to low Residential (0-3) Dwelling Units per Acre	Woodlands Residential		168.7
7	O-2023-16	Low-Density Residential to Low-Medium Residential	Bethlehem Junior Academy	1	4.06
8	O-2024-11	Commercial Recreation to Recreation	Woodlands Open Space		109.93
9	O-2025-006	Commercial to Low-Medium Residential	Woodmont Residential	50	6.25

Legend

Land Use Designations

- Roadways
- Commercial
- Commercial Recreation
- Recreation
- Conservation
- Community Facilities
- Industrial
- Local Activity Center
- Low (5) Residential
- Low Medium (10) Residential
- Medium (16) Residential
- Medium High (25) Residential
- High (50) Residential
- Medium-High (25) Mixed Use Residential
- High (50) Mixed Use Residential
- Major Transportation
- Utilities
- Low (5) Resdiential with (0-3) Dwellings
- City Boundary

City of Coral Springs

City of Sunrise

City of Lauderhill

City of North Lauderdale

City of Lauderdale Lakes

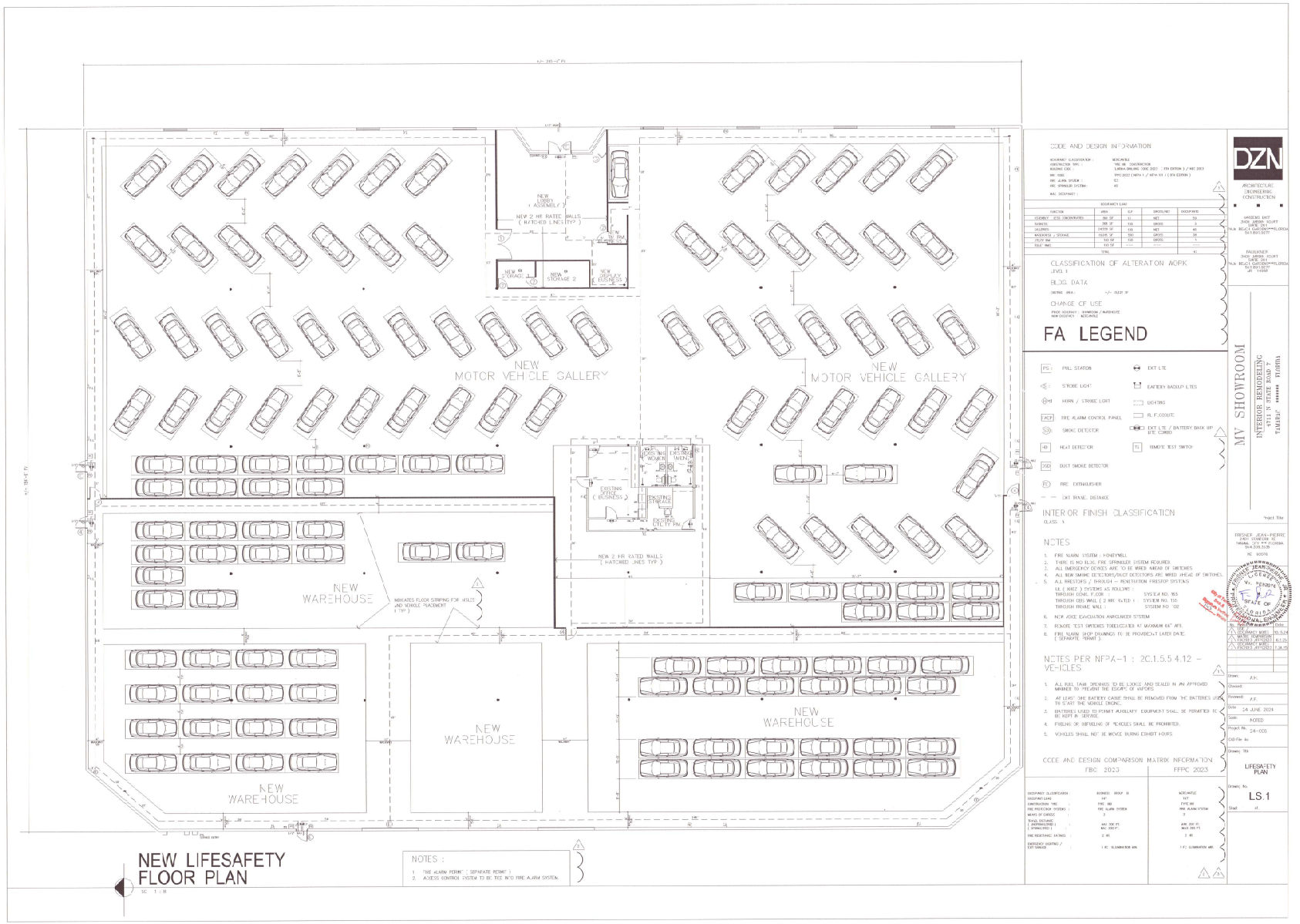
City of Fort Lauderdale

City of Oakland Park

SOUTHGATE BLVD
W MCNAB RD
BAILEY RD
W PROSPECT RD
W COMMERCIAL BLVD
NW 57TH ST
NW 64TH AVE
NW 31ST AVE
NW 21ST AVE
NOB HILL RD
HIATUS RD
N PINE ISLAND RD
N UNIVERSITY DR
ROCK ISLAND RD
FLORIDA TURNPIKE
N SR7
SAWGRASS EXPRESSWAY

TAMARAC
The City For Your Life

Print Date: 5/14/2025


NEW MOTOR VEHICLE GALLERY
NEW MOTOR VEHICLE GALLERY
NEW WAREHOUSE
NEW WAREHOUSE
NEW WAREHOUSE
NEW 2 HR RATED WALLS (HATCHED LINES TYP)
NEW 2 HR RATED WALLS (HATCHED LINES TYP)
NEW STORAGE 1
NEW STORAGE 2
NEW DISPLAY / EXHIBITS
EXISTING OFFICE (BUSINESS)
EXISTING ENTRANCE
EXISTING CITY R/W
INDICATES FLOOR STRIPING FOR AISLES AND VEHICLE PLACEMENT (TYP.)
NOTES :
1. FIRE ALARM PERMIT (SEPARATE PERMIT)
2. ACCESS CONTROL SYSTEM TO BE TIED INTO FIRE ALARM SYSTEM.
CODE AND DESIGN INFORMATION
CLASSIFICATION OF ALTERATION WORK
LEVEL 1
BLDG. DATA
CHANGE OF USE
FA LEGEND
PS : PULL STATION
STROBE LIGHT
HORN / STROBE LIGHT
FACP : FIRE ALARM CONTROL PANEL
SD : SMOKE DETECTOR
HD : HEAT DETECTOR
DSD : DUCT SMOKE DETECTOR
FE : FIRE EXTINGUISHER
EXT TRAVEL DISTANCE
EXT LTE
BATTERY BACKUP LITES
LIGHTING
R.L.F./DOUBLE
EXT LTE / BATTERY BACK UP LITE COMBO
TS : REMOTE TEST SWITCH
INTERIOR FINISH CLASSIFICATION
CLASS A
NOTES
1. FIRE ALARM SYSTEM : HONEYWELL
2. THERE IS NO BLDG FIRE SPRINKLER SYSTEM REQUIRED
3. ALL EMERGENCY DEVICES ARE TO BE WIRED AHEAD OF SWITCHES.
4. ALL NEW SMOKE DETECTORS/DUCT DETECTORS ARE WIRED AHEAD OF SWITCHES.
5. ALL PENETRATIONS / THROUGH – PENETRATION FIRESTOP SYSTEMS
UL (XHEZ) SYSTEMS AS FOLLOWS :
THROUGH CONC. FLOOR : SYSTEM NO. 165
THROUGH CERT WALL (2 HR RATED) : SYSTEM NO. 110
THROUGH FRAME WALL : SYSTEM NO. 102
6. NOR VOICE EVACUATION ANNOUNCER SYSTEM
7. REMOVE TEST SPEAKERS TOWELCASES AT MINIMUM 84" AFF.
8. FIRE ALARM SHOP DRAWINGS TO BE PROVIDED AT LATER DATE. (SEPARATE PERMIT).
NOTES PER NFPA-1 : 2C.1.5.5.4.12 – VEHICLES
1. ALL FUEL TANK OPENINGS TO BE LOCKED AND SEALED IN AN APPROVED MANNER TO PREVENT THE ESCAPE OF VAPORS.
2. AT LEAST ONE BATTERY CABLE SHALL BE REMOVED FROM THE BATTERIES USED TO START THE VEHICLE ENGINE.
3. BATTERIES USED TO START AUXILIARY EQUIPMENT SHALL BE PERMITTED TO BE KEPT IN SERVICE.
4. FUELING OR DEFUELING OF VEHICLES SHALL BE PROHIBITED.
5. VEHICLES SHALL NOT BE MOVED DURING EXHIBIT HOURS
CODE AND DESIGN COMPARISON MATRIX INFORMATION
FBC 2023
FFPC 2023
DZN
ARCHITECTURE ENGINEERING CONSTRUCTION
MY SHOWROOM
INTERIOR REMODELING
4711 N STATE ROAD 7
LAUDERHILL, FLORIDA 33319
LIFESAFETY PLAN
LS.1
24 JUNE 2024
NOTED
14-006
NEW LIFESAFETY FLOOR PLAN
SC : 1 : 8

CITY OF TAMARAC

INTEROFFICE MEMORANDUM 25-10-003M

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Board
Meeting of November 5, 2025

FROM: Maxine A. Calloway,
Director of Community Development

DATE: October 24, 2025

RE: The Patina Collective, LLC – Limited Online Sales – Establishment of Use

An Ordinance establishing "Limited Online Sales" as an accessory use in the in the MU-N (Mixed-Use Neighborhood), MU-C (Mixed-Use Corridor), MU-G (Mixed-Use General), and NC (Neighborhood Commercial) zoning districts; amending Chapter 10, Article 3, Section 10-3.2, entitled "Table of Allowed Uses", specifically Table 10-3.1: Allowed Uses for the inclusion of "Limited Online Sales"; and amending Section 10-3.4, entitled "Accessory Uses and Structures", to provide the use-specific standards regulating the "Limited Online Sales" use; and amending Chapter 10, Article 6, entitled "Rules of Construction and Definitions", specifically Section 10-6.2(E), entitled "Accessory Uses", of the City of Tamarac Code of Ordinances, to provide a definition for "Limited Online Sales".

TEMP ORDINANCE NO. 2613**; CASE#** 1-EOU-25**; MF#:** 03-94

RECOMMENDATION: The Director of Community Development recommends that the Planning Board forward a favorable recommendation of approval for the proposed ordinance establishing "Limited Online Sales" as an accessory use in the in the MU-N (Mixed-Use Neighborhood), MU-C (Mixed-Use Corridor), MU-G (Mixed-Use General), and NC (Neighborhood Commercial) zoning districts; amending Chapter 10, Article 3, Section 10-3.2, entitled "Table of Allowed Uses", specifically Table 10-3.1: Allowed Uses for the inclusion of "Limited Online Sales"; and amending Section 10-3.4, entitled "Accessory Uses and Structures", to provide the use-specific standards regulating the "Limited Online Sales" use; and amending Chapter 10, Article 6, entitled "Rules of Construction and Definitions", specifically Section 10-6.2(E), entitled "Accessory Uses", of the City of Tamarac Code of Ordinances, to provide a definition for "Limited Online Sales".

ISSUE: Ryan Abrams, Esq., designated agent for the property owner & applicant, SR7 Holdings, LLC, is requesting the approval of an Establishment of Use application to permit "*Limited Online Sales"* as an Accessory Use within the NC (Neighborhood Commercial) zoning district. Which necessitates the amendment of the Table of Allowed Uses, Section 10-3.2(H), Table 10-3.1: Allowed Uses, Land Development Code (see attached Patina Justification Statement).

LOCATION: The subject property is located at 4711 N. State Road 7 (U.S. 441) on the northwest corner of N. State Road 7 and NW 50th Street, just north of the Lauderdale Lakes and Tamarac border (see attached Location Map). The subject property is approximately 1.58 acres in size and has a City of Tamarac Future Land Use designation of "Commercial" and a zoning classification of NC (Neighborhood Commercial).

Surrounding Land Use and Zoning:

North: NC (Neighborhood Commercial) – Vacant Property Owned by City of Tamarac
East: R.O.W. (N. State Road 7); then City of Lauderdale Lakes Zoning District
West: RC (Recreational) Canal; then R-1 (Single-Family Residential) – Mainlands Sections 1 & 2
South: NC (Neighborhood Commercial) – Emmanuel Funeral Homes, Inc.



v

BACKGROUND: Ryan Abrams, Esq., designated agent for the property owner & applicant, SR7 Holdings, LLC, Inc. is requesting approval of an Establishment of Use application to allow for the use of *"Limited Online Sales"* as an Accessory Use within the NC (Neighborhood Commercial) zoning district in the Table of Allowed Uses, Section 10-3.2(H), Table 10-3.1: Allowed Uses, Land Development Code. The applicant's existing business, currently classified as an automobile museum, is generally located on the northwest corner of N. State Road 7 and NW 50th Street, just north of the Lauderdale Lakes and Tamarac municipal border. Comprised of approximately 1.58 acres, the parcel contains approximately 43,600 sq. ft. warehouse building, 20 standard parking spaces, and 2 handicap "ADA" parking spaces. As per city business tax receipt records, the site was previously used as a Baer's Furniture Store and Warehouse.

The purpose of the NC (Neighborhood Commercial) zoning district is to provide primarily small-scale retail and personal service and low-intensity office and institutional uses to meet the neighborhood shopping and service needs of surrounding residential areas. The applicant is

proposing to utilize the site as a permanent location for The Patina Collective Automobile Museum. Established in February of 2021, the owners of the Patina Collective, Daniel Hassan and Victor Ibrahim, combined their passion for vintage Mercedes-Benz vehicles to create one of the world's largest collections of pre-Merger AMGs and other modified Mercedes collectibles from the 1980's and 1990's. The Patina Collective has an existing location in the City of Boca Raton and desires to operate in central Broward County. The selected location of the existing business has proven to be advantageous for patrons due to its proximity to both the Florida Turnpike & Interstate 95.

After two years of operating the business, the owners purchased the property in January of 2023. However, the structure was occupied by the entity prior to obtaining a safety permit, certificate of occupancy, and business tax receipt required to operate the business. As a result, both the city's Building and Code Enforcement Departments issued violations against the property. A summary of the violations is listed below as follows:

- Building Code Case 23-10200242 – FBC 105.1 permits required for Commercial Interior Alterations
- Code Enforcement Case 24-10103648 – Failure to obtain business license – Status – Active Lein

As a show of good faith to legitimize the business and resolve the active lien and building violation, the applicant has submitted the proposed Establishment of Use application. According to the justification statement provided by the agent, the Patina Collective has an appointment based automotive museum which currently includes only the viewing of high-end collectible vehicles. By design, the use limits foot traffic, requires minimal parking, and does not exceed the maximum occupancy allowed within the structure during hours of operation. The bulk of the structure would be utilized for the automobile museum, and the vehicles are stored inside the building for viewing in a manner suitable for the ingress and egress of visitors. The proposed hours of operation would be Monday-Saturday by appointment only, and the business model provides for minimal impact on the surrounding area.

To that end, the automobile museum would utilize the 22 total parking spaces on the site, keep business operations internal to the approximate 43,000 sq.ft. building, and due to its operational hours, generate fewer peak hour trips than the previous Baer's Retail Furniture Store and Warehouse (see attached Justification Statement and Traffic Study).

Article 3, Use Regulations, Land Development Code, identifies the land uses allowed in each zoning district and establishes specific standards that apply to certain use types with unique characteristics or impacts. The Table of Allowed Uses, Table 10-3.1: Allowed Uses in Section 10-3.2(H), Land Development Code, classifies land uses and activities into general "use categories" and specific "use types" based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions, in addition to listing the uses allowed within all base zoning districts.

Chapter 10, Section 10-3.4, Accessory Uses and Structures, is to authorize the establishment and continuation of land uses and structures that are incidental and customarily subordinate to principal uses. This section is intended to allow a broad range of accessory uses and structures, so long as they are listed in the table of allowed uses and comply with the standards set forth in this section

to reduce potentially adverse impacts on surrounding lands.

ANALYSIS: The applicant has submitted an application to establish *"Limited Online Sales"* as an *Accessory Use* in the NC (Neighborhood Commercial) zoning district. Establishing the proposed accessory use requires amending Chapter 10, Article 3, Section 10-3.2, entitled "Table of Allowed Uses", of the City of Tamarac Land Development Code, specifically Table 10-3.1: Allowed Uses. If the proposed Establishment of Use is approved, a text amendment that includes use-specific standards in accordance with Section 10-5.4(C)(2)(c) and the following definition of Limited Online Sales: "A commercial use involving the online sale of exclusive goods, products, and/or services in which all financial transactions are conducted electronically and no in-person sales, customer visits, on-site advertisement or solicitation occur. All goods, products, or services are received digitally or delivered exclusively to customers at off-premises locations." must be implemented in the Land Development Code and adopted by the City Commission.

Based on staff's analysis, it was determined that the inclusion of "Limited Online Sales" as an accessory use would also be appropriate within the MU-N (Mixed-Use Neighborhood), MU-C (Mixed-Use Corridor), and MU-G (Mixed-Use General) zoning districts. These districts are intended to encompass commercial activity, encourage business diversification, and promote economic development through adaptable land use practices that respond to evolving market trends and technological advancements. Allowing this accessory use within these districts would complement existing commercial operations and further the City's economic growth objectives.

The establishment of *"Limited Online Sales"* as an Accessory Use in the proposed four (4) zoning districts and subsequently amending the land development code to reflect the same, would increase the City's ability to attract and retain creative and innovative business ventures that could bolster its commercial corridors. Ongoing studies have substantiated the finding that cities with robust commercial centers attract jobs that spur local and regional economic development. The world of ecommerce is ever-changing with new ideas, evolution of previous uses, and the backing of the Federal Government. Given the rapid growth of artificial intelligence "AI", technological innovation, and parcel delivery services, the City's proactive and forward-thinking approach in updating its Land Development Codes and Economic Development h strategies will yield significant long-term benefits. The City's major corridors: West Commercial Boulevard, West McNab Road, North University Drive, and North State Road 7 are primarily zoned within the aforementioned districts and are intended to promote continued economic advancement and strengthen the commercial synergy shared with adjacent municipalities. Accordingly, establishing the proposed use will have a positive effect on Tamarac's economic development.

Per Section 10-5.4 of the City's Code, in making an Establishment of Use determination, the City Commission shall consider its potential impacts and review standards for the application are set forth as follows:

Establishment of Use

(a) The nature of the use and whether it involves dwelling activity; sales; processing; type of product, storage and amount, and nature thereof; enclosed or open storage;

While the nature of an automobile museum does not involve dwelling activity, the business does provide sales of clothing, merchandise, and vehicle sales off premises, which is considered a commercial activity, the proposed accessory use is consistent with the intent of the underlying *"Commercial"* future land use and NC (Neighborhood Commercial) zoning designation of the property. The automobile museum is a permitted use by right in the NC (Neighborhood Commercial) zoning district; however, the limited online sales accessory use is required to establish the limited online sales of their vehicles off-premises.

(b) Anticipated employment;

Between five (5) and ten (10) jobs are expected to be created by the automobile museum. However, job creation is dependent on the scale of the development and the amenities offered. The jobs created for the proposed accessory use type will include security, IT, maintenance and upkeep, and administration staff.

(c) Transportation requirements;

Patrons of the automobile museum will be allowed on-site by appointment only. The automobile museum will have one (1) parking space per 500 square feet, which is less than the previous retail use that had one (1) parking space per 300 square feet requirement. Staff acknowledge that the use may produce fewer peak hour trips than a typical retail operation during the workday. Automobile museums and museums generally that operate by appointment only have a set anticipated number of visitors per session, which would not disrupt the normal traffic patterns during normal off-peak or peak hours. To add, there is a Broward County Bus Stop located within walking distance to the North and South of the business.

(d) The amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and

The structure is and has been historically used as a retail warehouse building for the Baer's Furniture. As such, the operating hours associated with a typical retail sales operation are outside of those which would pose a potential disruption to the adjacent residential area. The automobile museum intends to conduct services "by appointment only". There does not appear to be additional traffic, noise, and ground vibration generated by the proposed business as they will aim to transfer vehicles for their automobile museum during the quieter, off-peak hours along North State Road 7. As a result, the adjacent residential community would not be impacted by the vehicles entering and exiting the site during the evening and on weekends. Additionally, there would not be an increase in the odor, fumes, dust, and toxic material attributed from the business, as the operations will take place indoors, however, the extent of the outdoor events has not been extensively described in the provided justification statement.

(e) The general requirements for public utilities such as water and sanitary sewer.

The existing infrastructure was designed and built to provide services for a different use at the time of its buildout. However, the proposed use would not affect the public utilities and would appropriately meet the peak demands imposed by business staff and guests utilizing these services over short periods of time during their appointment-based visits.

As a result of the aforementioned findings, the Director of Community Development has determined that the established criteria for the granting of the Establishment of Use have been met. The Legislative Draft Ordinance for the proposed application is attached hereto as part of the record (see attached Temporary Ordinance 2613).

CONCLUSION: The proposed application request supports the goals and intent of the City's Strategic and Comprehensive Plans. Firstly, this item supports Goal #3 of the City of Tamarac's 2040 Strategic Plan, "Tamarac is Economically Resilient", by establishing land development policies that are responsive to evolving industry needs. Secondly, this item supports Policy 1.4 of the Economic Development Strategic Plan of the City's Comprehensive Plan, "Adopt Pro-Growth, Development Friendly Business Programs" by amending the Land Development Code to foster the growth of vibrant economic corridors that will enhance the quality of life of Tamarac's residents, businesses, and visitors. Thirdly, this item supports Policy 10.8 of the Future Land Use Element of the City's Comprehensive Plan, which requires commercial land uses to be located in a manner compatible with adjacent land uses so as not to adversely affect the health, safety, welfare or aesthetics of existing or future residential areas. The City will continue to foster pro-growth development practices that will not only retain but also attract new and creative business ventures to Tamarac.

RECOMMENDATION: As such, the Director of Community Development recommends that the Planning Board forward a favorable recommendation of approval for the proposed ordinance establishing "Limited Online Sales" as an accessory use in the in the MU-N (Mixed-Use Neighborhood), MU-C (Mixed-Use Corridor), MU-G (Mixed-Use General), and NC (Neighborhood Commercial) zoning districts; amending Chapter 10, Article 3, Section 10-3.2, entitled "Table of Allowed Uses", specifically Table 10-3.1: Allowed Uses for the inclusion of "Limited Online Sales"; and amending Section 10-3.4, entitled "Accessory Uses and Structures", to provide the use-specific standards regulating the "Limited Online Sales" use; and amending Chapter 10, Article 6, entitled "Rules of Construction and Definitions", specifically Section 10-6.2(E), entitled "Accessory Uses", of the City of Tamarac Code of Ordinances, to provide a definition for "Limited Online Sales".

FISCAL IMPACT: There will be no direct budgetary impact. This application is funded by an application/processing fee.



Maxine A. Calloway,
Director of Community Development

Attachments: Temp Ord. No. 2613
Patina E.O.U. Justification Statement
LS-1 Life Safety Plan - Patina
Future Land Use Map
Zoning Map

MAC/CTW

CITY OF TAMARAC, FLORIDA

ORDINANCE NO. 2025 - _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA ESTABLISHING "LIMITED ONLINE SALES" AS AN ACCESSORY USE IN THE MU-N (MIXED-USE NEIGHBORHOOD), MU-C (MIXED-USE CORRIDOR), MU-G (MIXED-USE GENERAL), AND NC (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICTS; AMENDING CHAPTER 10, ARTICLE 3, SECTION 10-3.2, ENTITLED "TABLE OF ALLOWED USES", SPECIFICALLY TABLE 10-3.1: ALLOWED USES FOR THE INCLUSION OF "LIMITED ONLINE SALES"; AND AMENDING SECTION 10-3.4, ENTITLED "ACCESSORY USES AND STRUCTURES", TO PROVIDE THE USE-SPECIFIC STANDARDS REGULATING THE "LIMITED ONLINE SALES" USE; AND AMENDING CHAPTER 10, ARTICLE 6, ENTITLED "RULES OF CONSTRUCTION AND DEFINITIONS", SPECIFICALLY SECTION 10-6.2(E), ENTITLED "ACCESSORY USES", OF THE CITY OF TAMARAC CODE OF ORDINANCES, TO PROVIDE A DEFINITION FOR "LIMITED ONLINE SALES"; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2(b) of the Florida Constitution and Section 166.021, Florida Statutes, confer broad home rule authority upon municipalities to adopt ordinances necessary to promote the health, safety, and welfare of their citizens; and

WHEREAS, Article IV, Section 4.07 of the City Charter of the City of Tamarac empowers the City to adopt, amend, or repeal such ordinances and resolutions as may be required for the proper governing of the City; and

WHEREAS, the City of Tamarac has adopted a local Code of Ordinances, which functions as the governing document defining the formation and management of land uses within the municipality; and

WHEREAS, the City has duly established land development regulations contained in the Land Development Code, Chapter 10 of the City of Tamarac Code of Ordinances; and

WHEREAS, the Land Development Code establishes Use Types, provides for Use-Specific Standards, and defines Use Categories and Use Types; and

WHEREAS, Land Development Code regulations are adopted and implemented to provide for the logical and orderly development of the City's built environment; and

WHEREAS, Ryan Abrams, Esq., designated agent for the property owner and applicant, SR7 Holdings, LLC, is requesting the Establishment of "Limited Online Sales" as an Accessory Use in the City of Tamarac's NC (Neighborhood Commercial) zoning district and the amendment of the Table of Allowed Uses of the City of Tamarac Land Development Code to reflect the same; and

WHEREAS, the applicant's business, legally named The Patina Collective, LLC, is classified as a *Car Museum* located at 4711 North State Road 7 (U.S. 441) with a zoning designation of NC (Neighborhood Commercial), pursuant to the City's Zoning Map; and

WHEREAS, pursuant to Section 10-3.2, Table 10-3.1 entitled "Allowed Uses", the specific use of an Art Gallery or Museum is a Permitted Use by Right in the NC (Neighborhood Commercial) zoning district; and

WHEREAS, the applicant also desires to integrate limited online sales as a part of their business model to further expand their enterprise and allow for the sale and delivery

of high-end collectible automobiles through the primary means of online shopping and off-site delivery; and

WHEREAS, upon staff research, the use was determined to be similar to other online and e-commerce related business structures and the utilization of an online medium to buy and sell automobiles is a technologically advanced means of conducting high-end automobile sales; and

WHEREAS, during the course of their research, staff discovered that other municipalities throughout the United States have amended their land development codes to incorporate provisions that accommodate emerging e-commerce practices, including the online purchase and sale of goods with direct-to-consumer delivery; and

WHEREAS, the City desires to remain competitive in an evolving economy and support a diverse base of e-commerce business models and needs; and

WHEREAS, the purpose of the NC (Neighborhood Commercial) zoning district is to provide for primarily small-scale retail and personal service and low-intensity office and institutional uses to meet the neighborhood shopping and service needs of surrounding residential areas; and

WHEREAS, similarly to the City's NC (Neighborhood Commercial) zoning district, the City's remaining mixed use districts are intended to encourage a variety of neighborhood oriented and commercial business uses that create a vibrant local economy that will thrive beyond the normal confines of traditional business models and the addition of the "Limited Online Sales" to support e-commerce businesses is also compatible with

the intended purpose of the MU-N (Mixed-Use Neighborhood), MU-C (Mixed-Use Corridor), and MU-G (Mixed-Use) General zoning districts; and

WHEREAS, to allow for the addition of the "Limited Online Sales" use to the City's Table of Allowed Uses within the MU-N (Mixed-Use Neighborhood), MU-C (Mixed-Use Corridor), MU-G (Mixed-Use General), and NC (Neighborhood Commercial) zoning districts, the Director of Community Development has reviewed the application and determined that use-specific standards and a corresponding definition are required for adoption upon establishment of the proposed use, in accordance with Section 10-5.4(C)(2)(c) of the City of Tamarac Land Development Code; and

WHEREAS, pursuant to Section 10-3.4, entitled "Accessory Uses and Structures," the purpose of an accessory use is to permit a range of uses identified in the Table of Allowed Uses, provided they comply with the standards set forth in this section to minimize potential adverse impacts on surrounding properties; and

WHEREAS, the addition of the accessory use "Limited Online Sales" requires an amendment to Section 10-3.4(D), entitled "Additional Standards for Specific Accessory Uses," to regulate the use and establish reasonable restrictions; and

WHEREAS, the addition of the accessory use "Limited Online Sales" requires an amendment to Section 10-6.2(E), entitled "Accessory Uses", to establish a definition for "Limited Online Sales"; and

WHEREAS, the Director of Community Development reviewed the applicant's request for the establishment of use for Limited Online Sales as an accessory use

consistent with the provisions outlined in Section 10-5.4(C)(3) and has determined that the criteria have been met for granting approval of the application; and

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

WHEREAS, the proposed amendment supports the City's Strategic Plan Goal #3 "Tamarac is Economically Resilient" by establishing land development policies that are responsive to evolving industry needs, the City will continue to foster pro-growth development practices that will not only retain, but also attract new and creative business ventures to Tamarac; and

WHEREAS, the proposed Establishment of Use supports Policy 1.4 of the Economic Development Strategic Plan of the City's Comprehensive Plan, "Adopt Pro-Growth, Development Friendly Business Programs" by amending the Land Development Code to foster the growth of vibrant economic corridors that will enhance the quality of life of Tamarac's residents, businesses, and visitors; and

WHEREAS, the proposed Establishment of Use supports Policy 10.8 of the Future Land Use Element of the City's Comprehensive Plan, which requires commercial land uses to be located in a manner compatible with adjacent land uses so as not to adversely affect the health, safety, welfare or aesthetics of existing or future residential areas; and

WHEREAS, the City Commission of the City of Tamarac deems it desirable and in the best interest of the citizens, businesses, and development stakeholders of the City to amend Chapter 10, Article 3, Section 10-3.2, entitled "Table of Allowed Uses," of the City of Tamarac Land Development Code, specifically Table 10-3.1: Allowed Uses, establishing "Limited Online Sales" as an Accessory Use in the MU-N (Mixed-Use

Neighborhood), MU-C (Mixed-Use Corridor), MU-G (Mixed-Use General), and NC (Neighborhood Commercial) zoning districts; and amending Section 10-3.4, entitled "Accessory Uses and Structures," to provide the use-specific standards regulating the "Limited Online Sales" use; and amending Chapter 10, Article 6, entitled "Rules of Construction and Definitions," specifically Section 10-6.2(E), entitled "Accessory Uses," of the City of Tamarac Code of Ordinances, to provide a definition for "Limited Online Sales".

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. "Limited Online Sales" is hereby established as an accessory use in the MU-N (Mixed-Use Neighborhood), MU-C (Mixed-Use Corridor), MU-G (Mixed-Use General), and NC (Neighborhood Commercial) zoning districts; and Chapter 10, Article 3, Section 10-3.2, entitled "Table of Allowed Uses," specifically Table 10-3.1: Allowed Uses, is hereby amended to read as follows:

10-3.2 Table of Allowed Uses

Table 10-3.1: Allowed Uses, lists the uses allowed within all base zoning districts. Each listed use is defined in Article 10-6, *Rules of Interpretation and Definitions*.

(A) **Table Abbreviations**

(1) **Permitted Uses** "P" in a cell in Table 10-3.1: Allowed Uses, indicates that the use is allowed by right. Permitted uses are subject to all other applicable regulations of this Code, including the use-specific standards in §10-3.3, *Use-Specific Standards*, the dimensional standards in Article 2: *Zoning District*, and the requirements of Article 4: Development and Design Standards. Permitted uses may be approved pursuant to the applicable procedures under Article 5: *Administration*.

(2) **Special Exception Uses** "SE" in a cell in Table 10-3.1: Allowed Uses, indicates that the use is allowed in the respective zoning district only if reviewed and approved in accordance with the procedures of §10-

5.4(G), *Special Exception*. Special exception uses are subject to all other applicable regulations of this Code, including the use-specific standards in §10-3.3, *Use-Specific Standards*, the dimensional standards in Article 2*Zoning Districts,* and the requirements of Article 4: *Development and Design Standards*.

(3) **Prohibited Uses.** A blank cell in Table 10-3.1: Allowed Uses, indicates that the land use is prohibited in that zoning district.

(4) **Accessory Uses** "A" in a cell in Table 10-3.1: Allowed Uses, indicates that the land use is allowed in that zoning district only if it is incidental and subordinate to a permitted primary use of the land in that district (i.e., a P or SE use that has been approved for the site), and subject to compliance with the applicable standards in §10-3.4, *Accessory Uses and Structures*.

(5) **Temporary Uses** "T" in a cell in Table 10-3.1: Allowed Uses, indicates that the use is permitted in that zoning district for a temporary amount of time and only after approval of a Temporary Use Permit (§10-5.4(K)) and subject to compliance with the applicable standards in §10-3.5, *Temporary Uses and Structures*.

(B) **Use Categorization.** In Table 10-3.1: Allowed Uses, land uses and activities are classified into general "use categories" and specific "use types" based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within the categories. Certain uses may be listed in one category when they may reasonably have been listed in one or more other categories. The use categories are intended merely as an indexing tool and are not regulatory.

(C) **Use-Specific Standards.** Regardless of whether a use is allowed by right or as a special exception, additional standards may be applicable to the use. Use-specific standards are noted through a cross-reference in the last column of the table. Cross-references refer to §10-3.3, *Use-Specific Standards*. These standards apply in all districts unless otherwise specified.

(D) **Use for Other Purposes Prohibited.** Approval of a use listed in Table 10-3.1: *Allowed Uses*, and compliance with the applicable use-specific standards for that use authorizes that use only. Development or use of a property for any other use not specifically allowed in Table 10-3.1: Allowed Uses, and approved under the appropriate process is prohibited.

(E) **Classification of New and Unlisted Uses.** When application is made for a use category or use type that is not specifically listed in Table 10-3.1, the following procedure shall be followed:

(1) The Director shall provide an interpretation as to the use category and/or use type into which such use should be placed. In making such interpretation, the Director shall consider its potential impacts, including, but not limited to: the nature of the use and whether it involves dwelling activity; sales; processing; type of product, storage and amount, and nature thereof; enclosed or open storage; anticipated employment; transportation requirements; the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and the general requirements for public utilities such as water and sanitary sewer. When considering an unlisted use in any zoning district as part of an interpretation, the Director shall also determine whether additional use-specific standards are necessary in addition to the standards in this Code.

(2) Any such interpretation shall be made available to the public and shall be binding on future decisions of the City until the Director makes a different interpretation or this Development Code is amended to treat the use differently.

(3) On interpreting an unlisted use as allowed in a zoning district, and finding that the use is likely to be common or would lead to confusion if it remains unlisted, the Director may initiate an application for a text amendment to this Code in accordance with § 10-5.4(D), *Amendment to Text of Development*

Code, to list the use in Table 10-3.1: *Allowed Uses,* as a permitted use or special exception use, as appropriate. Until final action is taken on the amendment application, the interpretation of the Director shall be binding.

(F) **Multiple Principal Uses**

(1) A development may include a single principal use with one or more accessory uses that are customarily incidental and subordinate to the principal use (e.g., home based business as accessory to a dwelling, or administrative offices as accessory to a school or manufacturing use).

(2) A development may also include multiple principal uses, none of which is necessarily customarily incidental or subordinate to another principal use (e.g., a place of worship combined with a school, a gas station combined with a convenience store, restaurant, or automotive repair use, or a flex building housing retail, industrial service, and warehousing tenants).

(3) A development with multiple principal uses shall include only those principal uses designated in the use tables as allowed in the applicable zoning district, and each principal use shall be subject to any use-specific standards applicable to the use.

(G) **Licenses and Permits Required.** All uses required by the State of Florida or the federal government to have an approval, license, or permit to operate issued by the State or by another public, quasi-public, or regulatory agency are required by the City of Tamarac to obtain and maintain such approval, license, or permit at all times.

(H) **Table of Allowed Uses**

Table 10-3.1: Allowed Uses
P = Permitted SE= Special Exception Blank cell = Prohibited
A = Accessory T= Temporary

Use Category	Use Type	Residential				Mixed-Use And Nonresidential							Special Purpose			Use Stds
		RE	R1	R2	R3	MUN	MUC	MUG	NC	BP	I1	I2	PF	RC	SU	
ACCESSORY USES																
	Home Based Business	A	A	A	A	A	A	A	A							10-3.4(D)(7)
	Limited Online Sales					A	A	A	A							***10-3.4(D)(8)***

****

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

	Outdoor courts, fields, playgrounds and pools	A	A	A	A	A	A	A	A							10-3.4(D)~~(8)~~(9)
	Outdoor seating, commercial					A	A	A	A	A				A		10-3.4(D)(~~8~~)(10)
	Outdoor storage non-sales, accessory										A	A	A		A	10-3.4(D)~~(10)~~(11)
	Outdoor vehicle storage, accessory					A	A	A	A	A	A	A				10-3.4(D)~~(11)~~(12)
	Satellite dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	10-3.4(D)~~(12)~~(13)
	Small wind energy system, accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	A	10-3.4(D)~~(13)~~(14)
	Solar energy collection system, accessory use	A	A	A	A	A	A	A	A	A	A	A	A	A	A	10-3.4(D)~~(14)~~(15)
	Swimming pool	A	A	A	A	A	A	A	A				A	A		10-3.4(D)(16)
	Utility shed	A	A	A	A						A	A	A	A	A	10-3.4(D)~~(16)~~(17)
	Other accessory uses that	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

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

	comply with Code standards															

****

SECTION 3. Chapter 10, Article 3, Section 10-3.4, entitled "Accessory Uses and Structures," is hereby amended to provide the use-specific standards regulating the "Limited Online Sales" use to read as follows:

10-3.4 - Accessory Uses and Structures

****

(D) Additional Standards for Specific Accessory Uses

****

(7) **Home Based Business.** A home based business may be permitted as an accessory use to a principal dwelling unit in any of the residential or mixed-use districts, provided that:

(a) **Accessory Use.** The activities of the home based businesses must be secondary to the property's use as a residential dwelling.
(b) **Employees and Residency.** The principal person or persons providing the business or service shall reside in the dwelling on the premises, except that up to two employees or independent contractors who do not reside at the residential dwelling may work at the business.
(c) **Neighborhood Compatibility**

(i) All vehicles used in connection with the home based business shall be of a size, and located on the premises in such a manner, so as to not disrupt the quiet nature and visual quality of the neighborhood, the business may not generate a need for parking greater in volume than a similar residence where no business is conducted.
(ii) As viewed from the street, the residential property must be consistent with the uses of the residential areas surrounding the property. Any external modifications to a home based business must conform to the residential character and architectural aesthetics of the neighborhood.
(iii) No additional parking areas other than driveways shall be located in the required front setback.
(iv) All business activities must comply with the City's Code concerning signage and equipment processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors.
(v) All business activities must comply with the City's Code concerning the use, storage, or disposal of hazardous materials.
(vi) The home based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.

(8) **Limited Online Sales**

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

(a) There shall be no retail counter, showroom, or kiosk associated with this use where in-person sales occur on-site.
(b) No walk-in solicitation, advertisement display, or marketing displays oriented to passersby shall occur on-site, internally or externally.
(c) If goods are stored on-site for dispatch, the storage shall be entirely internal, and no external display of goods, inventory or truck staging visible from the street or adjacent properties shall be allowed.
(d) Signage must be limited to standard building signage permitted for the principal use; no additional advertising signage or direct customer-oriented signage for the online sales activity shall be allowed.

(~~8~~)(9) **Outdoor Courts, Fields, Playgrounds and Pools**

(a) All basketball hoops and backboards in street yard areas shall be permitted on the front of the building or on a pole on or adjacent to the driveway only.
(b) Fixed basketball poles shall be located no closer than five feet to any property line or edge of pavement.
(c) Portable basketball poles shall not be placed in a right-of-way or outside a property line. When not in use, any portable basketball pole shall be stored at least five feet from the property line.
(d) A swimming pool, spa, or hot tub may be located in a required interior side yard setback or required rear yard setback.
(e) A swimming pool, spa, or hot tub shall be located at least five feet from any interior side or rear lot line.
(f) The measurements shall be taken from the inner edge or water line of the pool.
(g) Portable pools which are less than 24 inches in depth may be allowed in any required yard setback.

(~~9~~)(10) **Outdoor Seating, Commercial.** Outdoor seating is allowed as an accessory use to any eating or drinking establishment, subject to the following standards:

(a) No sound production or reproduction machine or device (including, but not limited to musical instruments, loud-speakers, and sound amplifiers) shall be used, operated, or played in the outdoor seating area at a volume that is any louder than necessary for the convenient hearing of persons within the outdoor seating area, and that would disturb the peace, quiet, or comfort of adjoining properties.
(b) Hours of operation of the outdoor seating area shall be the same as those for the eating or drinking establishment.
(c) Food preparation shall occur only within the enclosed principal building containing the eating or drinking establishment.
(d) The outdoor seating area shall not obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
(e) No tables, chairs, umbrellas, or other furnishings or equipment associated with the outdoor seating area shall be attached, chained, or otherwise affixed to any curb, sidewalk, tree, post, sign, or other fixture within the outdoor seating area.
(f) The outdoor seating area may be permitted on a public sidewalk abutting or adjacent to the front of the property containing an eating or drinking establishment subject to the following requirements:

(i) The outdoor seating area shall be limited to that part of the sidewalk directly in front of the property containing the eating or drinking establishment unless the owner of adjoining property agrees in writing to an extension of the outdoor seating area to that part of the sidewalk in front of the adjoining property.
(ii) The operator of the establishment shall enter into a revocable license agreement with the city that has been approved as to form by the City Attorney and:

A. Ensures that the operator is adequately insured against and indemnifies and holds the City harmless for any claims for damages or injury arising from sidewalk dining operations, and

will maintain the sidewalk seating area and facilities in good repair and in a neat and clean condition;

B. Authorizes the City to suspend authorization of the outdoor seating use, and to remove or relocate or order the removal or relocation of any sidewalk seating facilities, at the owner's expense, as necessary to accommodate repair work being done to the sidewalk or other areas within the right-of-way containing or near the outdoor seating area; and

C. Authorizes the City to remove or relocate or order the removal or relocation of any sidewalk seating facilities, at the operator's expense, if the operator fails to comply with a City order to do so within a reasonable time period.

(iii) A clear pathway at least five feet wide shall be maintained to allow through public pedestrian traffic along the sidewalk and from the sidewalk into the entrance to the establishment. A greater width may be required where necessary to ensure the safe and convenient flow of pedestrian traffic.

(iv) A clear separation of at least five feet shall be maintained from any alley, crosswalk, fire hydrant, or similar public or emergency access feature in or near the sidewalk. A greater clear distance may be required where necessary to ensure use of the public or emergency access feature.

(v) No objects shall be placed along the perimeter of the outdoor sidewalk seating area that would have the effect of forming a physical or visual barrier discouraging the use of the sidewalk by the general public.

(vi) Tables, chairs, umbrellas, and other furnishings associated with the outdoor seating area shall be of sufficient quality design, materials, and workmanship to ensure the safety and convenience of area occupants and compatibility with adjacent uses.

(~~10~~)(11) **Outdoor Storage.** Outdoor storage is a permitted accessory use in the I-1 and I-2 zoning districts without restriction. In the PF and SU zoning districts, outdoor storage is permitted through the site plan review process and subject to compliance with the following requirements:

(a) Except for outdoor storage associated with industrial or agricultural uses, each outdoor storage area shall be incorporated into the overall design of the primary structure on the site and shall be located at the rear of the primary structure.

(b) Each outdoor storage area shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six and eight feet in height that incorporates at least one of the predominant materials and one of the predominant colors used in the primary structure. The fence may exceed eight feet in height where the difference in grade between the right-of-way and the outdoor storage area makes a taller fence necessary to effectively screen the area. Materials may not be stored higher than the height of the primary structure. The perimeter of the fence or wall must be landscaped with a seven-foot wide strip containing a minimum of one tree for every 150 square feet of lot area.

(c) A landscaped earthen berm may be used instead of or in combination with a required fence or wall.

(d) If the outdoor storage area is covered, then the covering shall include at least one of the predominant exposed roofing colors on the primary structure.

(e) No materials may be stored in areas intended for vehicular or pedestrian circulation.

(f) No storage of any items may occur within the front setback area or within the one-half of the each side setback nearest the street.

(~~11~~)(12) **Outdoor Storage (Vehicles)**

(a) The standards below shall not apply to:

(i) Vehicles parked in City storage facilities;

(ii) Vehicles parked in duly authorized and properly licensed commercial establishments that engaged in the sale or lease of motor vehicles; and

(iii) Vehicles which have an active commercial or business purpose for which the owner or person having the use of said vehicle(s) holds a current and valid local business license for a business location within the commercially zoned district; provided, however, that such vehicle shall be parked, stored or kept within 10 feet of the business location or at the rear of the commercial facility or structure. If parked at the rear of the structure in cases where the structure abuts a public street, or any residential or recreation/open space zoning district, the vehicle shall be provided with an opaque screen, which screen when seen from the abutting residential property, recreation property, public street or from the second floor or higher of a residential structure, totally obstructs the view of the vehicle.

(b) Outdoor storage of vehicles and recreational vehicles may be allowed as an accessory use in any non-residential zoning district only through the site plan review process and subject to compliance with the following requirements:

(i) Except on sites undergoing construction activity, mobile or manufactured homes are allowed to be stored only in conjunction with a principal industrial use and shall be placed in the rear half of the lot.
(ii) Recreational vehicles shall be parked to the rear of the front setback line.
(iii) Construction equipment, trucks, or recreational vehicles exceeding a two-ton gross weight, or similar sized vehicles, shall not be parked on any site with a principal residential use.
(iv) Inoperable vehicles shall be stored only in conjunction with an industrial use completely screened from view of a public street.
(v) There shall not be any type of vehicle stored on a vacant parcel of land.
(vi) No recreational vehicle shall be occupied or used for human habitation, including, but not limited to sleeping, eats, or entertaining.
(vii) No commercial or recreational vehicle, boat, or boat trailer shall obstruct the sidewalk.
(viii) Visible outside lettering, licensure information, decals, logos, vehicle wraps, or other commercial information may be concealed by an aesthetically appropriate and secured weatherproof cover. Examples of aesthetically appropriate and secured weatherproof covers include but are not limited to a plain magnetic cover similar to the color of the vehicle, or a properly secured vehicle cover. The Director's determination on the appropriateness of a particular cover shall be final.

(~~12~~)(13) **Satellite Dish**

(a) A satellite dish is allowed as an accessory use or structure to any principal use or structure. A satellite dish greater than one meter in diameter in a residential zoning district, or a satellite dish greater than two meters in diameter in a nonresidential zoning district, shall comply with the following standards to the extent such compliance does not unreasonably delay, prevent, or increase the cost of installation, maintenance, or use of the dish, or preclude reception of an acceptable quality signal. These standards shall not be interpreted or enforced in any manner contrary to federal or state law.
(b) In a residential zoning district, a satellite dish may be located within a required interior side yard or rear yard setback, but shall not:

(i) Be located within five feet of any lot line; and
(ii) Exceed a height of 15 feet above ground level, where mounted on a mast.

(c) In a mixed-use or nonresidential zoning district, a satellite dish may be located within a required rear yard setback, but shall not:

(i) Be located within ten feet of any lot line; and
(ii) Exceed a height of 15 feet above ground level, where mounted on a mast.

(d) A satellite dish may be located on the roof of a principal structure, provided it shall not extend more than 15 feet above the roof surface.

(~~13~~)(14) **Small Wind Energy System**

(a) **Location and Setback**

(i) Tower-mounted wind energy systems shall not be located within a front yard setback.
(ii) A small wind energy system shall be set back a distance equal to its total extended height (e.g., if on a roof, roof height plus the height of any tower extending from the roof) plus five feet from all property lines, public street rights-of-way, and overhead utility lines. Guy wires and other support devices shall be set back at least five feet from all property lines.

(b) **Height.** The maximum height of a small wind energy system (including the tower and extended blades) shall be the maximum height allowed in the zoning district plus 30 feet.
(c) **Sound.** Sound produced by the wind turbine under normal operating conditions, as measured at the property line abutting an existing residential use, shall not exceed 55 dBA at any time. The 55dBA sound level, however, may be exceeded during short-term events that occur beyond the property owner's control, such as utility outages and/or severe wind storms.
(d) **Appearance.** The wind turbine and tower shall be painted or finished in the color originally applied by the manufacturer, or a matte neutral color (e.g., gray, white) that blends into a range of sky colors, or a color consistent with that of the buildings on the site. Bright, luminescent, or neon colors, as determined by the Director, are prohibited.
(e) **Blade Clearance.** The blade tip or vane of any small wind energy system shall have a minimum ground clearance of 15 feet, as measured at the lowest point of the arc of the blades. No blades may extend over parking areas, public right of ways, driveways, or sidewalks.
(f) **Lighting.** No illumination of the turbine or tower shall be allowed unless required by the Federal Aviation Administration (FAA).
(g) **Access to Tower.** On a freestanding tower, any climbing foot pegs or rungs below 12 feet shall be removed to prevent unauthorized climbing. For lattice or guyed towers, sheets of metal or wood or similar barriers shall be fastened to the bottom tower section such that it cannot readily be climbed.
(h) **Signage Prohibited.** No wind generator, tower, building, or other structure associated with a small wind energy system shall include any signage visible from any public street other than the manufacturer's or installer's identification, appropriate warning signs, or owner identification.
(i) **Utility Notification.** No small wind energy system intended to connect to the electric utility shall be installed until evidence has been submitted to the city that the relevant electric utility company has been informed of the customer's intent to install an interconnected customer-owned generator.
(j) **Abandonment.** On determining that a wind turbine has been inoperable for six consecutive months, the Director shall send the property owner a notice and order requiring restoration of the system to operating order within three months after receiving the notice. If the owner fails to restore the system to operating condition within the three-month time frame, the owner shall be required, at the owner's expense, to remove the wind turbine from the tower for safety reasons. If the owner fails to remove the wind turbine from the tower, the city may pursue legal action to have the wind turbine removed at the owner's expense, in accordance with §10-5.5, Enforcement.

(~~14~~)(15) **Solar Energy Collection System (accessory)**

(a) **Location.** The system may be located on the roof of a principal or accessory structure, on the side of such structures, or on the ground in accordance with the standards in §10-3.4(C)(3), Location. The City shall not be responsible for establishing an easement.
(b) **Height**

(i) The system shall comply with the maximum height standards for the zoning district in which it is located, provided that a roof-mounted system shall not extend more than 15 feet above the roofline of the structure on which it is mounted.

(ii) Where an existing structure exceeds the applicable height limit, a solar energy collection system may be located on its roof irrespective of applicable height standards, provided the system extends no more than five feet above the roof surface.

(c) **Generally.** Solar energy devices shall be mounted in a manner that minimizes their appearance from the street and are subject to the setbacks of the appropriate zoning district. Ground-mounted solar energy devices less than five feet in height may extend into the setbacks provided that no solar energy device shall ever be closer than five feet from any property line.

(~~15~~)(16) **Swimming Pool**

(a) **Safety Barriers.** Subject to subsection (b) below, no swimming pool final inspection or approval shall be given by the building inspector unless there has been erected a safety barrier in accordance with the Florida Building Code.

(b) **Setback Requirements**

(i) Pools or patios without structural roofs covered only with open mesh screening may be placed in a required side or rear setback area subject to the limitations set forth below. In no case shall a pool or covered patio be placed in a required street front yard or street side yard setback.

(ii) Pools or patios which are covered by a structural roof or enclosed by side walls shall be subject to the same limitations on location as the primary building and shall not be placed in any setback area.

(iii) All parts of a pool without a structural roof, including a structural deck, cap and/or mechanical equipment covered with only open mesh screening, may be placed within the required side or rear setback area but shall be no closer than five feet from a property line. In no case shall there be encroachment into a utility or drainage easement of record unless waivers are granted by the appropriate authorities. The height of the open mesh screening shall not extend more than 15 feet above the slab of the building.

(iv) In multifamily zoning districts, single-story residential buildings and two-story townhouses shall be permitted a single-story patio without solid walls in the rear setback when adjacent to RC-zoned property with a minimum rear yard setback of eight feet if the patio has a structured roof, or five feet if the patio has a screened roof.

(v) The owner of any property refused or denied a building permit by an officer of the city may apply to the Planning Board for a variance in any case where it can be demonstrated that the enforcement of this section would create an undue hardship.

(c) **Pumped Water Sediment Removal**

(i) During construction of a swimming pool, any water that is pumped from the excavation shall be carried by means of a hose to the nearest catch basin or to another structure or area where the sediment contained in the water can be trapped and physically removed to a landfill area. Water may not be pumped or spilled into a yard or a grassed swale or street right-of-way by a swimming pool contractor or other individual without provisions being made to trap the sediment in a confined area and for the sediment to be removed daily. Further, the water must be carried to a drain in a manner approved by the plumbing inspector.

(ii) As a prerequisite to the issuance of any permit for a swimming pool, the contractor or owner must post with the city a two-hundred-dollar cash bond. This bond is in addition to all other fees applicable to the construction of a swimming pool. This bond will ensure that the areas where the water is pumped, whether it is to yards, grass swales or city catch basins, is left clear of all sediment. The bond will be released when the city engineer certifies cleanup is satisfactory. This final inspection by the city engineer of the cleanup of the pumped water will be a necessary prerequisite to the issuance of a certificate of occupancy for the pool.

~~(16)~~(17) **Utility Sheds**

(a) **Permit Required.** Utility sheds may be permitted providing that they meet the standards set forth in the Florida Building Code as amended from time to time. A building permit shall be required in any residential district of the city.

(b) **General**

(i) Utility sheds shall not be permitted past the front line of the principal building.
(ii) For a corner lot, utility sheds shall be restricted to the primary building setbacks on the street-side portion of the lot.
(iii) A utility shed may be placed no closer than five feet from a rear or side property line.
(iv) Height may not exceed the first floor height of the principal structure.
(v) Only one utility shed is allowed per property in residential districts.

****

SECTION 4. Chapter 10, Article 6, entitled "Rules of Construction and Definitions," specifically Section 10-6.2(E), entitled "Accessory Uses," of the City of Tamarac Code of Ordinances, is hereby amended to provide a corresponding definition for "Limited Online Sales" to read as follows:

10-6.2 – Use Categories and Use Types Defined

****

(E) Accessory Uses

****

(k) **Home Occupation.** An activity conducted for gain entirely within a residential unit, or an accessory unit thereto, that is incidental and secondary to the use of such unit for dwelling purposes and that does not change the essential residential character of such unit.

(l) **Limited Online Vehicle Sales.** A commercial use involving the online sale of exclusive goods, products, and/or services in which all financial transactions are conducted electronically and no in-person sales, customer visits, on-site advertisement or solicitation occur. All goods, products, or services are received digitally or delivered exclusively to customers at off-premises locations.

~~(l)~~(m) **Outdoor Courts, Fields, Playgrounds, and Pools.** Public or private land that is developed and maintained for active or passive recreational use including courts, fields, playgrounds and pools.

~~(m)~~(n) **Outdoor Seating, Commercial (Accessory to Eating and Drinking).** Picnic tables, benches, counters and any similar facilities, or area, provided in conjunction with a restaurant for the serving and/or consumption of food out-of-doors, not contained within a building.

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

~~(n)~~(o) **Outdoor Storage Non-sales, Accessory.** Storage of materials, merchandise, products, stock, supplies, machines, operable vehicles, equipment, manufacturing materials, or personal property of any nature that are not kept in a structure having at least four walls and a roof, regardless of how long such materials are kept on the premises. This use shall be permitted as an accessory to General Retail Sales ≥ 10,000 sq. ft. and shall be secured by a wall on at least one side.

~~(o)~~(p) **Outdoor Vehicle Storage, Accessory.** The holding or storage of a commercial vehicle including but not limited to automobiles, trucks, buses, boats, mobile homes, trailers, recreational vehicles, farm machinery, or construction machinery or equipment.

~~(p)~~(q) **Satellite Dish.** A round or parabolic antenna and its supporting structure for the purposes of sending or receiving radio or electromagnetic signals.

~~(q)~~(r)**Small Wind Energy System.** A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics that has a rated capacity of not more than 100 kilowatts (kW) and that is intended primarily to reduce on-site consumption of utility power.

~~(r)~~(s) **Solar Energy Collection System, Accessory Use.** A solar collector or other device or structural design feature of a structure that relies upon sunshine as an energy source and is capable of collecting, distributing and storing (if appropriate to the technology) the sun's radiant energy for a beneficial use.

~~(s)~~(t) **Utility Shed.** An outbuilding or other structure that is accessory to a principal use on the same lot. Storage shipping containers shall be allowed only in I-1 and I-2 zoning districts.

****

SECTION 5. 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, relettered and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase in order to accomplish such intention.

SECTION 6. 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 7. 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 8. This Ordinance shall become effective upon adoption.

THE REST OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

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: V/M 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_.

TAMARAC
The City For Your Life

PLANNING BOARD AGENDA ITEM REPORT

DATE:	November 5, 2025
SUBMITTED BY:	Collette Tibby
ITEM TYPE:	Board Order
AGENDA SECTION:	**Quasi-Judicial Hearing**
TITLE:	TBO100 - Board Order approving/denying application for special exception to allow for a proposed packaged liquor store in the NC (Neighborhood Commercial) zoning district pursuant to Section 10-3.2, Table of Allowed Uses, Code of Ordinances at 7158 North Nob Hill Road, Tamarac, Florida 33321.

ATTACHMENTS:
1) Petit Liquors SE MEMO.docx
2) TBO100 - Petit.docx
Backup Combined.pdf

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 25-10-002M
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Board
Meeting of November 5, 2025

FROM: Maxine A. Calloway,
Director of Community Development

DATE: October 28, 2025

RE: Petit Do Liquors, Inc. – Special Exception {Quasi-Judicial}
TEMP BOARD ORDER #: 100**; CASE #:** 4-Z-25**; MF #:** 01-87

RECOMMENDATION: The Director of Community Development recommends that the Planning Board forward a favorable recommendation for the Special Exception petition to allow for the use of an existing one (1) story, one thousand two-hundred square foot (1,200 sq. ft.) tenant space within an existing plaza for a proposed packaged liquor store in the NC (Neighborhood Commercial) zoning district, pursuant to the Tamarac Code of Ordinances to the City Commission at its November 12, 2025 meeting with conditions of approval (see attached Board Order Approving Special Exception – Temp Board Order No. 100).

ISSUE: Wysmy Petit Do "Willie", business owner and designated agent for the property owner, Palshua Realty Tamarac, LLC, is requesting the approval of a Special Exception to allow for the operation of a proposed packaged liquor store, located within an existing plaza, commonly known as Point Plaza. The proposed use, according to the City of Tamarac's Table of Allowed Uses, Section 10-3.2; Table 10-3.1, Code of Ordinances, is categorized as Retail Sales, General. (see attached Petit Liquors – Justification Letter).



Aerial Photograph

LOCATION: The subject property is located on the northeast corner of N. Nob Hill Road and Westwood Drive (see Aerial above and attached Location Map). The subject property, commonly known as "Point Plaza", is currently addressed as 7118-7170 N. Nob Hill Road, Tamarac, Florida 33321. The property is approximately 3.45 acres (150,145 square foot) in size, has a City of Tamarac zoning classification of NC (Neighborhood Commercial), and a Future Land Use designation of Commercial.

Surrounding Land Use and Zoning:

North: R-3 (Multi-Family Residential) – Kings Point Community
East: R-3 (Multi-Family Residential) – Nob Hill Landings Condominium
West: R.O.W. (N. Nob Hill Road); then RE (Residential Estate) – Westwood Section 7
South: R.O.W. (Westwood Drive); then RE (Residential Estate) – Westwood Section 3

BACKGROUND: The subject property, commonly known as Point Plaza, was originally constructed in 1992 with the approval of a Development Site Plan by the City. The structure was built as one (1) continuous "L-Shaped" building. In 1996, an addition to the southern portion was built, which created a "C-Shaped" design. The total building is approximately twenty-eight thousand seven hundred square feet (28,700 sq. ft.) in area.

Per the Property Survey and Site Plan, the total parking count for the plaza is approximately one hundred eighty (180) parking spaces including four (4) ADA parking spaces. Point Plaza was designed to accommodate an array of commercial business uses, such as retail sales, restaurants, medical clinics, and professional offices. Therefore, the plaza is of major importance as it plays a vital role in providing convenience and accessibility to the surrounding communities: Westwood Section 3, Westwood Section 7, and Kings Point.

The subject property is an existing one (1) floor tenant space approximately one thousand two hundred square feet (1,200 sq. ft.) and is located within an existing plaza. The previous occupant of 7158 North Nob Hill Road was RNR Wellness, which operated the space as a medical center with accessory retail sales. Per the City of Tamarac Business License records, the business operated from 2018 to 2020. As per the parking data spreadsheet retained and updated by Planning and Zoning Division, the property is ninety percent (90%) occupied. There are just two available tenant spaces, and Petite Do Liquors will occupy one of the vacant spaces if approved by the City Commission.

The applicant, Wysmy "Willie", owner of Petit Do Liquors, Inc., has leased the vacant space to operate a liquor store. For the intended use, the current floor layout will require minor interior alterations, interior demolition, the addition of shelves, creation of a sales floor, and racks in the storage room. As a growing franchise, Petit Do Liquors is seeking to be a successful business within the City of Tamarac and pending the success of this site, they will be seeking to expand to other locations around Broward County. The proposed business is compatible with existing commercial uses in the vicinity, as three (3) convenience stores are located within a 0.25 mile radius of the subject property.

ANALYSIS: The City of Tamarac Code of Ordinances, Section 10-3.2; Table 10-3.1, Table of

Allowed Uses, identifies the proposed use of a liquor store retail establishment as requiring special exception approval within the NC (Neighborhood Commercial) zoning district. The purpose of a special exception is to provide for certain uses which cannot be well adjusted to their environment locations and to offer full protection to surrounding properties by rigid application of the district regulations, and due to the nature of the uses, the importance of their relationship to the comprehensive plan and the possible impact on neighboring properties, to require the exercise of planning judgment on their location and site location.

Per the City's Code of Ordinances, Section 10-3.3(D)(15)(e)(i), Use-Specific Standards, the code reads "*no vape/smoke shop and liquor store, where permitted, shall be located within one thousand feet (1,000') of an existing vape/smoke shop and liquor store and/or the real property that comprises a public or private preschool, elementary school, middle school, or secondary school within the City's municipal boundaries and neighboring cities.*" There is no liquor store, smoke shop, or vape shop located in the required one thousand feet (1,000') radius. To add, there is no public or private preschool, elementary school, middle school, or secondary school located in the required one thousand feet (1,000') radius. The nearest plaza that has these uses listed above is Tamarac Marketplace, located at the southwest corner of N. Nob Hill Road & W. McNab Road, which is approximately one thousand one hundred and twenty feet (1,120') radius from the Point Plaza's real property line.

Per the City's Code of Ordinances, Section 10-3.3(D)(15)(e)(ii), Use-Specific Standards, the code reads "*whenever an existing vape/smoke shop or liquor store has procured a business tax receipt and a certificate of occupancy and, thereafter, a public or private preschool, elementary school, middle school, or secondary school is established within the distance separation set forth in §10-3.3(D)(15)(e)(i), the establishment of such preschool or school shall not be cause for the discontinuance or classification as a nonconforming use of the existing vape/smoke shop or liquor store.*" As a result, if the above-mentioned uses are constructed within the required distance separation, the liquor store will be unaffected.

Per the City's Code of Ordinances, Section 10-4.3; Table 10-4.1, Off-Street Parking Spaces, required parking for the use of a retail sales establishment shall be calculated to allow one (1) space for every three hundred square feet (300 sq. ft.) of gross commercial area. According to the latest city parking data records, a total of four (4) parking spaces is required for this use. Point Plaza has approximately one hundred eighty (180) parking spaces according to the latest city parking data records. After the addition of the use has been accounted for, there remains a surplus of fifty (50) parking spaces onsite for the other commercial businesses within the existing plaza. All business deliveries will take place at the loading area at the back of the establishment.

Per the City's Code of Ordinances, Section 10-6.2, Definitions, Retail Sales, General is defined as "A commercial enterprise that provides goods directly to the consumer for immediate purchase and removal from the premises by the consumer." The definition for Retail Sales, General shall be construed for liquor store according to the common and approved usage of the language.

Pending the outcome of the City Commission meeting, Petit Do Liquors, Inc. will be required to submit a Certificate of Use to verify the site history for any code violations, Building Permit for the Certificate of Occupancy through the Building Department, and a Business License through the Business Revenue Division, in order to open and operate legally.

Special exceptions are permitted uses in their respective zoning districts that require individualized review due to the potential individual or cumulative impacts that they may have on the surrounding areas or neighborhoods. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.

Applications for Special Exceptions shall demonstrate compliance with the standards for approval identified in Section 10-5.4(G), Code of Ordinances. These standards for approval and the responses to each standard, as it applies to the subject petition, are reflected below:

Review Standards for Special Exception

(a) The proposed development will be consistent with the Comprehensive Plan;

The subject property is zoned NC (Neighborhood Commercial) and designated Commercial on the City's Future Land Use Map. A package liquor store within an existing shopping plaza is considered a commercial use and is permitted under the commercial land use designation consistent with the City's Comprehensive Plan. The property is located on a local commercial thoroughfare in a mostly designated residential area comprised of single-family and multi-family residences and as such, contributes to a demand not easily accessed by surrounding community. The proposed development would assist with the orderly growth of the community as encouraged by Objective 1 of the Future Land Use Element of the 2019 Comprehensive Plan. Further, commercial use within the plaza is consistent with the goals and objectives outlined in the City's Economic Development Strategic Plan.

(b) The proposed development will comply with applicable zoning district, use, and development standards of this Code;

The proposed liquor store retail establishment will be located within an existing commercial shopping plaza that complies with the development standard of the code at the time of the construction of the plaza. The property is zoned NC (Neighborhood Commercial) and the proposed use is permitted in the zoning district as a Special Exception in the designated zoning district. The applicant has submitted the appropriate application materials for consideration of the use as outlined in the City's Code.

(c) The proposed development will be compatible with the existing natural environment and community character of the properties within the immediate neighborhood;

Within an existing shopping plaza on a designated local commercial route, the applicant is seeking permission to open a package liquor store without consumption on the premises. In keeping with the surrounding character and the natural environment of the properties in the N. Nob Hill Road & W. McNab Road corridor. The subject property is situated on the northeast corner of Westwood Drive & N. Nob Hill Road.

(d) The proposed development will be desirable for public convenience, and not injurious or otherwise detrimental to the public health, safety, comfort, and welfare;

Per the letter of intent provided by the applicant, the proposed use is deemed desirable for

public convenience, and not injurious or otherwise detrimental to the public health, safety, comfort and welfare. Willie is proposing to utilize an open-floor plan and only add shelves and a register area for the items to be sold. Again, no consumption is allowed on the premises and there is no desire to turn the location into a bar. Before the operations of the liquor store, the leased space will be subject to several inspections by county and local authorities and must comply with the rules and regulations as set forth by Broward County and the City of Tamarac.

(e) The proposed development will minimize adverse effects, including noise, light, dust, or other potential nuisances, on adjacent properties to the greatest extent practicable;

All activities associated with the use of the retail establishment will be confined within the building. As such, the use as proposed will minimize the adverse effects on all surrounding properties as this use will be located within a commercial plaza on a local commercial thoroughfare and is buffered by single-family and multi-family residences.

(f) The proposed development will include adequate provisions for safe and convenient vehicular and pedestrian traffic movement to, from, and through the site that minimizes traffic congestion in the public streets;

There are adequate provisions for safe and convenient vehicle and pedestrian traffic movement to, from, and through the site that minimizes traffic congestion in the public streets. Including this proposed usage, there would still be roughly fifty (50) parking spaces available for tenants and guests in the plaza, which has approximately one hundred eighty (180) total parking spaces. To add, the property owner regularly maintains the existing parking lot, which includes updates to all Pavement Markings, Fire Lanes, ADA Parking Spaces, etc. These updates to the parking areas assist in maintaining the upkeep, appearance, and beautification of the property.

(g) The site area is sufficient, appropriate, and adequate for the use and any reasonably anticipated expansion of the use;

The subject property is sufficient, appropriate, and adequate for the operation of the proposed liquor store retail establishment within an existing plaza. The one thousand two-hundred square foot (1,200 sq. ft.) tenant space is sufficient in size for the present and anticipated future needs of the use as there is a surplus of parking onsite. In addition, the applicant does not anticipate the expansion of the use within the near future.

(h) The Special Exception shall only remain valid during the period of which the certificate of occupancy and business license remains active;

The applicant, per the letter of intent, is aware that the approval of Special Exception shall only remain valid during the period of which the Certificate of Occupancy and Business License remain active.

(i) The Special Exception is transferable administratively pursuant to compliance with City Codes, submitting documentation and payment of fees (if any).

The applicant, per the letter of intent, is aware that in the case the business is sold, an approved

special exception can only be transferable pursuant to compliance with city codes and submitting proper documentation as well as all payment of fees.

(j) Any pre-existing code violations shall be satisfied before a certificate of occupancy is issued for the proposed use.

The applicant, per the letter of intent, has agreed that any pre-existing code violations will be addressed and satisfied prior to the issuance of the Certificate of Occupancy.

CONCLUSION: Approval of this item supports the City's 2040 Strategic Plan Goal #3 "Tamarac is Economically Resilient" by being "business friendly." The applicant proposes to occupy a currently vacant commercial space to operate a retail establishment that serves nearby communities and supports the city's economic development objectives. By being accessible and responsive to our neighborhood and business partners, we gain a better understanding of the unique needs of each residential area and apply a balanced approach to attracting, supporting and retaining quality commercial businesses.

As such, the Director of Community Development recommends that the Planning Board forward a favorable recommendation for the Special Exception petition to allow for the use of an existing one (1) story, one thousand two-hundred square feet (1,200 sq. ft.) tenant space within an existing plaza for a proposed packaged liquor store in the NC (Neighborhood Commercial) zoning district, pursuant to the Tamarac Code of Ordinances to the City Commission at its November 12, 2025 meeting with the following conditions of approval:

1. *Any transfer of Special Exception including all associated conditions will be acknowledged by the new owner in writing.*
2. *Approval of the special exception shall only remain valid during the period in which the certificate of occupancy and business license remain active.*
3. *Any pre-existing code and or building violations and outstanding liens shall be resolved, and a Certificate of Use shall be issued prior to the issuance of a Business Tax Receipt and/or Certificate of Occupancy for the proposed use.*
4. *Must abide by the regulations listed in Section 10-3.3(D)(15)(e), Use Specific Standards*

FISCAL IMPACT: There will be no direct budgetary impact. This application is funded by an application/processing fee.

_____

Maxine A. Calloway,
Director of Community Development

Attachments: Board Order Approving/Denying Variance – Temp Board Order No. 100
Petit Justification Letter
Site Location Map – Petit
Property Survey ‘25
RNR Wellness Floor Plan
Petit 7158 Floor Plan

MAC/CTW

Prepared by and Return to:
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: November 12, 2025
CASE NO. 4-Z-25

IN RE:	The Application of:	Petit Do Liquors, Inc. – Special Exception
	Location:	7158 North Nob Hill Road, Tamarac, Florida 33321
Property Folio Identification Number:		4941-05-28-0020
Property Legal Description:		NOBHILL/WESTWOOD PLAT 144-3 B PARCEL "B"

FINAL ORDER APPROVING/DENYING SPECIAL EXCEPTION

Order granting Special Exception approval for Petit Do Liquors, Inc. to allow for a proposed packaged liquor store in the NC (Neighborhood Commercial) zoning district pursuant to Section 10-3.2, Table of Allowed Uses, Code of Ordinances.

Wysmy Petit Do "Willie", business owner and designated agent for the property owner, Palshua Realty Tamarac, (the "Applicant"), is requesting approval of a Special Exception to allow the use of an existing one (1) story, one thousand two-hundred square feet (1,200 sq.ft.) tenant space within an existing plaza "Point Plaza" for a proposed packaged liquor store in the NC (Neighborhood Commercial) zoning district, pursuant to the Tamarac Code of Ordinances, on the subject property located at 7118-7170 North Nob Hill Road, Tamarac, Florida ("Property").

Notice of the request for Special Exception 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 is in the NC (Neighborhood Commercial) zoning district.

Pursuant to the authority contained in Section 10-5.4(G) of the City of Tamarac Code of

Ordinances, the Planning Board has reviewed the application, held a quasi-judicial public hearing on **November 5, 2025**, and recommend to the City Commission, **APPROVAL/DENIAL OF THE APPLICATION.**

Following consideration of all testimony and evidence presented at the City Commission hearing on **November 12, 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 City Commission **FINDS**:

a) That the proposed development will/ will not be consistent with the Comprehensive Plan.

b) That the proposed development will / will not comply with applicable district, use, and development standards in the City of Tamarac Code of Ordinances.

c) That the proposed development will / will not be compatible with the existing natural environment and community character of the properties within the immediate neighborhood.

d) That the proposed development will / will not be desirable for public convenience and is not injurious or otherwise detrimental to the public health, safety, comfort, and welfare.

e) That the proposed development will / will not minimize adverse effects, including noise, light, dust, or other potential nuisances, on adjacent properties to the greatest extent practicable.

f) That the proposed development will / will not include adequate provisions for safe and convenient vehicular and pedestrian traffic movement to, from, and through the site that minimize traffic congestion in the public streets.

g) That the site area is / is not sufficient, appropriate, and adequate for the use and any reasonably anticipated expansion of the use.

h) That the Special Exception shall / shall not only remain valid during the period of which the certificate of occupancy and business license remain active.

i) That the Special Exception is / is not transferable administratively subject to compliance with City Codes, submission of documentation and payment of all fees (if any).

j) Any pre-existing code violations shall / shall not be brought into compliance before a certificate of occupancy is issued for the proposed use.

Pursuant to the authority contained in Sections 2-369, 2-370, 10-3.2, 10-5.3 (G) and (H) and 10-5.4 (G) of the City of Tamarac Code of Ordinances, the Applicant's request for Special Exception Approval to allow a proposed packaged liquor store in the NC (Neighborhood Commercial) zoning district at 7158 North Nob Hill Road, is hereby **GRANTED/DENIED WITH CONDITIONS** subject to the following:

1. *Any transfer of Special Exception including all associated conditions will be acknowledged by the new owner in writing.*

2. *Approval of the special exception shall only remain valid during the period in which the certificate of occupancy and business license remain active.*

3. *Any pre-existing code and or building violations and outstanding liens shall be resolved, and a Certificate of Use shall be issued prior to the issuance of a Business Tax Receipt and/or Certificate of Occupancy for the proposed use*.

4. *Must abide by the regulations listed in Section 10-3.3(D)(15)(e), Use Specific Standards*

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

_____
MICHELLE J. GOMEZ,
MAYOR

ATTEST:

_____
KIMBERLY DILLON, CMC
CITY CLERK

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 _____ 202_.

Imperial Financial & MULTI SERVICES

Submitted: July 15th, 2025

City of Tamarac, Community Development
7525 NW 88th Avenue
Tamarac, FL 33321

Re: Letter of Intent – Application for Special Exception
7158 North Nob Hill Road Tamarac, FL 33321
Folio Number: 4941 05 28 0020 (the "property")

Dear Honorable:

I, Wysmy Petit Do, present **Imperial Financial & Multi Services, Inc. / Petit Do Liquors, Inc.,** a Florida Registered Corporation, is hereby politely presenting a Special Exception application for a liquor store. The store will sell packaged alcohol products such as wine, beer, alcohol accessories, and liquors.

Background

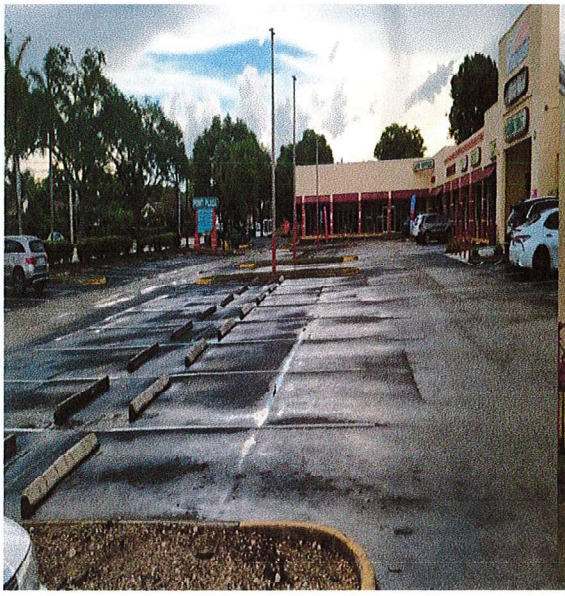
The company will use a special suite (7158) from the "Point Plaza", which is 1,200 square feet that is built to accommodate the special use for a liquor store. The subject property features parking on the front, back, and both sides of the building, guaranteeing many parking spaces for shoppers. The proposed hours of operation are Monday through Thursday from 11:00 am – 10:00 pm, Friday and Saturday 11:00 am – 11:00 pm, and Sunday from 12:00 pm – 9:00 pm. Operation hours may change, of course, with the city's notice and approval.



Front Door Entrance



Back Door



Front Parking



Back Parking

Location Direction

According to Google Maps, the store is located in the "Point Plaza" in Tamarac. Straight on Nob Hill Road, North of Westwood Drive, and South of North Belfort Circle.



North on Nob Hill Road



South on Nob Hill Road

Safety and Security

Store operations will include a strict protocol for employees to check photo ID before any attempted purchase, thus denying those who are underage and/or do not have a photo ID the right to purchase alcohol products. Should a customer not have a photo ID or be underage, the purchase will be rejected, and the individual will be asked to leave the premises immediately, and the police will be notified following any pushback. Nevertheless, intoxicated people are forbidden to buy alcohol from the establishment.

Employee training will include mandatory participation in online courses and seminars that stress the importance of safety measures regarding underage drinking, substance, and alcohol abuse. Employees will be taught how to verify a license and when to deny a sale. Operation hours will be adjusted per local and state laws as required.

Deliveries will be brought in from the rear of the building. The permitted delivery hours will be Monday through Friday from 9 am to noon, and the store will be closed during delivery to allow for full inventory control and inventory receipt confirmation before the product is put on shelves. The

storeroom, office, and cooler doors will be secured in ways that will not allow non-employees to access storage areas.

Security measures will include: a multi-camera CCTV system to cover all parts of the store, where the system will have remote monitoring capabilities from any mobile device. Video surveillance of point-of-sale stations, and cameras will include sensor detection and night vision to further deter theft and minimize loss.

SPECIAL EXCEPTION REVIEW STANDS ARTICLE 5 SECTION 10-5.4(G)(4):

(a) The proposed development will be consistent with the Comprehensive Plan;

The Tamarac Comprehensive Plan is a roadmap guiding the city's growth, development, and policy decisions. The liquor store is consistent with the plan as it will provide a varied and diverse mix of commercial opportunities to serve the residents of the City. The establishment of a retail liquor store in a vibrant shopping center will attract the residents of the City.

(b) The proposed development will comply with applicable zoning district, use, and development standards of this Code;

In its current form as per 10-2.3(2)(b), this district encourages the development of mixed-use activity centers along the city's roadways. The district accommodates retail, office, cultural, entertainment, service, and institutional developments that meet local needs and allow for a positive view of the city.

(c) The proposed development will be compatible with the existing natural environment and community character of the properties within the immediate neighborhood;

Like stated above, the proposed location of the liquor store is a special suite from "Point Plaza", that is surrounded by other commercial properties and will comply with the design of the area.

(d) The proposed development will be desirable for public convenience, and not injurious or otherwise detrimental to the public health, safety, comfort, and welfare;

The liquor store will allow those of age to purchase liquor conveniently and purchase alcohol locally. Employee training will include mandatory participation in online courses and seminars that stress the importance of safety measures regarding underage drinking and substance and alcohol abuse. Employees will learn how to verify a license and when to deny a sale.

(e) The proposed development will minimize adverse effects, including noise, light, dust, or other potential nuisances, on adjacent properties to the greatest extent practicable;

The liquor store will not have adverse impacts on nearby properties and will not be detrimental in its use and peaceful enjoyment. No light, dust, noise, or other potential nuisances will negatively impact nearby properties.

(f) The proposed development will include adequate provisions for safe and convenient vehicular and pedestrian traffic movement to, from, and through the site that minimizes traffic congestion in the public streets;

There will be no impact on traffic as the retail store is within an existing shopping center, which meets all traffic and parking requirements. No changes to the existing structure of the property will be made.

(g) The site area is sufficient, appropriate, and adequate for the use and any reasonably anticipated expansion of the use;

The area is sufficient, appropriate, and adequate for its use as a liquor store and complies with FLU (Future Land Use) for this site as well.

(h) The Special Exception shall only remain valid during the period of which the certificate of occupancy and business license remains active;

I intend to keep occupancy and business certification and licenses active to allow the use of the site for the foreseeable future.

(i) The Special Exception is transferable administratively pursuant to compliance with City Codes, submitting documentation and payment of fees only after the previous condition has been met; and

I intend to complete payments of fees and implement conditions in a timely manner.

(j) Any pre-existing code violations shall be satisfied before a certificate of occupancy is issued for the proposed use.

I intend to resolve any violations in a timely manner to allow for the certificate of occupancy.

Conclusion

Petit Do Liquor complies with the requirements for a Special Exception approval and respectfully requests a favorable review and consideration of this application for 7158 North Nob Hill Road.

Please contact Wysmy@hotmail.com with any questions or for additional information in support of the application.

.

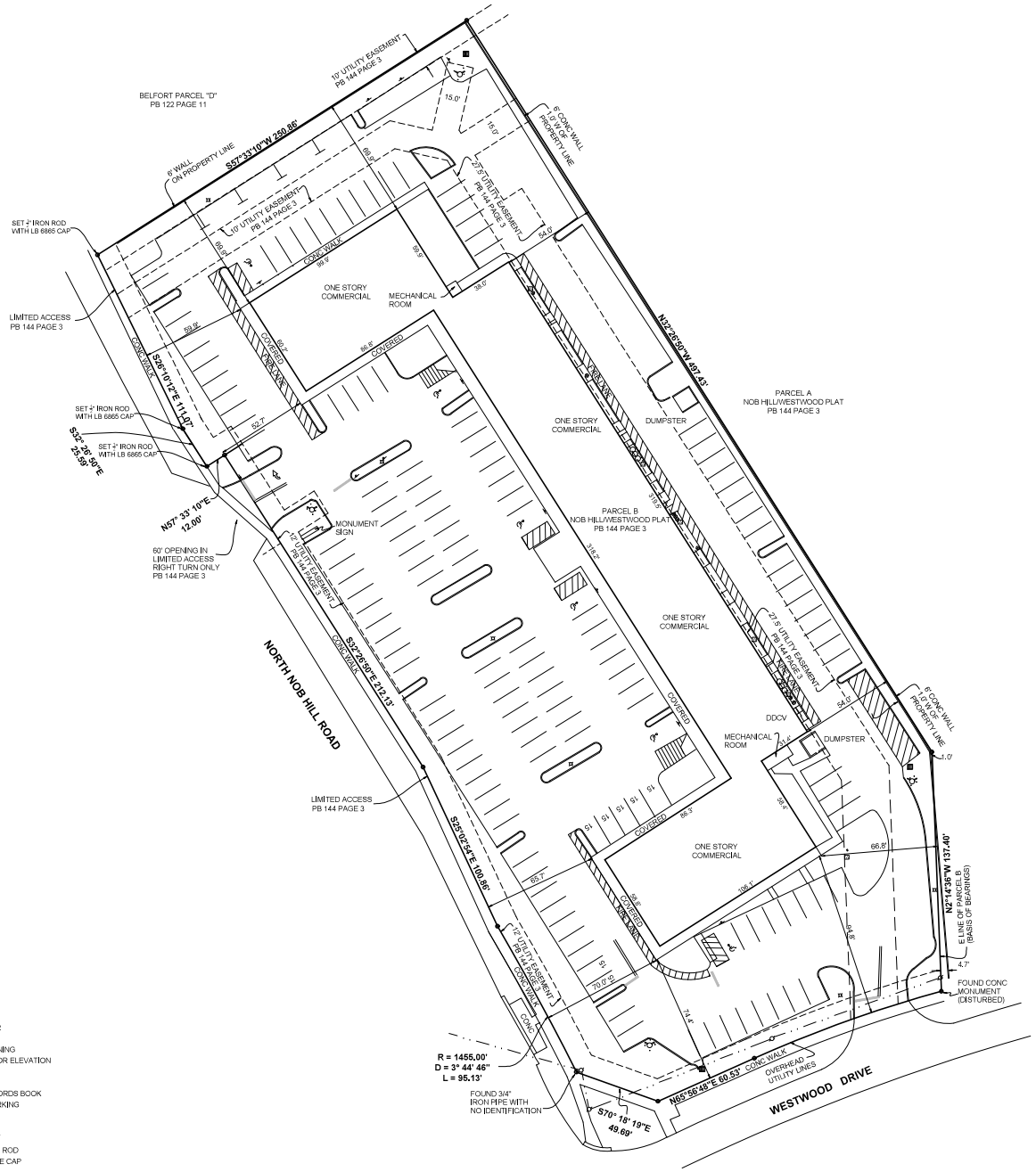
Petit Do Liquors, Inc.
Special Exception (SE)
Case # 4-Z-25

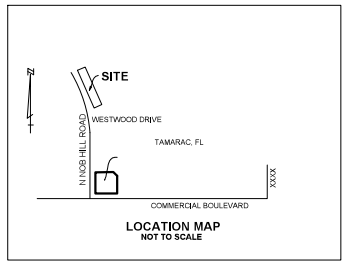


Subject Property

TAMARAC
The City For Your Life

Maxine Calloway, Director
Community Development
7525 NW 88 Avenue
Tamarac, FL 33321
Telephone (954) 597-3530





LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE IN FEET
SCALE 1" = 30'

LEGEND

- CATCH BASIN
- ANCHOR
- CLEANOUT
- WATER METER
- UTILITY POLE
- AIC AIR CONDITIONING
- FF FINISHED FLOOR ELEVATION
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- 15 15 MINUTE PARKING
- SIGN
- LIGHT POLE
- FIRE HYDRANT
- FOUND 5/8" IRON ROD WITH ILLEGIBLE CAP

LEGAL DESCRIPTION

PARCEL B, OF NOB HILL/WESTWOOD PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING 150,145 SQUARE FEET OR 3.447 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THE SURVEY DEPICTED HEREIN IS CLASSIFIED AS A BOUNDARY SURVEY.

2. THE CONTROL SURVEY FOR THE SURVEY DEPICTED HEREON MEETS OR EXCEEDS A LINEAR CLOSURE OF 1 FOOT IN 7,500 FEET. THE EXPECTED USE OF SAID SURVEY IS FOR SUBURBAN RESIDENTIAL.

3. UNDERGROUND IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.

4. TIMOTHY M. SMITH LAND SURVEYING, INC., LICENSED BUSINESS NUMBER LB-6865.

5. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.

6. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY TIMOTHY M. SMITH LAND SURVEYING, INC., THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF TITLE INFORMATION.

7. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

8. ADDITIONS OR DELETIONS TO SURVEY MAP BY ANY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

9. ALL COMPUTED DATA OR PLOTTED FEATURES DEPICTED ON THIS SURVEY MAP ARE SUPPORTED BY ACCURATE SURVEY MEASUREMENTS MADE BY THE SURVEYOR.

10. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN UNITED STATES STANDARD FEET AND DECIMAL PARTS THEREOF.

11. BEARINGS SHOWN HEREON ARE REFERENCED TO THE PLAT OF NOB HILL/WESTWOOD PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RESULTING IN A BEARING OF

CERTIFIED TO

LEVY REALTY ADVISORS, LLC

TIMOTHY M. SMITH, P.S.M.
FLORIDA REGISTRATION NO. 4676
DATE OF SURVEY: SEPTEMBER 17, 2025

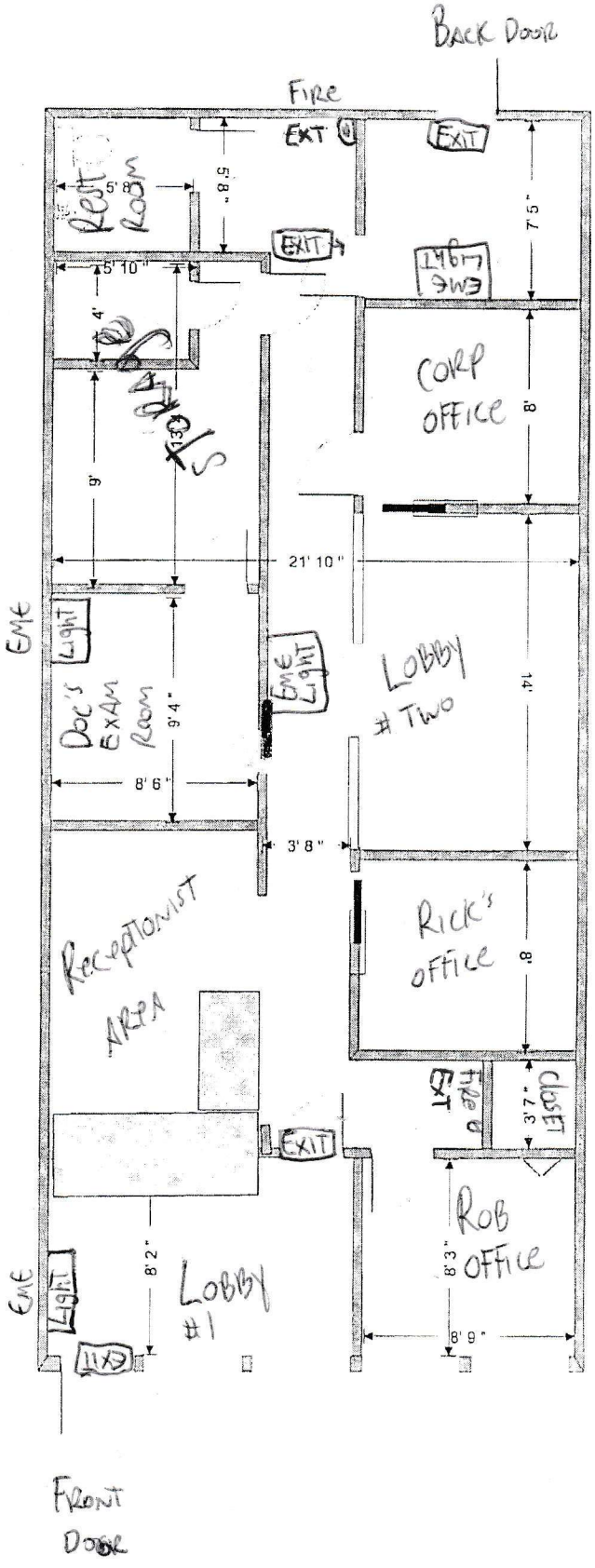
SHEET 1 OF 1

TIMOTHY M. SMITH LAND SURVEYING, INC.	**BOUNDARY SURVEY**
4546 CAMBRIDGE STREET WEST PALM BEACH, FL 33415 (561) 602-8160 LB #6865	**7118-7170 N NOB HILL ROAD TAMARAC, FL**

SCALE:	1"=30'
DATE:	SEPT 2025
DIRECTORY:	LEVYNNOB
FIELD BOOK:	ELEC.
DWG NO.:	LEVYNNOB

City of Tamarac - Florida Building Code - Approved
TAMARAC
BP18-00003625
08/11/18

Sq Feet
1166

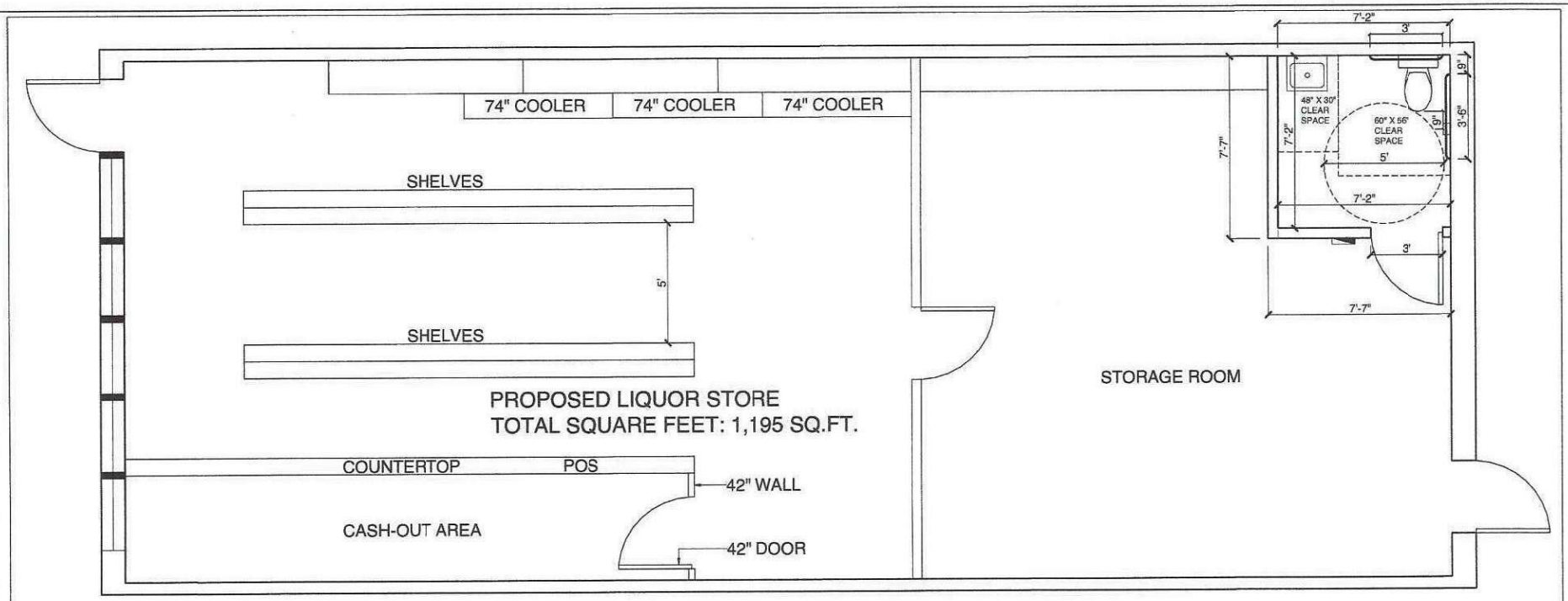


EXIT Lights = EXIT

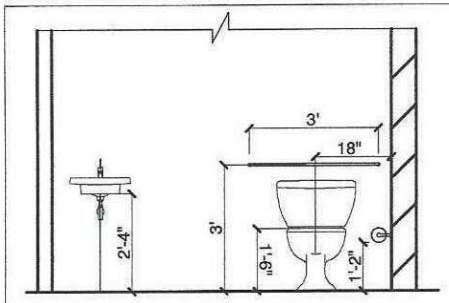
Fire extinguisher = Fire ext

Emergency lights = Eme Lights

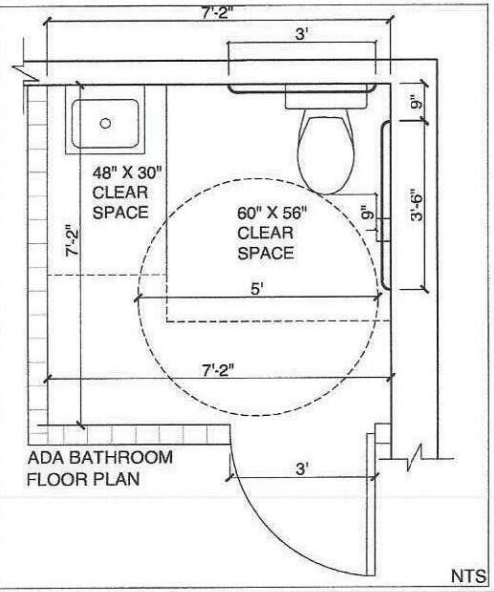
Suite 7158



PROPOSED FLOOR PLAN



ADA BATHROOM-ELEVATION NTS



ADA BATHROOM
FLOOR PLAN

NTS

ADA BATHROOM NOTES:
TOILET CLEARANCE & PLACEMENT
1 – FBC 604.2 – THE TOILET IS POSITIONED WITH A CENTERLINE OF 16"–18" FROM THE ADJACENT WALL, ENSURING COMPLIANCE WITH ACCESSIBILITY STANDARDS.
2 – FBC 604.3 – A 60" WIDE X 56" DEEP CLEAR FLOOR SPACE IS PROVIDED AROUND THE TOILET TO ALLOW FOR PROPER WHEELCHAIR TRANSFERS.
3 – FBC 604.3.1 – THE REQUIRED CLEAR FLOOR SPACE MAY OVERLAP WITH OTHER FIXTURE CLEARANCES, AS LONG AS IT DOES NOT INTERFERE WITH ACCESSIBILITY.
4 – FBC 604.4 – THE TOILET SEAT HEIGHT IS BETWEEN 17"–19" AFF, ENSURING USABILITY FOR INDIVIDUALS WITH MOBILITY IMPAIRMENTS.

GRAB BAR REQUIREMENTS
5 – FBC 604.5 – GRAB BAR COMPLIANCE:

SIDE GRAB BAR IS A MINIMUM OF 42" LONG, PROPERLY POSITIONED FOR SUPPORT.
REAR GRAB BAR IS A MINIMUM OF 36" LONG, INSTALLED PER ADA GUIDELINES.
6 – FBC 609.4 – GRAB BARS ARE MOUNTED AT A HEIGHT OF 33"–36" AFF, ENSURING ACCESSIBILITY FOR ALL USERS.
LAVATORY (SINK) COMPLIANCE
7 – FBC 606.2 – THE LAVATORY PROVIDES KNEE CLEARANCE OF AT LEAST 27" HIGH, 30" WIDE, AND 19" DEEP, ALLOWING FULL ACCESSIBILITY FOR WHEELCHAIR USERS.
8 – FBC 606.3 – THE MAXIMUM HEIGHT OF THE SINK IS 34" AFF, ENSURING USABILITY FOR INDIVIDUALS USING WHEELCHAIRS.

MIRROR & DISPENSER HEIGHTS

TOILET ACCESSORIES & ADDITIONAL REQUIREMENTS
10 – FBC 604.8 – FLUSH CONTROLS ARE LOCATED ON THE OPEN SIDE OF THE TOILET AND POSITIONED FOR EASE OF USE.
11 – FBC 604.7 – TOILET PAPER DISPENSERS ARE MOUNTED WITHIN 7" TO 9" IN FRONT OF THE TOILET AND AT A HEIGHT OF 15"–48" AFF, ENSURING ACCESSIBILITY.
12- ALL RESTROOM DIMENSIONS SHOWN ARE MEASURED TO FINISHED SURFACES. REQUIRED CLEARANCES PER FBC 604.3.1 ARE MAINTAINED WITH NO ENCROACHMENT FROM TILE, DRYWALL, OR OTHER FINISHES.
13-THE MINIMUM BACK WALL MEASUREMENT SHOULD BE 7-FOOT 1 INCH (FINISHES MAY NOT ENCROACH) ON THE FINISH DIMENSION.

REVISIONS	BY

ENGINEERING FIRM:
PRO AIR COMPANY
CONSULTING ENGINEERS P.E. 36907
2875 JUPITER PARK DRIVE # 700
JUPITER, FLORIDA 33458
PHONE: 305- 297- 7977
EMAIL: MIKE@PROAIRTAB.COM

JOB SITE ADDRESS:
7158 N NOB HILL RD,
TAMARAC, FL 33321

STATE LICENSED
CGCA083 18
CFC022534
CMC0224304
CCC026453

GENERAL CONTRACTOR:
JJS SERVICES, INC.
8570 STIRLING ROAD # 102-215
HOLLYWOOD, FLORIDA,33024.
PHONE: 954-553-0354
EMAIL BGFIVESTAR@AOL.COM

FLOOR PLAN

A-1

TAMARAC
The City For Your Life

PLANNING BOARD AGENDA ITEM REPORT

DATE:	November 5, 2025
SUBMITTED BY:	Collette Tibby
ITEM TYPE:	Board Order
AGENDA SECTION:	**Quasi-Judicial Hearing**
TITLE:	TBO101 - Board Order approving/denying application for variance seeking relief from Section 10-4.10(D)(3)(f)(iii), Code of Ordinances, to allow for two (2) façade signs with one (1) façade sign not located on the primary frontage of the tenant bay for a multiple tenant building with external access versus one (1) façade sign per tenant bay located on the primary frontage of the tenant bay for a multiple tenant building with external access to the individual tenant bay permitted at 7613 NW 57 Street, Tamarac FL 33321.

ATTACHMENTS:
1_-_Memo_-_Bluebird_Kids_Health_Variance.docx
2-_TBO101_-_Board_Order_Approving_Variance.docx
Backup Combined.pdf

CITY OF TAMARAC

INTEROFFICE MEMORANDUM 25-10-005M

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Board
Meeting of November 5, 2025

FROM: Maxine A. Calloway,
Director of Community Development

DATE: October 23, 2025

RE: Bluebird Kids Health –Variance – **Quasi-Judicial**
TEMP BOARD ORDER NO. 101; CASE#: 4-B-25 **MF#:**11-84

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 November 12, 2025 meeting (see attached Final Order for Development Permit - Temp Board Order No. 101).

ISSUE: Rachel Wilson, designated agent for the property owner, SO-Midway Plaza JV, LLC, is requesting approval of a variance requesting relief from the requirements of Section 10-4.10(D)(3)(f)(iii), Code of Ordinances, to allow for two (2) façade signs with one (1) façade sign not located on the primary frontage of the tenant bay for a multiple tenant building with external access versus one (1) façade sign per tenant bay located on the primary frontage of the tenant bay for a multiple tenant building with external access to the individual tenant bay permitted. (see attached Variance Request for Second Façade Sign).



Aerial Photograph

LOCATION: The subject property is located within Midway Plaza at 7613 NW 57 Street (see Aerial Photograph above and attached Location Map).

The Midway Plaza property is 20.17 acres in size, has a City of Tamarac Future Land Use designation of “Local Activity Center” and a current zoning classification of MU-G (Mixed-Use General).

BACKGROUND: Bluebird Kids Health provides pediatric care from newborns to young adulthood, up until age 22, with locations in Jacksonville, West Palm Beach, and Tamarac. Building Permit #25-699 was applied for on February 26, 2025, for a 3,800 SF Interior Alteration to allow for the Bluebird Kids Health medical clinic at 7613-7629 NW 57 Street in Midway Plaza. A Temporary Certificate of Occupancy was issued on August 29, 2025, for Building Permit #25-699 to allow for occupation of the space for Bluebirds Kids Health.

Section 10-4.10(D)(3)(f)(iii), Code of Ordinances, permits one (1) façade sign per tenant bay located on the primary frontage of the tenant bay for a multiple tenant building with external access to the individual tenant bay. Building Permit #25-3891 has been submitted for a proposed illuminated channel letter sign for Bluebird Kids Health on the primary frontage of the tenant bay facing NW 57 Street, (see attached Sign Permit #25-3891 and Rendering of Façade Sign at Suite). The proposed variance application was submitted to allow for a second façade sign facing the interior of the shopping center.

The second sign is proposed on the façade of the breezeway that allows for access to the exterior of the shopping center from the interior (see attached Rendering of Second Façade Sign Location). The tenant bay for Bluebird Kids Health can be accessed through this breezeway from the interior of the shopping center.

Only six (6) parking spaces are located in front of the tenant bay facing NW 57 Street due to a recent Exterior Alteration for Dumpster restoration in Midway Plaza. (see attached Site Plan and Overview of Parking and Dumpster Locations). Building Permit #22-3466 was applied for on July 18, 2022, to remove nine (9) parking spaces and add four (4) dumpster enclosures (see attached Existing Conditions and Demolition Plan). Three (3) additional parking spaces were added to the east of the new dumpster enclosures (see attached Layout Plans). However, the three (3) added parking spaces are approximately two hundred (200) feet from the door of the tenant bay for Bluebird Kids Health.

Due to the parking space and dumpster enclosure alteration which limit parking in front of Bluebird Kids Health, a second façade sign is proposed on the interior of the shopping center over a breezeway that accesses the Bluebird Kids Health tenant bay. The second façade sign will alert customers who park in the interior of the shopping center of the location of the Bluebird Kids Health and guide the customers to the Bluebird Kids Health tenant bay through the breezeway.

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 4-B-25: Section 10-5.4(Q)(4)(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 recent exterior alterations of the shopping center. Building Permit #22-3466 removed nine (9) parking spaces in close proximity to the Bluebird Kids Health tenant bay. The removal of the parking spaces may prompt customers to park within the interior of the shopping center and walk through the breezeway to get to the Bluebird Kids Health tenant bay. The proposed sign on the façade of the breezeway will assist customers in locating the Bluebird Kids Health tenant bay. The removal of the parking spaces in close proximity to the Bluebird Kids Health tenant bay are circumstances pertaining to the particular property 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. Section 5-166, Code of Ordinances, requires exterior trash container enclosures to shield all trash receptacles. The installation of the exterior trash container enclosures reduced parking in close proximity to the Bluebird Kids Health tenant bay. The reduced parking prompted the submission of the variance to allow for a second façade sign facing the interior of the shopping center to provide direction to customers parking in the interior of the shopping center of the Bluebird Kids Health tenant bay. The reduced parking by the business location is a special condition and circumstance that is not the result of the actions of the landowner due to the City requirement for exterior trash container enclosures.

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, customers who park in the interior of the shopping center, due to insufficient parking in close proximity to the Bluebird Kids Health tenant bay, will not have any indication of the location of the business. 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 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 the proposed second façade sign facing the interior of the shopping center will provide wayfinding to the business location for customers who park in the interior of the shopping center. Wayfinding within the shopping center allows customers to locate businesses on the exterior of the shopping center. As such, 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. The proposed variance is to allow for a second façade sign not located on the primary frontage of the tenant bay for a multiple tenant building with external access. The proposed second façade sign will meet all other sign regulations. 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 City's sign regulations is to promote creation of an attractive visual environment that integrates signs into architectural design and promotes an aesthetically pleasing community. 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 the proposed variance will promote wayfinding within the shopping center.

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 1.3, which states, "The City will continue to implement its Code of Ordinances and will amend them as required to regulate future land use through proper site planning, subdivision, and zoning provisions; and will regulate signs by implementing the sign code; and will continue to subject land development proposals to an engineering review concerning seasonal or periodic floodings." The proposed second façade sign not located on the primary frontage of the tenant bay for a multiple tenant building with external access will meet the City's sign regulations 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 #3 of the City of Tamarac's 2040 Strategic Plan, "Tamarac is Economically Resilient." Variance approval allowing for a second façade sign not located on the primary frontage of the tenant bay for a multiple tenant building with external access is business-friendly and provides a place for the Bluebird Kids Health business to thrive.

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 November 12, 2025 meeting.

FISCAL IMPACT: The proposed second façade sign requires a Building Permit and the submission associated fees.

Maxine Calloway
Director of Community Development

Attachments:
Board Order Approving Variance - Temp Board Order No. 101
Variance Request for Second Façade Sign
Location Map
Sign Permit No 25-3891
Rendering of Façade Sign at Suite
Rendering of Second Façade Sign Location
Site Plan
Overview of Parking and Dumpster Locations
Existing Conditions and Demolition Plan

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: November 12, 2025
CASE NO. 4-B-25

IN RE: The Application of: Bluebird Kids Health Variance
Location: 7613 NW 57 Street

Property Folio Identification Number: 4941-09-37-0010

Property Legal Description: MIDWAY PLAZA 126-14 B PARCEL A, LESS PORTION OF PARCAL A DESC AS COMM AT NE COR PAR A,S 45 ALG E/L TO POB,CONT S 189,SW 222.34,N 195, E 218 TO POB,AKA:LOT 1 AND LESS PORTION OF PARCEL A DESC AS COMM AT NE COR PAR A,S 234 ALG E/L TO POB, CONT S 175,SW 73,SW 154.50, N 181.50,NE 222.34 TO POB AKA: LOT 2

FINAL ORDER APPROVING/DENYING VARIANCE

Rachel Wilson, designated agent for the property owner, SO-Midway Plaza JV, LLC, filed an application with the City of Tamarac Department of Community Development ("City") seeking approval of the following Variance Request:

Case # 4-B-25 – Petition: Section 10-4.10(D)(3)(f)(iii), Code of Ordinances:

A variance seeking relief from Section 10-4.10(D)(3)(f)(iii), Code of Ordinances, to allow for two (2) façade signs with one (1) façade sign not located on the primary frontage of the tenant bay for a multiple tenant building with external access versus one (1) façade sign per tenant bay located on the primary frontage of the tenant bay for a multiple tenant building with external access to the individual tenant bay 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 7613 NW 57 Street, Tamarac, FL, 33351 (the "Property") in Midway Plaza is in the MU-G (Mixed-Use General) 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 November 5, 2025, and recommend to the City Commission, **APPROVAL/DENIAL OF THE APPLICATION**.

Following consideration of all testimony and evidence presented at the City Commission hearing on **November 12, 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/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/are not the result of the actions of the landowner.

iii. Because of the existence/lack of 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/would not effectively deprive the landowner of rights commonly enjoyed by other properties subject to the standard from which the Variance is sought and would/would not result in unnecessary and undue hardship on the landowner.

iv. The Variance would/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/is not the minimum necessary to allow a reasonable use of the property.

vi. The Variance is/is not in harmony with the general purpose and intent of this Code and preserves its spirit.

vii. The Variance would/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/is not 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/NOT GRANTED.**

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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.

Rachel Wilson
Chief Operating Officer and Co-Founder
Bluebird Kids Health

September 12, 2025
Planning Division
City of Tamarac

Re: Variance Request for Second Façade Sign – Bluebird Kids Health, Midway Plaza

Dear Members of the Planning Division,

My name is Rachel Wilson and I have the privilege of serving as the Chief Operating Officer of Bluebird Kids Health. After seeking guidance from Mayor Michelle Gomez and her team, including the City Manager and the Community Development Department, I write to respectfully request a variance to Section 10-4.10(D)(3)(f)(iii) of the City of Tamarac Land Development Code. This variance would allow Bluebird Kids to install a second façade sign on an alternate frontage of the Midway Plaza shopping center, in addition to the permitted sign on the primary frontage of our tenant bay. We believe this additional visibility is essential to ensuring that Tamarac families can easily locate and access the trusted pediatric care now available in their community.

Background

Bluebird Kids Health was founded to bring value-based, pediatric primary care to communities that face disproportionate challenges accessing care close to home. We are proud to have joined forces with Palm Beach Pediatrics (an organization with a 40-year legacy of service) and have recently expanded into Broward County. Specifically, we opened our Tamarac location in Midway Plaza and welcomed our very first patients earlier this month. Our presence here is intentional: locating in the heart of Tamarac, near where families live, shop, and play, ensures that essential care is radically accessible. We are committed to serving as a trusted medical home that supports the physical, mental, and social well-being of Tamarac's children.

Variance Request

We respectfully request approval of a second façade sign located on the main, inner side of the Plaza's cut-through corridor, in addition to the sign to be placed above our suite facing NW 57th Street. The additional sign (illustrated in Exhibit A) would:

- Ensure families utilizing Midway Plaza can effectively locate pediatric care services for their children.
- Provide clear directional wayfinding between where most patients will park and the entrance to our facility.
- Communicate to the community that trusted, accessible health care is available close to home.

Findings in Support of Variance Approval

In accordance with Section 10-5.4(Q)(4)(a) of the City's Land Development Code, we respectfully submit that this request meets each of the required findings for variance approval, as follows:

1. **Special conditions**
   Although our suite faces south toward NW 57th Street, the primary entry into Midway Plaza originates from University Avenue to the east, and the overwhelming majority of vehicular and pedestrian traffic flows into the Plaza's interior (refer to Exhibit B). Families naturally enter, park, and circulate there and not along the 57th Street frontage.

   Parking on the south side of the Plaza was already limited and has been significantly reduced (as seen in Exhibit C) because the landlord was required under City of Tamarac Code of Ordinances, Sec. 5-166 to construct a solid masonry enclosure around the dumpsters located there. This required enclosure (recently installed) occupies multiple parking spaces directly in front of our suite, leaving very few spaces available for patient and family use. As a result, nearly all practical parking is located in the Plaza's interior, and patients and families who park there will not be able to readily see or locate the entrance to our practice without interior-facing signage. These conditions are unique to our tenant bay and not generally applicable to other properties.

2. **Not Result of Landowner's Actions**
   These circulation and parking constraints, especially the dumpster enclosure required by Sec. 5-166 of the city ordinances, are primarily due to compliance with other City requirements and are not the results of the Landowner's actions, and certainly not the results of Bluebird Kids Health's actions. Our goal with this variance request is simply to adapt to how patients and families will actually use and navigate the Plaza under these special conditions.

3. **Unnecessary and Undue Hardship**
   Because of these special conditions, strict application of the one façade sign standard deprives our practice of the usual visibility and wayfinding benefits of the façade sign where patients and families actually enter and park. Other tenants with sufficient parking available in front of their suites clearly enjoy these benefits, and without this variance, families may struggle to locate the entrance to our suite or find it altogether, creating an undue hardship that both undermines our mission of making pediatric care accessible and convenient and deprives us of rights commonly enjoyed by other tenants.

4. **No Special Privilege**
   Granting this variance would not confer a special privilege. Instead, it would ensure equal access and wayfinding consistent with other tenants whose storefronts are naturally oriented toward areas with sufficient parking.

5. **Minimum Necessary Relief**
   We request only one additional façade sign designed to match the permitted façade sign. This represents the minimum deviation necessary to provide reasonable wayfinding for families parking in the Plaza's interior lots.

6. **Harmony with Purpose and Intent**
   The purpose of the signage regulations is to promote clarity, avoid clutter, and maintain aesthetic harmony. The proposed sign will be consistent with existing signage, will not add visual clutter, and will enhance wayfinding in a manner that fulfills the Code's intent.

7. **No Adverse Effect on Public Welfare**
   The requested variance will not adversely affect health, safety, property, or welfare. To the contrary, it will ensure Tamarac families can easily locate essential pediatric care in their community, thereby advancing public health and welfare.

8. **Consistency with the Comprehensive Plan**
   The request is consistent with the City's Comprehensive Plan, which emphasizes accessibility of essential services, the health and safety of residents, and the vitality of neighborhood-serving centers. By ensuring families can readily find pediatric care located within Midway Plaza, the variance supports these objectives.

Conclusion

For these reasons, Bluebird Kids Health respectfully requests approval of this variance. We are committed to being a strong partner to the City of Tamarac in advancing the health and well-being of its children and families. Thank you for your thoughtful consideration of this request and for your commitment to the health and well-being of Tamarac's residents.

Warmly,



Rachel Wilson
Chief Operating Officer
Bluebird Kids Health

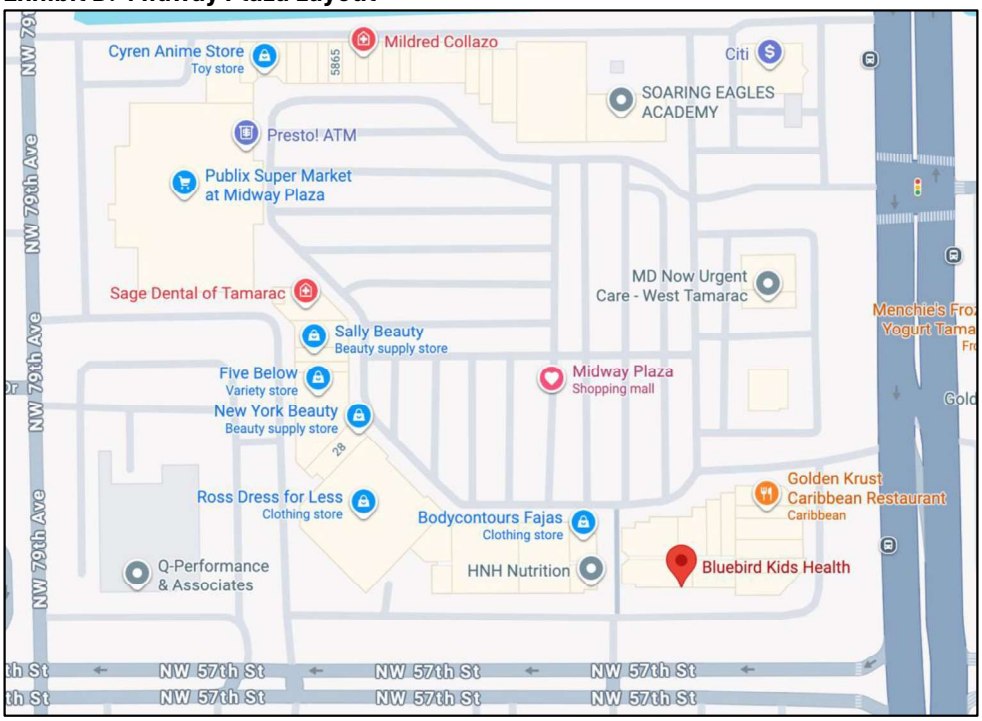
Web: www.bluebirdkidshealth.com
Facebook: facebook.com/bluebirdkidshealth
Instagram: @bluebirdkidshealth

Exhibit A: Rendering of Requested Additional Façade Sign
As seen from main (inner plaza) parking lot.



Web: www.bluebirdkidshealth.com
Facebook: facebook.com/bluebirdkidshealth
Instagram: @bluebirdkidshealth

Exhibit B: Midway Plaza Layout



Web: www.bluebirdkidshealth.com
Facebook: facebook.com/bluebirdkidshealth
Instagram: @bluebirdkidshealth

Exhibit C: Before and After of Parking Lot

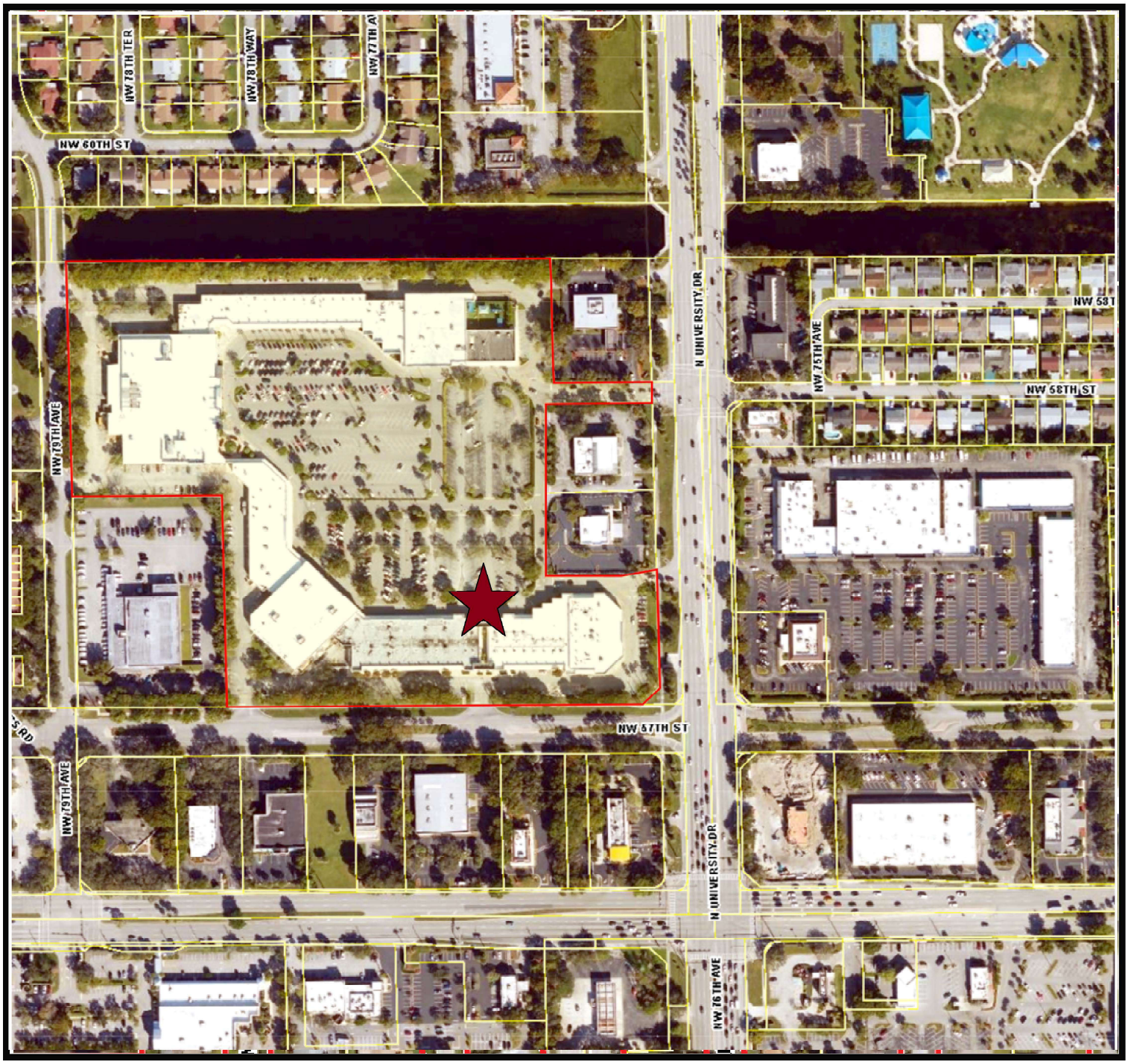
Before (Google Maps – November 2024)
Dumpsters located further down the parking lot, resulting in minimal loss of parking spots in front of suite



After (Image Captured by Bluebird Kids Health Staff on 9/15/25)
Dumpsters and enclosures occupying several parking spots directly in front of Bluebird Kids Health suite



Bluebird Kids Health
Variance
Case #4-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

PEAK Engineering & Construction Consulting, LLC
P.O. Box 238121, Port Orange, FL 32123-8121
Phone: (808) 264-7214
Email: dustin.dipersia@gmail.com

CERTIFICATION: To the best of my knowledge, I certify this analysis meets structural requirements of: 2023 Florida Building Code, 8th Edition

LIMITATION: Valid for one sign, at specified location. In case of conflict, structural requirements, scope of work, and installer, mfg, owner responsibilities control.

Name:	Don Bell Signs
Project:	Bluebird Kids Health Midway (2500177) - Wall Sign A
Description:	**Fastener Design with Typical Details**

THIS SEAL FOR STRUCTURAL ONLY
DUSTIN DIPERSIA, P.E. FL 77276
CERTIFICATE OF AUTHORIZATION: 33209

Signature:
Date: 8/24/2025

Printed Date:	8/24/2025
Drawn By:	Dustin DiPersia, P.E.
Checked By:	Dustin DiPersia, P.E.

Special Notes:
1.Sign Location: 7613-7629 NW 57th Str, Tamarac, FL
2. Column Specs: N/A
3. Bolts: 3/8" Tapcons (Or Equivalent)

Specifications:
1. 2023 Florida Building Code, 8th Edition
2. ACI 318-08, ASCE 7-22
3. ASTM F1554 Grade 36, ASTM A307 Anchor Bolts, (Heavy Hex on Bottom, not "L" bolts, UNO)
4. ASTM A36 Structural Steel
5. ASTM A325 Connection Bolts, Snug Tight
6. ASTM A500 Grade B, Structural Steel Tubing, F_y = 46 ksi
7. ASTM A449 Hex Cap Screws, Bolts & Studs, Steel, Heat Treated, Fy = 120, 105, 90 minimum
8. Will comply with National Electrical Code (NEC) 2020
9. ASTM 6053, 6061-T6 Structural Aluminum Tubing, F_y = 20 ksi min.
10. ASTM A53, Grade B, Type E or S, Structural Piping, F_y = 35 ksi
11. Rebar, Grade 60 for #6 or Larger, Grade 40 for #5 or Smaller
12. ASTM A992 / A572 Grade 50 - Standard I-Beams, F_y = 50 ksi
13. ASTM A307 Carbon Steel Bolts & Studs
14. ASTM C-920 Elastomeric Joint Sealant
15. Digital Signatures (F.A.C. 61G15-23.004): This item has been electronically signed and sealed by Dustin DiPersia, PE, on this date using a Digital Signature. Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

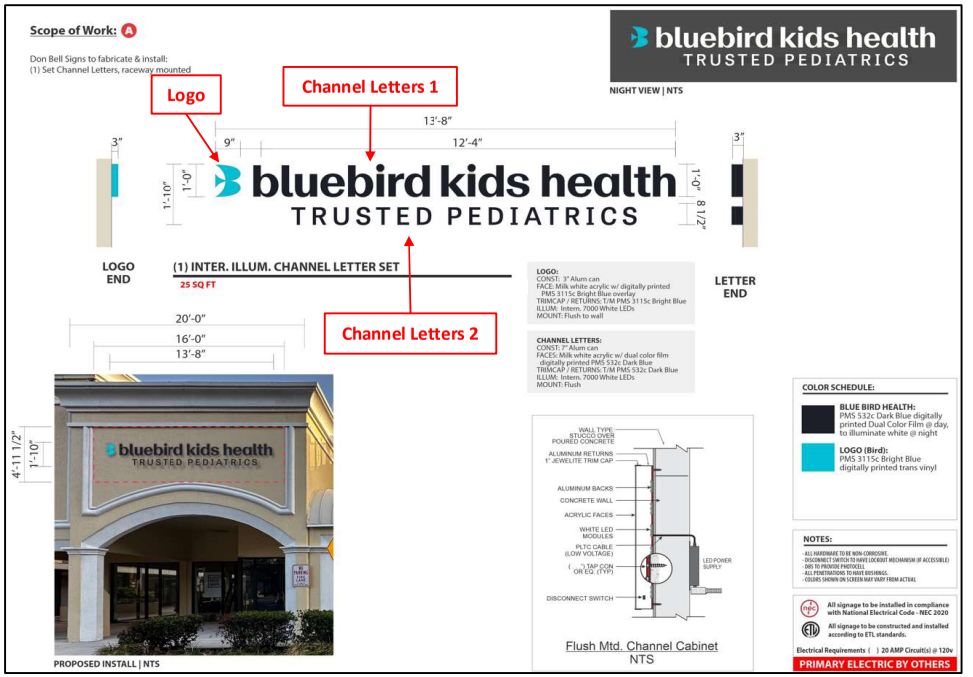
Assumption:

1. Design Wind Speed, V_{ult} =	170 mph	Per 2023 FBC 8th Edition Wind Maps
2. Concrete Strength, f_c' =	3000 psi	min. compressive strength
3. Wind Loads Per =	ASCE 7-22	
4. Wind Exposure =	C	Verify in Field
a) Z_g =	900	
b) α =	9.5	
c) K_d =	0.85	
d) G_f =	0.85	
5. Risk Category =	II	MRI = 900 years
a) I =	1.00	ASCE 7-22, For Category II Buildings

6. Sign Dimensions =	Height (ft)	Width (ft)	Area (ft^2)	Each	Area$_T$ (ft^2)
a) Channel Letters 1 =	1.00	12.33	12.33	1	12.33
b) Channel Letters 2 =	0.71	9.87	6.99	1	6.99
c) Logo =	1.00	0.75	0.75	1	0.75
				Total Area =	**20.07 ft2**

7. Sign Weight =	Unit Weight (lb/ft^2)		Area (ft^2)		Weight (lbs)
a) Channel Letters 1 =	3.00	X	12.33	=	37.00
b) Channel Letters 2 =	3.00	X	6.99	=	20.97
c) Logo =	3.00	X	0.75	=	2.25
				Total Weight =	**60.22 lbs**

Note: approximate weight(s) based on details shown. NOT TO SCALE



Drawing Sheet S-1

PEAK Engineering & Construction Consulting, LLC
P.O. Box 238121, Port Orange, FL 32123-8121
Phone: (808) 264-7214
Email: dustin.dipersia@gmail.com

Name:	Don Bell Signs
Project:	Bluebird Kids Health Midway (2500177) - Wall Sign A
Description:	**Fastener Design with Typical Details**

Sign Specifications:

	Height (ft)	Width (ft)	Area (ft2)	Weight (lbs)	Weight Per Letter (lbs)	Maximum Load Per Bolt (lbs)
a) Channel Letters 1 =	1.00	12.33	12.33	37.00	2.06	0.69
b) Channel Letters 2 =	0.71	9.87	6.99	20.97	1.23	0.41
c) Logo =	1.00	0.75	0.75	2.25	2.25	0.56

Analysis:

Fastener Type	Wall Construction	Allowable Load (lbs)	Minimum Number of Fasteners	Minimum Spacing of Fasteners
3/8" Non-Corrosive Thru Bolt A307	CMU / Brick, Concrete, Stud w/ 2X4 Backer	500	As Shown	Letters: Attach Letters To Wall w/ Fasteners As Shown Evenly Spaced Top & Bottom
	OSB, Plywood, Stud w/ OSB	100	As Shown	
3/8" Toggle Bolt	OSB or Plywood	200	As Shown	
		300	As Shown	AND
1/4" Simpson SDS with 2" Threaded Penetration	SPF	240	N/A	
	SYD	345	N/A	
3/8" LAG with Simpson SMSA37 (perferred methord)	CMU	250	As Shown	
	Concrete	585	As Shown	1 Fastener Per N/A ft^2 of Net Letter Area (I in each corner)
1/4" Simpson Titen or Tapcon	CMU (1-1/4" Embed. Depth)	150	N/A	
	Concrete (1-1/2" Embed. Depth)	365	N/A	
3/16" All Threaded Bolts with Powers AC100+	CMU (1-1/4" Embed. Depth)	135	N/A	
	Concrete (1-1/4" Embed. Depth)	270	N/A	
Powers AC100+ Gold Adhesive (Or Equivalent	Concrete (2-3/8" Embed. Depth)	500	As Shown	
#12 Wood Screw or Sheet Metal Screw	5/8" OSB or Plywood Sheathing	77	N/A	
3/8" Aluminum Pins - ASTM 6053, 6061 with Powers AC100+	CMU / Brick, Concrete, Stud w/ 2X4 Backer	500	As Shown	Attach Sign To Wall with Fasteners Shown (Evenly Top & Bottom)
	OSB, Plywood, Stud w/ OSB	100	As Shown	
3/8" Non-Corrosive Wedge Anchors	Concrete (1-1/2" Embed. Depth)	306	As Shown	
3/8" Large Diameter Tapcons (Preferred Method)	**Concrete (1-1/2" Embed. Depth)**	**333.75**	**As Shown**	

Note: Refer to Drawing Sheet S-3 for "Typical Fasteners and Wall Type Options"

CERTIFICATION: To the best of my knowledge, I certify this analysis meets structural requirements of: 2023 Florida Building Code, 8th Edition

LIMITATION: Valid for one sign, at specified location. In case of conflict, structural requirements, scope of work, and installer, mfg, owner responsibilities control.

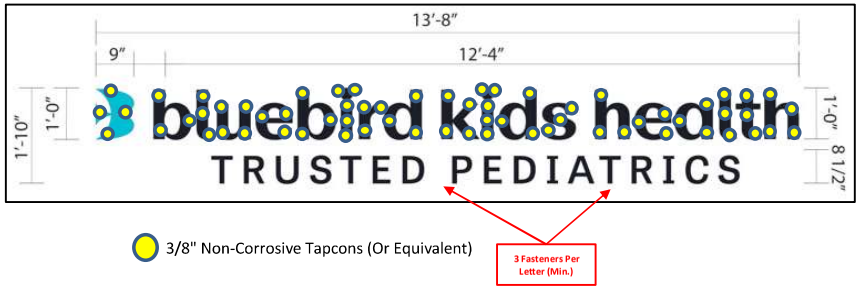
THIS SEAL FOR STRUCTURAL ONLY
DUSTIN DIPERSIA, P.E. FL 77276
CERTIFICATE OF AUTHORIZATION: 33209

Signature:

Date: 8/24/2025

Printed Date: 8/24/2025
Drawn By: Dustin DiPersia, P.E.
Checked By: Dustin DiPersia, P.E.

Special Notes:
1.Sign Location: 7613-7629 NW 57th Str, Tamarac, FL
2. Column Specs: N/A
3. Bolts: 3/8" Tapcons (Or Equivalent)



Note: Digital Signatures (F.A.C. 61G15-23.004): This item has been electronically signed and sealed by Dustin DiPersia, PE, on this date using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Drawing Sheet S-2

PEAK Engineering & Construction Consulting, LLC
P.O. Box 238121, Port Orange, FL 32123-8121
Phone: (808) 264-7214
Email: dustin.dipersia@gmail.com

Name:	Don Bell Signs
Project:	Bluebird Kids Health Midway (2500177) - Wall Sign A
Description:	**Fastener Typical Details**

Sign Specifications:

	Height (ft)	Width (ft)	Area (ft2)	Weight (lbs)	Weight Per Letter (lbs)
a) Channel Letters 1 =	1.00	12.33	12.33	37.00	2.06
b) Channel Letters 2 =	0.71	9.87	6.99	20.97	1.23
c) Logo =	1.00	0.75	0.75	2.25	0.12

CERTIFICATION: To the best of my knowledge, I certify this analysis meets structural requirements of: 2023 Florida Building Code, 8th Edition

LIMITATION: Valid for one sign, at specified location. In case of conflict, structural requirements, scope of work, and installer, mfg, owner responsibilities control.

THIS SEAL FOR STRUCTURAL ONLY
DUSTIN DIPERSIA, P.E. FL 77276
CERTIFICATE OF AUTHORIZATION: 33209

Signature:
Date: 8/24/2025

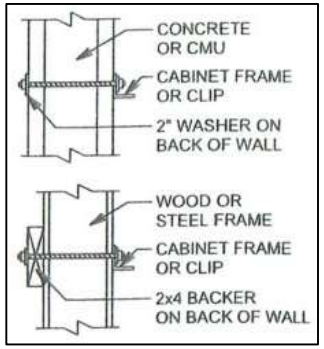
Printed Date: 8/24/2025
Drawn By: Dustin DiPersia, P.E.
Checked By: Dustin DiPersia, P.E.

Special Notes:
1.Sign Location: 7613-7629 NW 57th Str, Tamarac, FL
2. Column Specs: N/A
3. Bolts: 3/8" Tapcons (Or Equivalent)

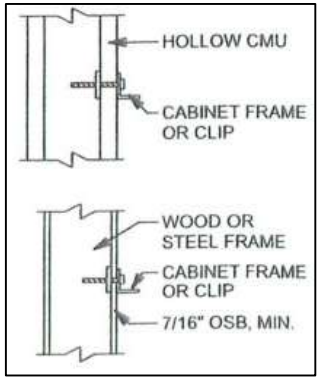
Details:

TYPICAL FASTENERS AND WALL TYPE OPTIONS

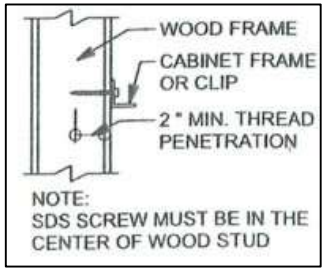
Thru Bolt



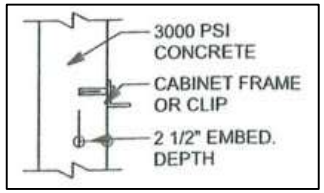
Toggle Bolt



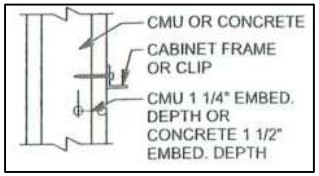
SDS Screws



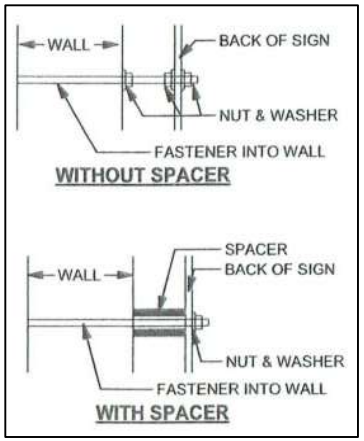
Expansion Shield

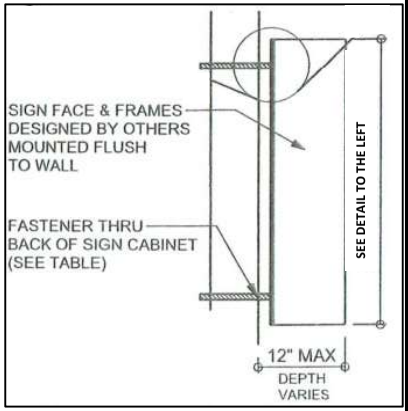


Aluminum Pin ,Simpson Titen Or Tapcon



TYPICAL SIGN SECTION





Note: 1. Sign may be attached directly to wall if a spacer is not necessary. The spacer is shown in the event electrical wiring needs to be attached to the sign through the backside.

2. Digital Signatures (F.A.C. 61G15-23.004): This item has been electronically signed and sealed by Dustin DiPersia, PE, on this date using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

3. Fastener pattern on engineering may be adjusted by contractor in the field according to fastener pattern provided by the manufacturer of the sign components.

Drawing Sheet S-3

3) Rendering of Façade Sign at Suite (Facing NW 57th Street)

Temporary Signage



Rendering of Future Façade Signage



Bluebird Kids

4) Rendering of Second Façade Sign Location

Proposed location of proposed façade sign under variance review



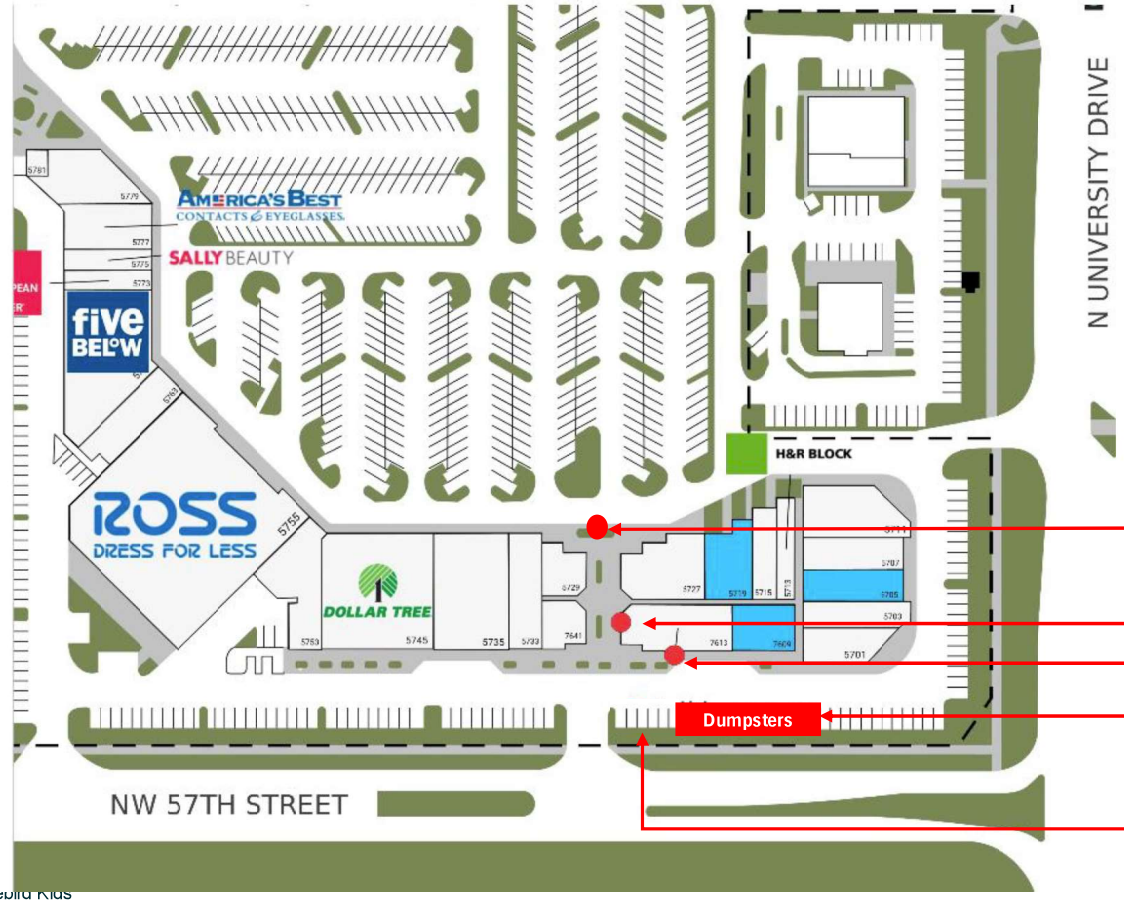
Rendering of proposed façade sign under variance review



Bluebird Kids

1) Site Plan

7613 NW 57th St, Tamarac, FL 33351



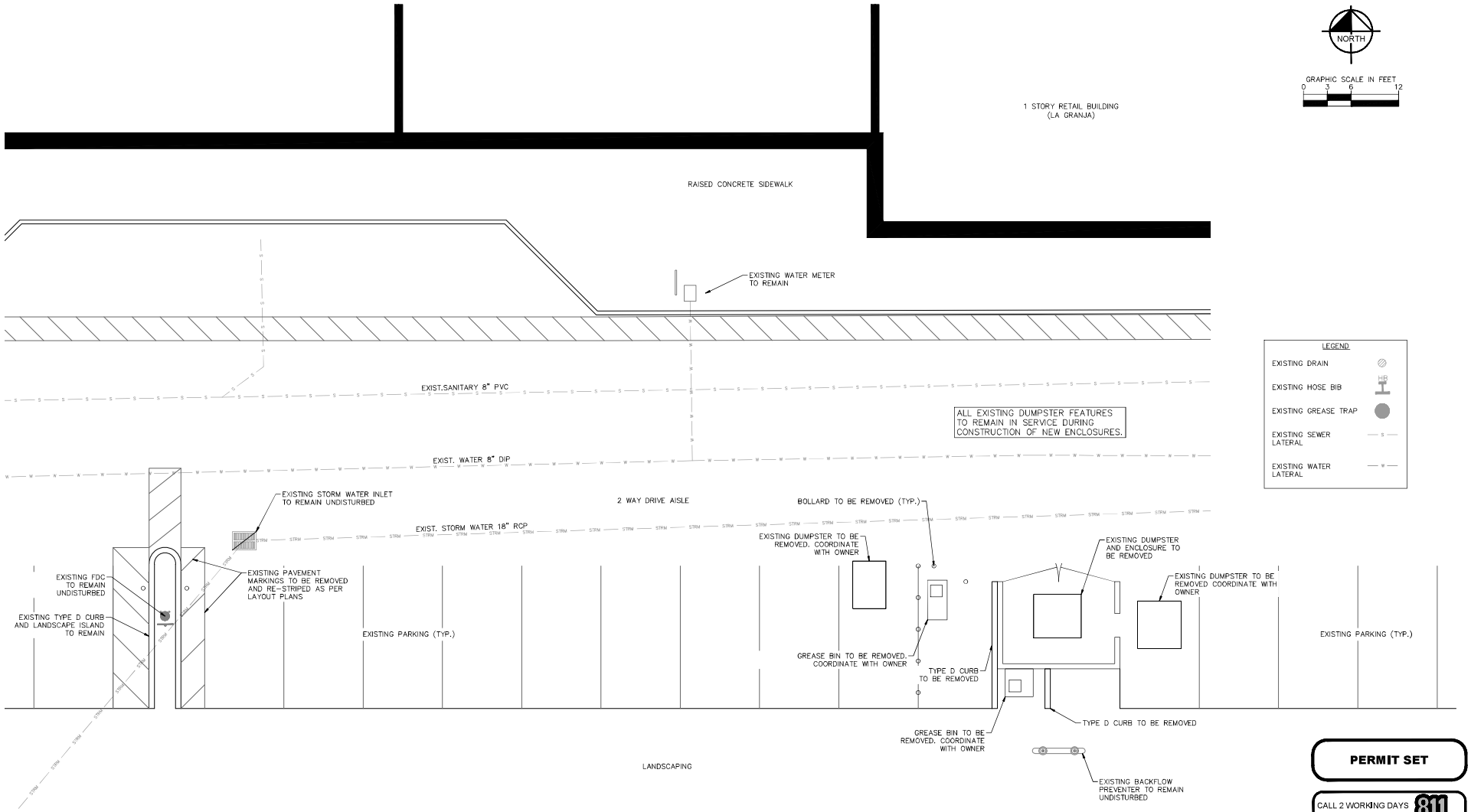
Bluebird Kids

2) Overview of Parking & Dumpster Locations

View looking out of Bluebird Kids Health practice (facing NW 57th Street)

- 4 of 6 remaining spaces already filled at opening on the morning of October 8, 2025
- View of dumpsters using an estimated 8 spaces previously available at the time we selected this location





PERMIT SET

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
2	RE-NAMED AND UPDATED PER PERMIT MEETING 01/12/2023	01/23/2023	AGF
1	REVISED FOR PERMIT BY LOCATION PER CITY COMMENTS	07/15/2022	AGF

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT	140648002
DATE	04/02/2024
SCALE	AS SHOWN
DESIGNED BY	CTS
DRAWN BY	ALB
CHECKED BY	AGF

DUMPSTER ENCLOSURE - 4

PREPARED FOR

MIDWAY PLAZA

BROWARD COUNTY FLORIDA

LICENSED PROFESSIONAL

CORY TOWNSEND SALT

FLORIDA LICENSE NUMBER 98284

DATE: 04/02/2024

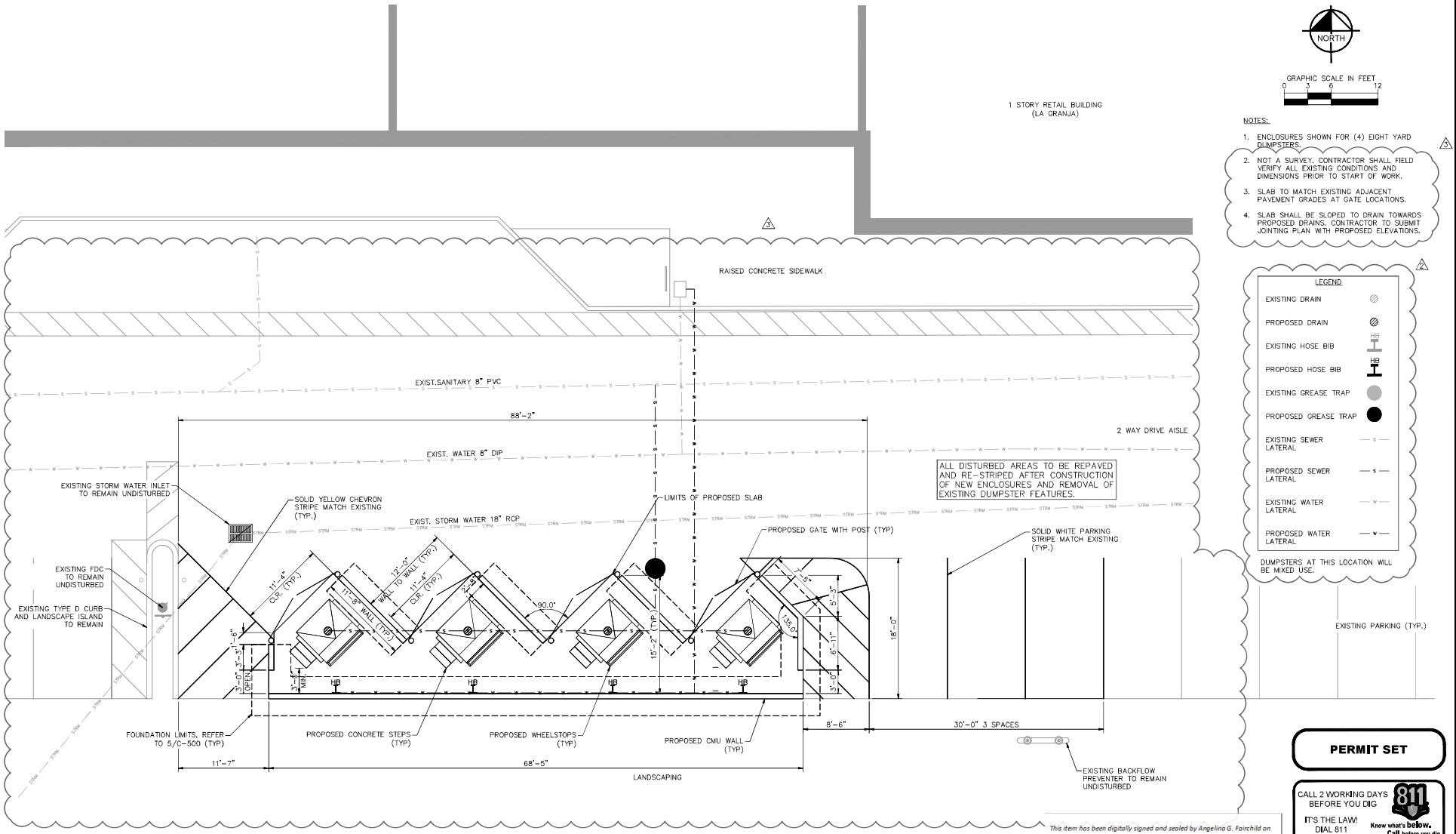
EXISTING CONDITIONS AND DEMOLITION PLAN @ LOCATION

This item has been digitally signed and sealed by Cory Townsend Salt on date adjacent to seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

SHEET NUMBER

C-101

Plotted By: Torres, Nick Sheet Set: LOC 4-I – MIDWAY PLAZA DUMPSTER Layout: C-101 EXISTING CONDITIONS AND DEMOLITION PLAN @ LOCATION 4 April 01, 2024 02:34:48pm K:\WPB_Civil Structures\Site Centers Corp\140648002 Midway Plaza Dumpster Enclosure (HLR)\CAD\Location 5 – 1\PlanSheet
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES:

1. ENCLOSURES SHOWN FOR (4) EIGHT YARD DUMPSTERS. 3
2. NOT A SURVEY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF WORK.
3. SLAB TO MATCH EXISTING ADJACENT PAVEMENT GRADES AT GATE LOCATIONS.
4. SLAB SHALL BE SLOPED TO DRAIN TOWARDS PROPOSED DRAINS. CONTRACTOR TO SUBMIT JOINTING PLAN WITH PROPOSED ELEVATIONS.

2

LEGEND

- EXISTING DRAIN
- PROPOSED DRAIN
- EXISTING HOSE BIB (HB)
- PROPOSED HOSE BIB (HB)
- EXISTING GREASE TRAP
- PROPOSED GREASE TRAP
- EXISTING SEWER LATERAL (S)
- PROPOSED SEWER LATERAL (S)
- EXISTING WATER LATERAL (W)
- PROPOSED WATER LATERAL (W)

DUMPSTERS AT THIS LOCATION WILL BE MIXED USE.

PERMIT SET

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

This item has been digitally signed and sealed by Angelina G. Fairchild on date adjacent to seal.Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies

No.	REVISIONS	DATE	BY
3	RE-NAMED AND UPDATED PER PERMIT MEETING 01/12/2023	01/23/2023	AGF
2	REVISED FOR PERMIT BY LOCATION PER CITY COMMENTS	07/15/2022	AGF

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT	140648002
DATE	02/07/2023
SCALE	AS SHOWN
DESIGNED BY	HLR
DRAWN BY	ALB
CHECKED BY	AGF

DUMPSTER ENCLOSURE - 5 3

PREPARED FOR
MIDWAY PLAZA
BROWARD COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE 02/07/2023 3

LAYOUT PLANS @ LOCATION 5 3

SHEET NUMBER 1
C-201

Plotted By:Sait, Cory Sheet Set:LOC 5-1 - MIDWAY PLAZA DUMPSTER Layout:L5_C-201 February 07, 2023 10:54:30am K:\WPB_Civil Structures\Site Centers Corp\140648002 Midway Plaza Dumpster Enclosure (HLR)\CAD\Location 5 - 1\PlanSheets\L5_C-201-205 PROPOSED.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.