CITY OF TAMARAC
REGULAR CITY COMMISSION MEETING

Commission Chambers
Wednesday, September 24, 2025
7:00 PM

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE: **Vice Mayor Kicia Daniel**

1. CITY ATTORNEY REPORT

2. CITY MANAGER REPORT

2.a Presentation of a charitable donation to Dare to Care
Requested by Commissioner Krystal Patterson

2.b National Cyber Security Awareness Month Proclamation
Requested by Chief Information Officer James Twigger

2.c Human Resources Professional Day Proclamation
Requested by the Human Resources Director Danielle Durgan

2.d Hispanic Heritage Month Proclamation
Requested by Mayor Michelle J. Gomez

3. PUBLIC PARTICIPATION

Any member of the public may speak to any issue that is not agendized for public hearing at this meeting. Speakers will be limited to three minutes during this item and at public hearings. When an issue has been designated as quasi-judicial, public remarks shall only be heard during a quasi-judicial hearing that has been properly noticed for that matter.

Members of the public wishing to provide comments to the City Commission, on any matter, including items on the agenda, may submit their comments via email to cityclerk@tamarac.gov. All comments submitted by email shall be made part of the public record. The City has authority under the City Code to regulate the manner in which

comments are made during any public meeting. Please be advised, the City will not read publicly any emails.

4. COMMISSION REPORTS District 1
District 2
District 3
District 4
Mayor

5. CONSENT AGENDA

Items listed under the Consent Agenda are considered routine and the recommendation will be enacted by ONE MOTION in the form listed below. If discussion is desired, then, in accordance with Resolution R-2003-015, Sec. 4.5, the item(s) will be removed from the Consent Agenda and will be considered individually.

5.a Approval of the August 27, 2025, Commission Meeting Minutes

5.b Approval of the August 27, 2025, City Commission Budget Workshop Minutes

5.c Approval of the September 8, 2025, Commission Workshop Minutes

5.d TR14321 - A Resolution of the City Commission of the City of Tamarac, Florida, to approve a Liability Waiver Agreement renewal with the Broward Sheriff's Office (BSO) to purchase Emergency Medical and Firefighting Equipment and Supplies from Broward County Sheriff's Office Fire Rescue Regional Logistics Unit in an amount of $160,000 for FY26 and $170,000 for FY27 for a total amount not to exceed $330,000 for a two-year period; and to authorize the City Manager to extend the total dollar amount by an additional $50,000 annually based upon exigent circumstances; authorizing the appropriate City Officials to execute a Liability Waiver Agreement for the purchases; providing for conflicts; providing for severability; and providing for an effective date.

5.e TR14322 - A Resolution of the City Commission of the City of Tamarac, Florida, approving payment in the amount of $6,580.68 to SHI International Corp (SHI) for additional Microsoft licensing/subscriptions "true up" costs; ratifying past expenditures with SHI in the amount of $74,742.02 for FY2025 nunc pro tunc, in accordance with Section 6-145(b)(6) of the Tamarac Procurement Code; authorizing expenditures from the appropriate accounts; providing for conflicts; providing for scrivener errors; providing for severability; and providing for an effective date.

5.f TR14324 - A Resolution of the City Commission of the City of Tamarac, Florida, authorizing the City Manager to apply to the Florida Department of Transportation (FDOT) for a beautification grant in the amount of one hundred thousand dollars ($100,000) for landscaping improvements along State Road 870 (Commercial Boulevard) from Rock Island Road to State Road 7; providing for at least a 1:1 local match, not to exceed the budgeted project cost; and, if awarded, authorizing the City Manager or designee to accept the award and execute the beautification grant agreement and any other necessary

documents associated with the FDOT grant, following legal review; providing for conflicts; providing for severability; and providing for an effective date.

6. REGULAR AGENDA

7. ORDINANCE(S) - FIRST READING

8. ORDINANCE(S) - SECOND READING

8.a TO2602 - An Ordinance of the City Commission of the City of Tamarac, Florida amending Chapter 14, "Motor Vehicles and Traffic", Article ii, "Stopping, Standing and Parking", Section 14-26, "Parking Restrictions—Public Rights-Of-Way", to provide for a community driven mechanism to manage parking restrictions and enforcement in public rights-of-way citywide; and amending Section 14-37 entitled "Parking Violation Enforcement" to provide for a public education period prior to administration and enforcement of the ordinance and the on-street parking policy ; providing for conflicts; providing for severability; providing for codification; and providing for an effective date.

9. PUBLIC HEARING(S)

10. QUASI-JUDICIAL HEARING(S)

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

11. OTHER

12. ADJOURNMENT

The City Commission may consider and act upon such other business as may come before it. In the event this agenda must be revised, such revised copies will be available to the public at the City Commission meeting.

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing, he may need to ensure that a verbatim record of the proceedings is made which record 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 Clerk's Office at 954-597-3505 of the 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

CITY COMMISSION AGENDA ITEM REPORT

DATE:	September 24, 2025
SUBMITTED BY:	Kimberly Dillon
ITEM TYPE:	Presentation
AGENDA SECTION:	**CITY MANAGER REPORT**
TITLE:	Presentation of a charitable donation to Dare to Care *Requested by Commissioner Krystal Patterson*

ATTACHMENTS:
Commission_Agenda_Request_Form_635d10c2-2d38-4a62-8063-e27c878cbb7e_pdfa.pdf
Dare To Care_Charitable Contribution_09.03.25_KP Ltrhd.docx

Commission Agenda Request Form

Requested by: Krystal Patterson, District 3

Meeting Date: 09/10/2025

Agenda Item Title:
Present a check to Dare to Care

Item Description:
Present a charitable donation to Dare to Care, $1,000.

☐ I have provided information, or attachment(s), that I would like included as backup material for agenda publication.

☑ There are no additional materials, or attachments, being provided for this item.

eSigned via GovOS.com
Krystal Patterson
Key: 1dacc9970e1876684e959e225bdc9e35

KRYSTAL Patterson
COMMISSIONER DISTRICT 3, TAMARAC

September 24, 2025

Dare To Care
Attn: Deborah Hill
4085 NW 16th St
Lauderhill, FL 33313

Dear Ms. Deborah Hill,

It is my honor to present a donation of $1,000 to support the impactful work of Dare to Care in our community.

Your mission of providing access to resources that meet the physical, social, and spiritual needs of individuals and families while preserving dignity and affirming self-worth is truly inspiring. Your weekly grocery distribution, serving more than 400 families, and the annual Thanksgiving Food Drive, which provides holiday meals for over 2,500 residents, are critical efforts in addressing food insecurity here in Broward County.

I commend your dedication to ensuring that residents have access to nutritious food and compassionate support. Your ongoing partnerships with Farm Share, Feeding South Florida, and Gateway highlight the importance of collaboration in serving our neighbors.

This contribution reflects my support and gratitude for the tireless work you do. I am confident it will assist in furthering your efforts to make a meaningful difference in the lives of the families you serve.

Thank you for your continued commitment to building a stronger, healthier community. I look forward to seeing the ongoing impact of Dare to Care and encourage others to join in supporting your mission through volunteering, donating, or spreading the word.

With gratitude,

Sincerely,



Commissioner Krystal Patterson

Krystal.Patterson@Tamarac.org 954-597-3467 www.Tamarac.org

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CITY COMMISSION AGENDA ITEM REPORT

DATE:	September 24, 2025
SUBMITTED BY:	Kimberly Dillon
ITEM TYPE:	Proclamation
AGENDA SECTION:	**CITY MANAGER REPORT**
TITLE:	National Cyber Security Awareness Month Proclamation *Requested by Chief Information Officer James Twigger*

ATTACHMENTS:
Support of National Cybersecurity Awareness Month.pdf

THE CITY OF TAMARAC, FLORIDA



Proclamation

Requested by James Twigger, Chief Information Officer

***WHEREAS**, the City of Tamarac recognizes that it has a vital role in identifying, protecting, and responding to cyber threats that may have significant impact to our individual and collective security and privacy; and*

***WHEREAS**, critical infrastructure sectors are increasingly reliant on information systems to support financial services, energy, telecommunications, transportation, utilities, health care, and emergency response systems;*

***WHEREAS**, the "Secure Our World" Campaign has been designated as the National Public Awareness Campaign, which demonstrates that while cybersecurity may seem like a complex subject, ultimately, it's really all about people; and*

***WHEREAS**, maintaining the security of cyberspace is a shared responsibility in which each of us has a critical role to play, and awareness of computer security essentials will improve the security of the City of Tamarac's information infrastructure and economy; and*

***WHEREAS**, the President of the United States of America, the U.S. Department of Homeland Security, the Multi-State Information Sharing and Analysis Center, the National Association of State Chief Information Officers, and the National Cyber Security Alliance have declared October as National Cyber Security Awareness Month; and all citizens are encouraged to take basic steps to protect your online information and privacy, and to make smart (cybersecurity) decisions whether on the job, at home or at school – now and in the future.*

***NOW, THEREFORE, I,** Michelle J. Gomez, Mayor of the City of Tamarac, do hereby proclaim October 2025 as Cybersecurity Awareness Month, and that the City of Tamarac is officially supporting National Cyber Security Awareness Month and the National Public Awareness Campaign:*

"SECURE OUR WORLD"

***IN WITNESS WHEREOF,** I have hereunto set my hand and caused the Seal of the City of Tamarac to be affixed this 24th day of September 2025.*

Michelle J. Gómez

Michelle J. Gómez, Mayor

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CITY COMMISSION AGENDA ITEM REPORT

DATE:	September 24, 2025
SUBMITTED BY:	Kimberly Dillon
ITEM TYPE:	Proclamation
AGENDA SECTION:	**CITY MANAGER REPORT**
TITLE:	Human Resources Professional Day Proclamation *Requested by the Human Resources Director Danielle Durgan*

ATTACHMENTS:
HR Proclamation w-ribbon.docx

THE CITY OF TAMARAC, FLORIDA



Proclamation

Requested by Human Resources Director, Danielle Durgan

***WHEREAS**, the City of Tamarac recognizes the City's Human Resources professionals for the important work that they do, who have a significant impact on the City and who provide Excellence Always in customer service to employees, residents, vendors and contractors; and*

***WHEREAS**, HR professionals help employees adapt to an ever changing and competitive environment while responding to workplace needs and economic challenges; and*

***WHEREAS**, these professionals design comprehensive and competitive benefit programs which includes administering pensions plans, leave policies, wellness programs, and insurance policies; and*

***WHEREAS**, these professionals work aggressively to recruit, onboard and retain top talent who meet the skills and experience of a position and who also align with the City's culture and values; and*

***WHEREAS**, these professionals recognize our outstanding employee achievements and encourage the professional development of employees by designing training programs that empower and drive increased performance, and*

***WHEREAS**, the Human Resources Risk Management professionals identify potential risks by implementing procedures to proactively prevent incidents from occurring as well as providing training courses to teach employees to conduct their work safely; and*

***WHEREAS**, City of Tamarac Human Resources professionals live their mission daily by enhancing organizational decisions that depend on and impact people by their Teamwork, Professionalism, Integrity, Innovation, and Accountability; and*

***WHEREAS,** HR Professional Day is an opportunity to show appreciation for human resources professionals and the valuable work they do every day.*

***NOW THEREFORE**, I, Michelle J. Gomez, Mayor of the City of Tamarac, Broward County, Florida, on behalf of the City Commission, do hereby proclaim Friday, September 26, 2025, and encourage all residents, businesses, and community partners to join the City of Tamarac in recognizing and celebrating HR professionals for their dedication, leadership, and invaluable role in helping to:*

"SHAPE THE NEW FUTURE"

***IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Tamarac to be affixed this 10th day of September 2025.*

Michelle J. Gomez, Mayor

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CITY COMMISSION AGENDA ITEM REPORT

DATE:	September 24, 2025
SUBMITTED BY:	Monica Barros Assistant City Clerk
ITEM TYPE:	Proclamation
AGENDA SECTION:	**CITY MANAGER REPORT**
TITLE:	Hispanic Heritage Month Proclamation *Requested by Mayor Michelle J. Gomez*

ATTACHMENTS:
Commission_Agenda_Request_Form_7b2f5c87-f3d5-4b0c-bd11-41ffffbfb5cd_pdfa.pdf
Hispanic Heritage Month 2025.pdf

Commission Agenda Request Form

Requested by: Michelle Gomez, Mayor

Meeting Date: 09/25/2025

Agenda Item Title:

Item Description:

Proclamation Request
Hispanic Heritage Month

☑ **I have provided information, or attachment(s), that I would like included as backup material for agenda publication.**

☐ **There are no additional materials, or attachments, being provided for this item.**

eSigned via GovOS.com
Michelle J. Gomez
Key: 1dacc9970e1876684e959e225bdc9e35

THE CITY OF TAMARAC, FLORIDA



Proclamation

Requested by Mayor Michelle J. Gómez

WHEREAS, *the United States is a nation woven with the threads of diverse histories, cultures, and contributions of immigrants from around the world, each uniquely shaping the character of America; and*

WHEREAS, *Hispanic Heritage Month is observed annually from September 15 to October 15, celebrating the histories, cultures, and myriad contributions of American citizens whose ancestors came from Spain, Mexico, the Caribbean, Central America, and South America; and*

WHEREAS, *this national celebration began in 1968 as Hispanic Heritage Week under President Lyndon Johnson and was expanded in 1988 by President Ronald Reagan to encompass a full month, beginning on September 15, a date that coincides with the independence anniversaries of Costa Rica, El Salvador, Guatemala, Honduras, and Nicaragua, followed closely by Mexico and Chile; and*

WHEREAS, *the City of Tamarac is home to a vibrant and growing Hispanic community that represents a wide array of nationalities and cultures, contributing significantly to the richness, diversity, and vitality of our city; and*

WHEREAS, *the Hispanic Heritage Chamber of Commerce (HHCC), founded on July 31, 2017, has been a vital force for economic empowerment, entrepreneurship, and cultural pride across Broward and Palm Beach Counties, advancing its mission to empower and elevate Hispanic entrepreneurs and business owners through connection, advocacy, and collaboration; and*

WHEREAS, *the HHCC has provided vital resources and opportunities to Hispanic business owners, supporting growth and development through training, networking, strategic partnerships, and advocacy, thereby enriching both the cultural and economic landscape of South Florida; and*

WHEREAS, *the HHCC exemplifies the aspirations, leadership, and achievements of the Hispanic community, promoting inclusivity, entrepreneurship, and empowerment while strengthening the social and economic fabric of our region;*

NOW, THEREFORE, *I, Michelle J. Gómez, Mayor of the City of Tamarac, Broward County, Florida, on behalf of the City Commission, do hereby encourage all citizens to learn about and celebrate the contributions, culture and economic impact of Hispanic Americans in our community, and proclaim the period from September 15 to October 15, 2025 as:*

"HISPANIC HERITAGE MONTH"

IN WITNESS WHEREOF*, I have hereunto set my hand and caused the Seal of the City of Tamarac to be affixed this 24th day of September, 2025.*

Michelle J Gómez

Michelle J. Gómez, Mayor

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CITY COMMISSION AGENDA ITEM REPORT

DATE:	September 24, 2025
SUBMITTED BY:	Kimberly Dillon
ITEM TYPE:	Minutes
AGENDA SECTION:	**CONSENT AGENDA**
TITLE:	Approval of the August 27, 2025, Commission Meeting Minutes

ATTACHMENTS:
082725 COT-CC Regular Meeting Draft Minutes.docx

CITY OF TAMARAC
REGULAR CITY COMMISSION MEETING MINUTES

Commission Chambers
Wednesday, August 27, 2025
9:30 AM

CALL TO ORDER:
Mayor Michelle J. Gomez called the Wednesday, August 27, 2025 City Commission meeting, being held in Commission Chambers, to order at 9:30 AM.

ROLL CALL:
Present were Mayor Michelle J. Gomez, Vice Mayor Kicia Daniel, Commissioner Marlon D. Bolton, Commissioner Morey Wright Jr. and Commissioner Krystal Patterson.

Also present were City Manager Levent Sucuoglu, Deputy City Manager Maxine Calloway, City Attorney Hans Ottinot, and City Clerk Kimberly Dillon.

PLEDGE OF ALLEGIANCE:

Vice Mayor Daniel led the Pledge of Allegiance and moment of silence.

1. CITY ATTORNEY REPORT

No report.

2. CITY MANAGER REPORT

2.a. Presentation on YMCA Programs and Community Resources Presented by Sharon Hughes, Family & Youth Resource Director, YMCA

Ms. Kadun Brown-Thompson, Associate Executive Director, and Ms. Sharon Hughes, Family & Youth Resource Director, showed a video and highlighted the YMCA's programs, services, and resources.

Mayor Gomez commended the YMCA for its work and suggested collaboration with Parks and Recreation Director Melissa Petron to coordinate programs.

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2.b Check Presentation to Community Project Funding Recipients for Residential Assistance Program
Requested by City Commission

A ceremonial check presentation was held for community project funding recipients of the Residential Assistance Program. Edward Mejia, District Outreach Manager, attended on behalf of Congresswoman Sheila Cherfilus-McCormick.

2.c Check Presentation to Community Project Funding Recipients for First-Time Homebuyer Program
Requested by City Commission

A ceremonial check was presented for recipients of the First-Time Homebuyer Program. The Commissioners expressed appreciation to Congresswoman Cherfilus-McCormick and her staff for their support.

2.d Presentation of a Medal of Honor to Challenger Elementary School in recognition of officially achieving an 'A' school rating
Requested by Commissioner Marlon Bolton

Commissioner Bolton presented a Medal of Honor to Challenger Elementary School for achieving an “A” school rating. Principal Teresa Zdanowicz and Assistant Principal Claudine Dunbar Currie accepted the award. Principal Zdanowicz stated the school’s success was due to strong teamwork, family involvement, and support from the City of Tamarac.

2.e Presentation of a Medal of Honor to Pastor Alan Alexander recognizing his contribution to the community through his work with Day Break Assembly.
Requested by Commissioner Morey Wright Jr.

Commissioner Wright Jr. presented a Medal of Honor to Pastor Alan Alexander of Day Break Assembly. Commissioner Wright Jr. commended Pastor Alexander for his community contributions, including school partnerships, food distributions, and support for families. Pastor Alexander reflected on his 27 years in Tamarac and expressed gratitude to the City for its support.

2.f Hunger Action Month Proclamation
Requested by Commissioner Morey Wright Jr.

At the request of Commissioner Wright Jr., a proclamation was presented recognizing September 2025 as Hunger Action Month. Representatives of Feeding South Florida accepted the proclamation and highlighted local initiatives such as senior grocery boxes, school pantries, and partnerships with ten agencies in Tamarac.

2.g Presentation of Checks To Various Charitable Organizations
Requested by Commissioner Krystal Patterson

Present To:
Tamarac Cougars - $500

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Kiwanis Tamarac Foundations, Inc - $500
Kings Point Veterans Club - $500

At the request of Commissioner Patterson, charitable donations of $500 each were presented to: Tamarac Cougars Youth Football League; Kiwanis Tamarac Foundation; and Kings Point Veterans Club. Representatives of each organization thanked the City for its support and described their ongoing community programs.

2.h Diaper Needs Awareness Week 2025
Requested by Mayor Michelle J. Gomez

Mayor Gomez, presented a proclamation recognizing September 15–21, 2025 as Diaper Needs Awareness Week. Ms. Adora West and team members from the Greater Fort Lauderdale Diaper Bank described their services, including diaper drives, deliveries, and advocacy for disadvantaged families.

2.i Overdose Awareness Day 2025
Requested by Mayor Michelle J. Gomez

Mayor Gomez presented a proclamation recognizing August 31, 2025 as Overdose Awareness Day. Ms. Phyllis Bobrov spoke in support of the proclamation, sharing her personal story of losing her daughter to an overdose and stressing the importance of education and awareness to save lives.

2.j Employee Service Awards

5 Years of Service
Eliane Benjamin

10 Years of Service
Todrick Cooper
Kimberly Dillon
Rafael Diaz

20 Years of Service
Simi Preetam
Levertis Byrd

25 Years of Service
Rocio Goode

Service awards were presented as follows:

- 5 Years: Eliane Benjamin
- 10 Years: Todrick Cooper, Kimberly Dillon, Rafael Diaz
- 20 Years: Simi Preetam, Levertis Byrd
- 25 Years: Rocio Goode

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Employees were recognized for their dedicated service to the City.

The City Commission recessed for a break at 10:19 AM.

The City Commission reconvened at 10:25 AM.

2.k Investment Report - June 2025

The City Commission received the June 2025 Investment Report.

City Manager Sucuoglu announced Tamarac received the 2025 Mayor's Municipal Innovation Award in Service Delivery Improvement from the Florida League of Mayors for the Amazon Connect Omnichannel Call Center Solution, marking the City's third consecutive award. He thanked staff for their contributions.

He recognized Fire Chief Michael Annese, retiring September 26, 2025, after 27 years of service, and Acting Captain Chris Palamara for his leadership during transitional periods. He announced the appointment of BSO Captain David Franks as Tamarac's new Police Chief, with a community reception scheduled for Tuesday, September 10, 2025, at 6:00 PM in the City Hall Atrium.

He reported the launch of Tamarac's first Sustainability Program on September 3, 2025, and notified the Commission of an emergency purchase of $127,180.90 to modernize the City Hall elevator, with completion expected in 16–19 weeks.

Upcoming events included the "Living with Coyotes" webinar on September 9, 2025, "Grab a Bite with BSO" on September 17, 2025, and the Hispanic Heritage Concert on September 19, 2025. All City facilities would be closed on September 1, 2025, for Labor Day. The Veterans Affairs Division also launched an initiative to support homeless veterans through donations of essential items.

City Manager Sucuoglu concluded by noting the next Commission meeting would be held Wednesday, September 10, 2025, at 7:00 PM. The presentation is on file at the City Clerk's Office.

3. PUBLIC PARTICIPATION

Mayor Gomez briefly reviewed the rules for public participation were posted and opened the floor to comments from the public.

1) Ronald J. Wasserman, 8577 Jade Drive, Tamarac, thanked Interim Captain Chris Palamara for his responsiveness and Chief Annese and Fire Rescue staff for their assistance during a recent health scare. He apologized for raising his voice at a prior meeting but emphasized his concerns regarding BSO response times. He stated he called 911 for a trespassing incident and officers never arrived despite assurances from dispatch. He described past incidents of burglary and assault at his home and expressed frustration with staffing shortages and delays, stating the community deserved better police service.

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2) Mark Goggin, Tamarac Lake South, thanked Interim Captain Chris Palamara for her service and recognized Fire Chief Annese for his leadership, noting confidence in his staff and successor. He stated he would not be able to attend the upcoming budget workshop due to another commitment but emphasized the importance of transparency and ensuring meetings remain accessible to the public. He expressed concern about rising taxes, limited incomes for residents on Social Security, and the use of funds for cultural events. He cited the $69,000 cost of the Caribbean event and asked whether equal amounts were being spent on other heritage events, urging the Commission to be mindful of how residents' tax dollars are allocated.

3) Patti Lynn, Tamarac, thanked Fire Chief Annese and Interim Captain Chris Palamara for their service and praised City staff for professionalism, citing a positive water meter replacement. She urged the City to share updated homeowners' association contacts to improve outreach, supported Congresswoman Sheila McCormick's reelection efforts, and criticized nearly $10,000 spent promoting a gas card giveaway as wasteful. She opposed commissioner salary increases, noting the role is not full-time and members already receive allowances, and urged the Commission to tighten spending and focus on residents in need.

4) Kate Johnson, Mainlands Four, commended Tamarac Fire Rescue for their compassion during a recent house fire, praising their professionalism and thanking Fire Chief Annese for his exemplary leadership as he retires. She expressed disappointment that Acting Captain Chris Palamara was not selected as Tamarac's BSO Captain, noting his dedication and positive impact. Johnson criticized the emergency budget meeting for lacking transparency, with little agenda detail, late posting, and no livestream access, suggesting it should be postponed. She also questioned the lack of backup materials for the State of the City item and warned that continued overspending risked leaving the City "going broke."

5) Maija Brown, Bermuda Club, commended Tamarac Fire Rescue for their quick response to a recent fire in her community. She explained many residents had a misunderstanding about how their fire alarm system worked, assuming alarms were directly connected to the fire department. After speaking with Inspector Giovanna, she learned residents must use the pull station and the system does not automatically notify the City. Ms. Brown requested that Inspector Giovanna attend a Bermuda Club meeting to explain the system to all residents, noting the importance for their 55+ community to fully understand fire safety procedures.

6) Stuart Webster, Versailles Gardens, echoed earlier concerns about the afternoon budget workshop and welcomed Mayor Gomez back. He expressed frustration with what he described as political maneuvering and attempts to discredit him, stating he would not be silenced. He referenced his long history of activism,

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including receiving the Martin Luther King Award, and affirmed his continued commitment to advocate for what is right in the City of Tamarac.

4. COMMISSION REPORTS:

Prior to Commissioner Reports, City Manager Sucuoglu requested clarification regarding concerns raised about BSO response.

Acting Captain Chris Palamara, BSO Tamarac District, explained that Mr. Wasserman's 911 call was logged, and within seven minutes he personally contacted Mr. Wasserman, stating officers were no longer needed as the individuals had left. Acting Captain Palamara confirmed deputies had been dispatched and followed up through the on-duty sergeant, clarifying BSO did respond appropriately. He emphasized his commitment to residents, noting he often shares his personal contact to address concerns and reaffirmed confidence in his team's responsiveness.

Vice Mayor Daniel thanked Captain Palamara for his personal outreach and responsiveness to residents.

Commissioner Bolton wished the City of Tamarac a happy 63rd birthday, noting disappointment that no recognition was made on social media for the City's anniversary. He voiced concern about frequent changes in BSO leadership, stating Acting Captain Palamara had done an excellent job and should remain in the role rather than being replaced. He also expressed surprise at the sudden retirement of Fire Chief Annese, praised his leadership, and commended Tamarac Fire Rescue personnel for their service. Commissioner Bolton concluded by encouraging residents to contact him directly.

Commissioner Wright Jr. echoed Commissioner Bolton's support for Acting Captain Palamara, noting the improvements seen under his leadership and his familiarity with the community. He also praised Fire Chief Annese, urging him to reconsider retirement given his strong leadership and years of service. He congratulated Millennium High School for being ranked the number one public high school in Broward County, fourth in the state, and 56th in the nation by U.S. News & World Report. He welcomed the opportunity to refocus on City priorities and encouraged residents to contact him directly.

Commissioner Patterson welcomed everyone back and congratulated Fire Chief Annese on his retirement, noting his dedication and leadership, and thanked Acting Captain Palamara for his service while expressing concern over the turnover of captains. She reported on her Back-to-School Clinic supported by community partners, announced a free mammogram bus for residents on October 27th at the Community Center, and encouraged participation. She also promoted her Business Spotlight initiative to highlight small businesses and invited owners to contact her office.

Vice Mayor Daniel congratulated Fire Chief Annese on his retirement and thanked Acting Captain Palamara for his service. She reported the Senior Expo was successful with over

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300 residents attending and receiving health screenings, information, and gift cards. She highlighted District Four's home improvement grant program, which provided over $60,000 in assistance to residents, and shared that her office offered student haircut vouchers throughout August. She announced upcoming events including the Hispanic Heritage Month Taste of Tamarac on October 9, and new line dancing sessions at Edgewater Park starting September 18. She also recognized Millennium High School for providing an intern who will attend MIT next summer, commending the school for producing outstanding students.

Mayor Gomez thanked Commissioner Patterson for arranging the mammogram van, noting it had personally benefited her. She clarified the City had only three Fire Chiefs in the past decade, with BSO captain changes due to promotions. She expressed sadness at the retirements but confidence in new leadership. She announced her reappointment to the Florida League of Mayors board, highlighted the new monthly "Running on Tamarac" event, recent community programs, and invited residents to the September 16 deed fraud forum and September 17 "Women on the Course" event. She also reported on the International Council of Shopping Centers conference, which showcased Tamarac's growth and redevelopment opportunities, and closed by expressing optimism for the remainder of the year.

5. CONSENT AGENDA

5.a Approval of the July 9, 2025, Meeting Minutes.

5.b TR14297 - A Resolution of the City Commission of the City of Tamarac, Florida, authorizing the appropriate city officials to approve the purchase of two (2) Lime Slaking Systems from Integrity Municipal Systems(IMS), utilizing sole source purchase in a total amount not to exceed $346,900.00; authorizing expenditures from the appropriate accounts not to exceed the annual approved budget for said purpose; providing for conflicts; providing for severability; and providing for an effective date.

5.c TR14298 - A Resolution of the City Commission of Tamarac, Florida authorizing the renewal of General Liability, Automobile Liability, Automobile Physical Damage, Workers' Compensation, and Property Lines of coverage including any endorsements with the Florida Municipal Insurance Trust (FMIT) for a one (1) year period beginning October 1, 2025 at a cost of $1,858,195 and payment of any increase resulting from the annual premium audit and/or additions to the property schedule; providing for conflicts; providing for severability; and providing for an effective date.

5.d TR14299 - A Resolution of the City Commission of the City of Tamarac, Florida, amending the City of Tamarac List of Charitable Entities, by adding "Christian Coalition Against Domestic Abuse Inc." To the list of charitable entities with whom the City of Tamarac recognizes a formally approved relationship, attached hereto as Exhibit "A", for the express purpose of compliance with Section 1-19(c)(5)(a)(4) of the Broward County Code of

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Ordinances; providing for conflicts; providing for severability; and providing for an effective date.

Item 5.d was pulled for discussion.

City Attorney Ottinot read the title for the record.

Moved by Commissioner Bolton; seconded by Commissioner Patterson to adopt Resolution TR14299.

Mayor Gomez opened public comment.

1) Kate Johnson, Mainlands 4, spoke on behalf of her nonprofit, the Christian Coalition Against Domestic Abuse (d/b/a Living in Freedom and Empowerment). She described its mission, state and federal approvals, and community services including resources, training, counseling, and support for victims of abuse. She emphasized the organization's longstanding service since 2007, its recognition by the State of Florida, and that she had never taken a salary for her work.

2) Patti Lynn, Mainlands 8, supported approval of the nonprofit, noting its assistance during the City's triple homicide tragedy and urging the City Commission to consider the group's service to residents rather than personal disagreements.

Mayor Gomez closed public comment.

Commissioner Bolton stated the nonprofit was pulled not for personal reasons but because of concerns about its financial condition and governance. He noted IRS Form 990 filings showed a recent deficit of $8,363 in expenses, questioned the nonprofit's fiduciary responsibility, and expressed discomfort with board composition and prior political activity. He said it was the Commission's duty to ensure organizations added to the City's list were financially sound.

Commissioner Patterson clarified that during the tragedy referenced, she was the Commissioner who personally advocated for the nonprofit to be involved in hosting the supportive events, which the City Manager and the nonprofit president could confirm.

Mayor Gomez stated several comments made during discussion were not accurate and some were personal attacks rather than fact. She said the nonprofit met all qualifications and had previously partnered successfully with the City, including the Night of Healing and Domestic Violence Awareness programs. She emphasized that questions about financials were between the nonprofit and the IRS, not the City, and noted many other nonprofits had not been scrutinized at this level. She explained she had placed the item on the agenda to ensure the nonprofit was formally recognized and eligible for future partnerships without conflict under City or County ethics rules.

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Director of Financial Services Cajuste clarified that when staff are asked to place nonprofits on the agenda, the only due diligence performed is to confirm the organization is recognized by the IRS as a 501(c)(3). She stated staff do not investigate further into the charity's finances or governance to determine whether it is a "good" or "bad" organization.
Motion Failed: 3-2.

Voting For: Mayor Gomez and Commissioner Wright Jr. Voting Against: Commissioner Patterson; Vice Mayor Daniel; Commissioner Bolton.

Mayor Gomez requested a future workshop item to review all nonprofits currently on the City's charitable list, as well as any that had been rejected in the past four years, to ensure they receive the same level of scrutiny applied during this discussion.

5.e TR14306 - A Resolution of the City Commission of the City of Tamarac, Florida, approving and authorizing the purchase of golf course maintenance equipment: John Deere Pro Gator utility vehicle and select sprayer, Precision Cut triplex mower, and a Lely L1250 spreader from Everglades Equipment Group in an amount not to exceed $116,950.87, from the appropriate accounts; providing for conflicts; providing for severability; and providing for an effective date.

5.f TR14307 - A Resolution of the City Commission of the City of Tamarac, Florida, approving and ratifying past purchases of entertainment services for the "Yard on the Lawn" event, Caribbean Heritage Month Celebration held on June 28, 2025, from Riddims Marketing, Inc., in the amount of $62,160.00 and $3,203.00, for a total amount of $65,362.00 in accordance with Section 6-145(b)(6) of the Code, to be paid from the appropriate accounts; providing for conflicts; providing for severability; and providing for an effective date.

Item 5.f was pulled for discussion.

City Attorney Ottinot read the title for the record.

Moved by Commissioner Bolton; seconded by Commissioner Wright Jr. to adopt Resolution TR14307.

Mayor Gomez opened public comment.

1) Kate Johnson, Mainlands 4, objected to the payment to Rhythms Marketing, noting the description showed $65,362 had already been paid for services. She questioned the authority to approve additional expenditures, asked for the total cost of the event, and stated it could exceed $200,000 when including other vendors. She expressed concern about the cost per resident, questioned travel expenses for a Commissioner, and said residents would

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not see a return on this investment. She concluded the spending was unjust and urged the City Commission to remember that city funds are for the benefit of residents, not individual advancement.

2) Mona Perlman, Kings Point, expressed frustration with the level of spending on the event. She stated residents were not informed, said the timing was past the June 28 deadline, and argued the funds did not benefit Tamarac residents. She urged the City to focus spending on police, safety, and resident needs, not outside events.

Mayor Gomez closed public comment.

Commissioner Wright Jr. clarified the expenditure before the Commission was not for $65,000 but approximately $362 above the City Manager's authority. He stated the concert was already paid for and emphasized the Commission had agreed to host a large Caribbean concert featuring Grammy-winning artists. He shared he consulted with industry professionals who confirmed the pricing was reasonable and in line with similar events. He noted Rhythms Marketing had a strong reputation in the Caribbean community and delivered a turnkey package. He supported the expenditure as an investment in entertainment tourism, highlighting attendance of about 5,500 people and the benefits to local businesses.

Mayor Gomez requested clarification from staff regarding the expenditures tied to the "Groovin' on the Grass" event. She asked Finance Director Christine Cajuste and Parks and Recreation Director Melissa Petrone to address the budget and contracting details. Director Petrone reported the original budget for the event was $20,000. Mayor Gomez expressed concern about the significant increase in expenses and the lack of detailed backup in the Rhythms Marketing contract, including line items for per diem, flights, hotel rooms, and local performers. She questioned the timing of invoices and the absence of transparency prior to the event. Director Cajuste estimated total costs for the concert at approximately $150,000 but acknowledged she did not have the precise figure.

City Manager Sucuoglu explained that turnkey providers such as Rhythms Marketing assume responsibility for managing detailed expenditures, with the City focusing on the contracted bottom line. He stated airfare and hotel costs rose due to delays in finalizing the booking, resulting in an additional $3,200 charge that was verbally approved. He emphasized the provider also covered staff and support entourage needs, and the City was satisfied with the delivered service.

Mayor Gomez maintained concerns about transparency and insisted the City Commission should have been provided documentation prior to the event.

Commissioner Bolton stated the original $20,000 allocation was for a different event concept, not the final concert, and costs increased after City Commission direction to expand the event. He argued Rhythms Marketing negotiated

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favorable rates, including denying luxury hotel requests and securing more modest accommodations. He stressed airfare and travel costs fluctuate, and the City Commission could not quantify the cultural and community benefits of celebrating residents with a Grammy-winning performer. He characterized the Mayor's post-event criticism as inconsistent given her positive remarks during the concert.

Mayor Gomez reiterated her objection was not about the event's success but about lack of timely information provided to the City Commission.

Commissioner Wright Jr. evaluated the expenses from a business perspective, breaking down costs per flight, hotel, and transportation. He concluded the amounts were reasonable and represented fair market value. He stated the City received a good deal for the services and reiterated that booking fees are standard practice. Commissioner Wright Jr. emphasized his view that the issue was not overspending but ensuring transparency moving forward.

Motion Approved: 5-0.

Voting For: Commissioner Bolton, Mayor Gomez, Commissioner Patterson, Commissioner Wright Jr., and Vice Mayor Daniel. Voting Against: None.

The City Commission recessed for a break at 12:05 PM.

The City Commission reconvened at 12:21 PM.

5.g TR14308 - A Resolution of the City Commission of the City of Tamarac, Florida, approving an agreement between the City of Tamarac and Waypoint Contracting, Inc.; for the design-build of Westside Dog Park project in accordance with request for proposal (RFP) no. 25-16r for a contract amount of $696,536.40; a contingency in the amount of $69,653.64 will be added to the project account, for a total project budget of $766,190.04; authorizing an expenditure from the appropriate accounts; providing for conflicts; providing for severability; and providing for an effective date.

Item 5.g was pulled for discussion.

City Attorney Ottinot read the title for the record.

Moved by Commissioner Bolton; seconded by Commissioner Patterson to adopt Resolution TR14308.

Mayor Gomez opened public comment.

1) Ronald Wasserman, 8577 Jay Drive, opposed approval of a new dog park estimated at three-quarters of a million dollars. He stated the City already has dog parks that are well-used, questioned the need for another facility,

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and argued that funding should instead support police staffing and public safety. He expressed frustration with budget priorities, noting the expenditure could cover additional police officers, and urged the Commission to reconsider the project given current community needs.

Mayor Gomez closed public comment.

Commissioner Bolton, who pulled the item, said the project cost was excessive for a half-acre park and that staff had not provided comparative cost data from other cities. He stated the plan was a misuse of resources and announced he would vote against the proposal.

Commissioner Patterson questioned why the item appeared on consent without discussion and noted she had received conflicting cost estimates, from $500,000 to $1.1 million. She stressed the project was based on a prior commission's strategic plan, not the current City Commission's priorities, and said no residents had raised the issue with her. She opposed moving forward with the project.

Mayor Gomez noted the project had been discussed in strategic planning sessions and at the State of the City address and was intended to activate and beautify an underused parcel. She acknowledged resident concerns, stated no grant funding had been secured, and suggested postponing the project for further public input. Public Services Director Mustafa Albassam confirmed funds had been spent on surveying the site.

Vice Mayor Daniel cautioned against making all parks dog-friendly due to health and allergy concerns, emphasizing the value of designated dog parks.

The City Commission discussed costs, transparency, and alignment with current priorities.

Motion Failed: 5-0.

Voting For: None. Voting Against: Commissioner Wright Jr., Commissioner Patterson, Vice Mayor Daniel, Mayor Gomez, and Commissioner Bolton.

5.h TR14309 - A Resolution of the City Commission of the City of Tamarac, Florida, approving a Broward Sheriff's office permit application for special details and authorizing the appropriate City Officials to execute the permit application for police services to be used by the Parks and Recreation department; approving funding from the appropriate parks and recreation accounts; providing for conflicts; providing for severability; and providing for an effective date.

Item 5.h was pulled for discussion.

City Attorney Ottinot read the title for the record.

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Moved by Commissioner Bolton; seconded by Commissioner Patterson to adopt Resolution TR14309.

Mayor Gomez opened public comment. No one came forth to speak. Mayor Gomez closed public comment.

Commissioner Bolton asked why the contingency budget for a fiber network project was set at $50,000 which was far more than the typical 10%. Chief Information Officer Jim Twigger explained that while the base contract covers the current extension to Sabal Palm Park, the higher contingency allows for a future change order to run additional fiber toward Shaker Village. He said including that work now would risk damage before use, so the extra funds are reserved to prepare for future expansion without needing a full rebid.

Director of Parks and Recreation Melissa Patron confirmed $107,000 had already been expended for Fiscal Year 2025 under the not-to-exceed agreement. She explained additional funds were requested to cover outstanding invoices and future park detail expenses. She clarified detail services were outside of BSO's general contract and covered off-duty deputies for events and daily park coverage.

Commissioner Bolton questioned why checks were not included in the backup and requested a full list of all checks and services rendered. He compared the expenditure to other ratified items and emphasized the need for transparency. He stated support for BSO but moved to table the item until more information was provided.

Commissioner Patterson noted the $20 million general BSO contract and questioned why this $107,000 supplemental contract was managed separately. She asked about compliance and management responsibility. She also requested clarification on the difference between special detail and off-duty services. Commissioner Patterson raised concern about whether community policing already covered such events under the general contract.

The Lieutenant explained that special detail and off-duty were synonymous. He noted deputies worked outside of normal shifts for city events such as Halloween Hoopla, Movies in the Park, Yard on the Lawn, and 4th of July. He also clarified some events were staffed by on-duty officers at the discretion of the District Chief, but pre-planned events generally required paid detail.

Vice Mayor Daniels expressed concern about escalating hourly rates for park detail. She referenced youth football programs being charged $97 per hour compared to $47 in the prior year. She questioned the sustainability of relying solely on BSO for detail. She suggested the city evaluate in-house policing or security alternatives. Vice Mayor Daniel requested a workshop on negotiating future contracts to reduce costs.

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Commissioner Wright Jr. raised questions about the cost breakdown. He compared the requested $40,000 to hours worked. He requested greater detail on number of officers, hours, and specific events. Commissioner Wright Jr. noted the lack of transparency in the backup but agreed to support covering past invoices while requesting clearer reporting.

Mayor Gomez acknowledged the concerns raised by the City Commission. She emphasized future backup should include full details of expenditures, checks, and events. She reiterated transparency was necessary for residents to have confidence in city spending.

Consensus emerged among Commissioners that while staff and BSO should be paid for services rendered, the City Commission expected detailed financial breakdowns and contract enforcement before approving additional funds.

Moved by Commissioner Bolton; seconded by Commissioner Patterson to table the item.

Motion Approved: 3-2.

Voting For: Vice Mayor Daniel, Commissioner Bolton, and Commissioner Patterson. Voting Against: Commissioner Wright Jr. and Mayor Gomez.

5.i TR14312 - A Resolution of the City Commission of the City of Tamarac, Florida, awarding Bid No.25-29D and approving an agreement with Kimley Horn & Associates for the design of the Colony West Golf Club- Champs course irrigation replacement project in accordance with task authorization No. 25-29D for a contract amount of $93,570.00; a contingency in the amount of $4,678.50 (5%) will be added to the account for a total project budget of $98,248.50; as authorized by resolution No. R2022-138, for an amount not exceed $98,248.50; authorizing the appropriate City Officials to administer the contract; providing for conflicts; providing for severability; and providing for an effective date.

Item 5.i was pulled for discussion.

City Attorney Ottinot read the title for the record.

Moved by Commissioner Wright Jr.; seconded by Commissioner Patterson to adopt Resolution TR14312.

Mayor Gomez opened public comment. No one came forth to speak. Mayor Gomez closed public comment.

No discussion by the City Commission.

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Motion Approved: 4-0.

Voting For: Vice Mayor Daniel, Commissioner Wright Jr., Commissioner Patterson, and Mayor Gomez. Voting Against: None. Commissioner Bolton was absent from the dais.

5.j TR14313 - A Resolution of the City Commission of the City of Tamarac, Florida, ratifying prior expenditures to Done Films LLC for media production and advertising services in the amount of $14,038.79, in excess of the City Manager's threshold, in accordance with Section 6-145(b)(6) of the Code; authorizing additional payment up to $10,500 for future services in Fiscal Year 2025; providing for conflicts; providing for severability; and providing for an effective date.

Item 5.j was pulled for discussion.

City Attorney Ottinot read the title for the record.

Moved by Mayor Gomez; seconded by Vice Mayor Daniel to adopt Resolution TR14313.

Mayor Gomez opened public comment.

1) Kate Johnson, Mainlands 4, compared the item to a prior award and stated the proposal would pay Done Films $39 above the amount already paid to date and would push the total beyond the City Manager's $65,000 authority. Johnson objected to an additional $10,500 for September without defined services and cited backup indicating payments near $65,000. Johnson asserted most charges related to Commissioner Bolton appearances and social media activity. Ms. Johnson argued taxpayer funds should not cover costs after initiative funds and a portion of $925,000 were used. Ms. Johnson questioned the need for outside vendors given aides and liaisons, described the request as a political workaround, and said taxpayers could not afford more. Ms. Johnson noted taxes increased and urged adherence to the budget, stating the city should not pay for extra activities when a commissioner exhausts funds.

Mayor Gomez closed public comment.

Mayor Gomez stated concerns about procurement and spending authority. She noted the City Manager may authorize up to $65,000 and said the vendor had been paid more than that threshold by approximately $14,000. Mayor Gomez referenced an additional $10,500 request for September and asked why procurement was not required when a vendor performed city services. She also asked whether existing city contracts for social media and photography should have precluded using another vendor for city work. Mayor Gomez asked whether

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use of the vendor at a city event created any conflict with existing contracts. Staff answered that the other contracts were not exclusive.

City Manager Sucuoglu explained the vendor primarily provided services to commissioners using initiative funds and only a small portion for city services. He stated this was not a vendor contracted directly by the city in the usual manner. He also clarified the agenda item was prepared by the City Manager's Office after Finance flagged the $65,000 threshold and provided documentation for backup.

City Attorney Ottinot stated Commissioners may hire vendors with initiative funds without competitive procurement under the City Code. He stated entertainment related services are also exempt under the code, allowing the City Manager to use vendors without a competitive process for those services.

Mayor Gomez summarized available Commissioner funding. She noted the liaison alternative of up to 32 hours per week at $25 per hour totaled approximately $41,000 annually. Mayor Gomez stated $926,000 was divided among four commission districts, or approximately $231,000 each. She noted the initiative fund provided $20,000 per commissioner and $25,000 for the Mayor. Mayor Gomez stated the additional $10,500 appeared to anticipate broader commission use of the vendor through the end of September.

Finance Director Cajuste explained reimbursement controls and stated canceled checks are required to verify that funds cleared when commissioners pay a vendor directly. Finance Director Cajuste stated money orders are acceptable because they constitute guaranteed funds.

Commissioner Bolton described the vendor's work as community engagement liaison services. He stated the request did not add new money beyond budgeted amounts. Commissioner Bolton discussed cost comparisons to other city vendors for video and social media deliverables and stated the selected vendor offered lower prices for comparable work.

Commissioner Wright Jr. asked about standard protocol for backup. Staff responded that sufficient detail helps establish public purpose and that more information is preferred during review.

City Attorney Ottinot advised the City Commission to proceed.

Motion Approved: 4-1.

Voting For: Commissioner Bolton, Commissioner Patterson; and Commissioner Wright Jr., and Vice Mayor Daniel. Voting Against: Mayor Gomez.

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5.k TR14314 - A Resolution of the City Commission of the City of Tamarac, Florida, Approving and Supporting Commissioner Marlon Bolton's "Pink Heroes Gala," "Tamarac for the Cure," and "South Florida Got Talent" initiatives; authorizing the use of City funds and resources for the fundraising initiatives; providing for distribution of funds raised to the charities on the City-approved list of charities; providing the City Manager with the authority to do all things necessary to effectuate this resolution; and providing for an effective date.

Item 5.k was pulled for discussion.

City Attorney Ottinot read the title for the record.

Moved by Commissioner Bolton; seconded by Commissioner Patterson to adopt Resolution TR14314.

Mayor Gomez opened public comment.

1) Kate Johnson, Mainlands 4, stated city funded events should be promoted as City of Tamarac events rather than as a single commissioner's event. Ms. Johnson said commissioners may place names on flyers if initiative funds pay for the event. Ms. Johnson said taxpayer funded events should include all commissioners and the Mayor on marketing materials. Ms. Johnson warned that single-member branding could appear as campaigning. Ms. Johnson supported citywide promotion when the full commission votes to fund events.

2) Ron Wasserman, 857 Jay Drive, voiced support for charitable initiatives. Mr. Wasserman identified as a colon cancer survivor and noted his partner is a breast cancer survivor. Mr. Wasserman supported "Tamarac for the Cure" and other listed efforts. Mr. Wasserman thanked the commission and urged a safe and clean community.

Mayor Gomez closed public comment.

Mayor Gomez asked City Attorney Ottinot to clarify preparation of the item and whether commission approval is required for fundraising events tied to approved charities. Mayor Gomez requested a written memo to all commissioners if recent guidance changes prior understandings.

City Attorney Ottinot stated commissioners may hire vendors with initiative funds without competitive procurement. He explained that use of in-kind resources does not require commission approval. In-kind resources included a commissioner's initiative funds, the assigned aide, city email, and city telephone. City Attorney Ottinot further stated City Commission approval is required when an event uses more than in-kind resources or other city resources or funds. He added disclosure is required if fundraising occurs without formal commission

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approval. He clarified flyers or emails alone may not satisfy disclosure under ethics guidance. City Attorney Ottinot agreed to bring clarity language and a memo before the next meeting.

Mayor Gomez asked to confirm on the record that events using only assigned staff, initiative funds, and charities on the approved list are permitted without additional approval. City Attorney Ottinot agreed and noted the disclosure requirement would still be reviewed. City Attorney Ottinot stated a resolution updating definitions and approval language would be brought forward for clarity.

Mayor Gomez raised concern with Section Five of the draft resolution authorizing the City Manager to take all steps to effectuate the resolution. Mayor Gomez requested language that excludes budget transfers or any addition of city funds.

Commissioner Bolton stated the item was placed on the agenda following consultation with City Attorney Ottinot and the Florida Commission on Ethics. He said the event would raise funds for cancer charities and was not a city event. Commissioner Bolton said initiative funds and private sponsorships would be requested and that any use of city resources beyond in-kind would come to the commission. He stated a private attorney drafted the resolution which was then reviewed by City Attorney Ottinot. Commissioner Bolton denied campaign intent and invited colleagues to support the fundraiser.

City Attorney Ottinot would provide a written memo outlining ethics requirements, in-kind definitions, and disclosure standards before the next meeting. He also agreed to prepare clarity language for a simple resolution to be scheduled ahead of upcoming charity events.

Motion Approved: 4-1.

Voting For: Vice Mayor Daniel, Commissioner Wright Jr., Commissioner Patterson, and Commissioner Bolton. Voting Against: Mayor Gomez.

6. REGULAR AGENDA

There were none.

7. ORDINANCE(S) - FIRST READING

7.a TO2597 - An Ordinance of the City Commission of the City of Tamarac, Florida, amending Chapter 10, Article 4 of the City of Tamarac Land Development Code, entitled "Development and Design Standards," by revising Section 10-4.4, entitled "Landscaping and Tree Preservation," to clarify and strengthen the city's landscaping and tree preservation regulations, to enhance consistency in their interpretation, application, and enforcement, and to expand the purposes for which tree preservation trust funds may be used; providing for codification; providing for severability; providing for conflicts; and providing for an effective date.

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City Attorney Ottinot read the title for the record.

Moved by Commissioner Bolton; seconded by Commissioner Wright Jr. to adopt Ordinance TO2597.

Mayor Gomez asked staff to deliver the workshop presentation during the meeting so residents and absent members could see it.

Commissioner Bolton objected and said staff workshops are available on demand, and the materials were in the backup.

Deputy City Manager Maxine Calloway presented the landscape ordinance update. She explained that the City assumed landscape preservation permitting from Broward County in 2023 and that the amendments address ambiguity, add needed definitions, align with state preemption, and strengthen protection and maintenance. She noted that the Tree Preservation Trust Fund holds about $100,000 and that the update would allow the fund to be used on private property if the City Commission later creates a program.

Deputy City Manager Calloway described the key changes. New definitions are added for hazardous tree and nuisance tree. Responsibilities are clarified for vegetation in the public right of way that is adjacent to private property. For single family properties, if a resident removes a tree that is under 18 inches in diameter and the property still meets the minimum tree count, no replacement is required. Deputy City Manager Calloway referenced earlier code requiring three trees for homes built before 2018 and five trees for homes built after 2008. The prohibited species list is updated to include Florida invasive species. Maintenance language is added for low hanging branches, obstructions to streetlights, and compliance with required sight distance. A hazardous tree process is added so the City can direct removal when a tree poses a risk.

Mayor Gomez opened public comment.

1) Ron Wasserman, 857 Jay Drive, described repeated damage from off site golf course trees and poor trimming practices and supported clearer enforcement.

2) Kate Johnson, Mainlands 4, said she supports City control but asked the City to reconsider replacement counts on small lots. She noted damage to aging sprinkler systems from roots and raised safety concerns about overhanging trees on neighboring property, including wildlife issues such as raccoons.

Mayor Gomez closed public comment.

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Mayor Gomez asked whether the amendments fix situations where multiple new trees were required to replace one mature tree. Deputy City Manager Calloway said the changes reduce the burden when the minimum count is still met and the removed tree is under 18 inches, but specimen trees at or above 18 inches remain governed by state and county standards. Deputy City Manager Calloway said public outreach is ongoing through PIO messaging, HOA meetings, and program materials. On sight triangles, Public Services Director Mustafa Albassam cited DOT and Green Book standards of 30 inches above the curb or 36 inches above the asphalt and noted that the draft ties maintenance to required sight distance. Deputy City Manager Calloway agreed to research whether stricter local guidance is possible for second reading.

Vice Mayor Daniel asked about financial help for costly removals, and Deputy City Manager Calloway said the new language allows future programs and agreed to develop options, potentially tied to the Curb Appeal program, and bring them back.

Motion Approved: 5-0.

Voting For: Commissioner Patterson, Mayor Gomez, Commissioner Wright Jr., Commissioner Bolton, and Vice Mayor Daniel. Voting Against: None.

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

City Attorney Ottinot read the title for the record.

Moved by Commissioner Bolton; seconded by Commissioner Patterson to adopt Ordinance TO2598.

Commissioner Bolton asked staff to deliver the workshop presentation.

Deputy City Manager Calloway presented a compliance update to align the City's plat and replat approvals with new state law effective July 1, 2025. The change converts plats from a public hearing process to an administrative review.

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Community Development will intake applications, issue a written acknowledgment within seven days confirming completeness and the review schedule, meet statutory timelines, and avoid extensions. The code was amended to strike planning board and commission hearing and notice provisions, add replat, update statutory references, and remove outdated Broward County references. The Planning Board recommended approval unanimously.

Mayor Gomez opened public comment. No one came forth to speak. Mayor Gomez closed public comment.

Commissioner Patterson offered a friendly amendment to designate the City Manager or designee as the approving authority rather than the Community Development Director to ensure coverage. Commissioner Bolton accepted the friendly amendment.

Deputy City Manager Calloway noted Community Development would still process applications even with the change in designated authority.

Motion (as amended) Approved: 5-0.

Voting For: Mayor Gomez, Vice Mayor Daniel, Commissioner Bolton, Commissioner Patterson, and Commissioner Wright Jr. Voting Against: None.

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

City Attorney Ottinot read the title for the record.

Moved by Commissioner Bolton; seconded by Commissioner Patterson to adopt Ordinance TO2601.

Mayor Gomez opened public comment. No one came forth to speak. Mayor Gomez closed public comment.

Commissioner Patterson introduced an ordinance amendment prompted by the Kings Point pre-application, aiming to broaden who is notified and who can attend pre-application meetings for rezonings. She clarified that current code limits mailed notice to properties within a 400-foot radius and allows notice to go only to an association's president or manager. Her proposal requires notice to both the president or manager and the individual unit owners and adds city website

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and social media posting. She also proposed that meetings be open to the public and recorded by the applicant, with a summary and recording submitted before any hearing is scheduled.

Mayor Gomez supported mandatory mailed notice to the association and to individual unit owners and supported public posting. She opposed requiring meetings to be open to anyone beyond the affected area and raised concerns about compelling recordings when some applicants may lack the means. She also warned that a strict “no hearing until the summary is provided” rule could disrupt scheduling even when applicants act in good faith.

Deputy City Manager Calloway stated pre-application meetings were created to solicit community feedback and are not intended as private HOA board sessions.

City Attorney Ottinot affirmed that city pre-application rules apply to any applicant, including an HOA, and that the city’s process controls over private association practices. He distinguished open meeting access from mailed notice obligations, noting that mailed notice would still key off the 400-foot radius.

Commissioner Patterson said she was open to adjustments, acknowledged the difference between open access and notice requirements, and reiterated her goal of ensuring affected residents know and can be heard before rezonings advance.

Motion Approved: 5-0.

Voting For: Commissioner Bolton, Commissioner Wright Jr., Vice Mayor Daniel, Mayor Gomez, and Commissioner Patterson. Voting Against: None.

The City Commission recessed for a break at 3:43 PM.

The City Commission reconvened at 3:50 PM.

7.d TO2603 - An Ordinance of the city commission of the City of Tamarac, Florida, amending the city’s code of ordinances by amending chapter 2 entitled “Administration”, article III entitled “Boards, Committees, Commissions”, by repealing in its entirety division 12 entitled “Privatization Committee”; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.

City Attorney Ottinot read the title for the record.

Moved by Commissioner Bolton; seconded by Vice Mayor Daniel to adopt Ordinance TO2603.

Mayor Gomez opened public comment. No one came forth to speak. Mayor Gomez closed public comment.

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Mayor Gomez said two residents who opposed eliminating the Privatization Committee left before speaking. She questioned how a body called a permanent agency could be removed and stressed that privatization proposals should first go through a public board for transparency and as a safeguard.

City Attorney Ottinot said the code can be amended by the City Commission at any time unless the charter requires a vote of the people.

Commissioner Bolton supported removing the committee. He said recommendations still end up with the City Commission and viewed the board as unnecessary bureaucracy.

Commissioner Patterson agreed the board is not needed. She described serving on it previously, saw little purpose, and reaffirmed support for keeping services in house and valuing city staff and pensions.

Commissioner Wright Jr. also favored removal but cited research on which services cities typically privatize and stated he is not for privatizing core services.

Vice Mayor Daniel supported retiring little used committees and noted this board rarely meets.

City Manager Sucuoglu stated there is no plan to privatize departments. He said the only active discussion involves a county funded route system that connects neighborhoods to Broward County Transit and is not the prior micro transit proposal.

Mayor Gomez reiterated her opposition to eliminating the committee and warned that without it, future privatization attempts could move forward without an early public forum.

Motion Approved: 3-2.

Voting For: Commissioner Bolton, Vice Mayor Daniel, and Commissioner Patterson. Voting Against: Mayor Gomez and Commissioner Wright Jr.

8. ORDINANCE(S) - SECOND READING

There were none.

9. PUBLIC HEARING(S)

9.a TR14289 - A Resolution of the City Commission of The City Of Tamarac, Florida, establishing an adjustment factor to be applied to the Annual Water And Sewer Rate Schedule for the Fiscal Year beginning October 1, 2025 and updating other charges for services incidental to the operation of the City's Utility System; providing for conflicts; providing for severability; and providing for an effective date.

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City Attorney Ottinot read the title for the record.

Moved by Commissioner Bolton; seconded by Vice Mayor Daniel; to adopt Resolution TR14289.
Finance Services Director Cajuste reviewed the resolution and noted that the Utilities Fund is an enterprise fund that sells water to about 22,000 customers west of State Road 7 and about 1,000 east of it, and sends wastewater to Broward County for treatment. A 2024 rate study found existing rates were insufficient and recommended a five-year plan of annual adjustments through 2029, with water rising about 15 percent per year and sewer by 5 percent, to cover rising operating costs, aging infrastructure, and bond covenant requirements. The base rate moved from 3,000 to 4,000 gallons and miscellaneous fees were updated. Tamarac's combined bill was the fourth lowest in Broward County and will remain among the lower tier even after the increase. Customers were notified on August bills.

Mayor Gomez opened public comment.

1) Ron Wasserman, 857 Jay Drive, expressed concern about arsenic in the City water and ground.

Mayor Gomez closed public comment.

Public Services Director Albassam stated the city's drinking water has no arsenic, meets all state standards, and is tested continuously, with annual water quality reports posted online. In response to Vice Mayor Daniel's questions about water softeners, he advised they are generally unnecessary unless a doctor recommends one and warned residents about sales mailers. He noted new smart meters can reveal true usage and leaks, so some bills rose while others fell.

Commissioners questioned the frequency of increases. Finance Director Cajuste clarified there were no rate hikes from 2015 until the first tranche in 2024, and the current adjustment follows the adopted plan to fund major needs such as a new water treatment control building and PFAS treatment.

Staff confirmed the long-term capital needs presented last year are built into the rate plan.

Motion Failed: 4-1.

Voting For: Mayor Gomez. Voting Against: Commissioner Bolton, Commissioner Wright Jr., Commissioner Patterson, and Vice Mayor Daniel.

10. QUASI-JUDICIAL HEARING(S)

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There were none.

11. OTHER

11.a State of the City Discussion
Requested by Commissioner Krystal Patterson

Commissioner Patterson opened a discussion on organizational performance and governance. She stressed that Tamarac operates under a council-manager form of government and said there is no performance mechanism in the City Manager's contract. Nearing her first year in office, she said she has observed strengths along with structural misalignments that slow progress. Commissioner Patterson cited uneven communication, key decisions made without full transparency or timely legal review, vacant positions, limited succession planning, and processes that feel designed to control rather than empower. In budget context, she questioned advancing large projects while departments run thin and called it inconsistent to expand services while exploring privatization. She also flagged a recent nine-figure RFP that went out without a procurement director in seat or legal review. She asked the City Manager to ensure coverage when traveling, to improve staffing and succession planning, and to return with a memo that outlines operational fixes and alignment with City Commission priorities.

Commissioner Bolton offered mixed views. He praised the City Manager's professionalism during difficult periods and said responsiveness is often strong. He also raised concerns about confidentiality, shifting decisions, and the Broward Sheriff's Office leadership change. He urged private meetings between each City Commissioner and the City Manager and said he would not support the large RFP given prior direction.

Mayor Gomez emphasized how hard it is to balance five different elected officials. She said the City Manager generally executes strategic goals but acknowledged friction points. She recommended one-on-one meetings to gather concerns and then policy or procedure changes could return in public for discussion. She noted past efforts to create formal evaluations never stuck.

Vice Mayor Daniel supported continuous improvement and shared practical issues she wants fixed, such as event materials placement, canceled appointments, uneven posting, and staff gatekeeping of initiatives. She said airing these concerns together helps reveal patterns.

Commissioner Wright Jr. voiced strong support for the City Manager. He praised temperament, availability, and big picture focus, and said the organization has stabilized under his leadership, while acknowledging there is still room to improve succession planning.

Commissioner Patterson closed by clarifying this was not personal. She reiterated that coverage, communication, legal review, staffing, and succession must improve, and again asked the City Manager to memorialize a plan that levels up operations.

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City Manager Sucuoglu thanked the City Commission and said he would follow up.

Vice Mayor Daniel restated her opposition to the large project.

12. ADJOURNMENT

There being nothing further to discuss, Mayor Gomez adjourned the meeting at 5:11 PM.

Minutes transcribed by Tasha Baclawski, Prototype, Inc. and submitted by Kimberly Dillon, City Clerk.

_____

Kimberly Dillon, City Clerk

_____

Michelle J. Gomez, Mayor

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TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE:	September 24, 2025
SUBMITTED BY:	Kimberly Dillon
ITEM TYPE:	Minutes
AGENDA SECTION:	**CONSENT AGENDA**
TITLE:	Approval of the August 27, 2025, City Commission Budget Workshop Minutes

ATTACHMENTS:
082725 COT-CC Budget Workshop Draft Minutes.docx

CITY OF TAMARAC
CITY COMMISSION BUDGET WORKSHOP MINUTES
7501 N. University Dr, Tamarac, FL 33321
Wednesday, August 27, 2025
5:30 PM

CALL TO ORDER:
Mayor Michelle J. Gomez called the Wednesday, August 27, 2025 City Commission Budget workshop, being held in Tamarac Recreational Center, to order at 5:40 PM.

ROLL CALL:

Present were Mayor Michelle J. Gomez, Vice Mayor Kicia Daniel, Commissioner Marlon D. Bolton, Commissioner Morey Wright Jr. and Commissioner Krystal Patterson.

Also present were City Manager Levent Sucuoglu, Deputy City Manager Maxine Calloway, City Attorney Hans Ottinot, and City Clerk Kimberly Dillon.

BUDGET REVIEW

City Manager Sucuoglu reported staff reviewed revenue sources and noted increases in the electric public service tax, electricity franchise fees, and property taxes, resulting in additional revenue available for the budget. He explained that these changes reflected adjustments from the original proposed budget.

City Manager Sucuoglu outlined items added to the budget following Commission direction at the prior workshop, including positions for a Public Safety Director and Chief of Staff, as well as additional funding for the Public Information Office. Items removed included funding for assistants, which would be frozen but could be reinstated through a future budget amendment if needed. He also noted reductions in training and coaching sessions originally planned by Human Resources and cuts to certain recreational events that were redundant or less popular.

City Manager Sucuoglu reported the pressure washing budget was reduced from $1 million to $800,000, while $40,000 was added to support office space for new positions.

Mayor Gomez expressed concern that $503,000 was being allocated for a Public Safety Director and a Chief of Staff, noting the city had operated effectively without them. She

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questioned the need for a Public Safety Director when the Fire Department already had strong leadership and accreditation and suggested outsourcing a contract review at a much lower cost. She also stated that Human Resources Director Danielle Durgan could provide oversight if needed rather than creating a costly Chief of Staff role.

Mayor Gomez supported increased funding for the Public Information Office but opposed reductions in Parks and Recreation and pressure washing, emphasizing that residents valued these visible services. She stated that decreasing pressure washing by $200,000 would leave large areas neglected and argued that residents cared more about beautification and recreation than new administrative positions.

Commissioner Bolton asked about the canceled EV charging project. City Manager Sucuoglu explained a federal grant would have required the City to front costs for five chargers in disadvantaged areas, but the grant was withdrawn, so the project was dropped.

Commissioner Bolton then questioned the $102,490 reduction in Parks programming. Parks and Recreation Director Melissa Petron responded that the figure reflected canceling or consolidating select events (e.g., Movies in the Park) based on prior City Commission direction, costs at larger venues rose due to DJs, bounce houses, and added programming. She noted three movie nights had recently rotated among the Sports Complex, Veterans Park, and Caporella Park and the suggestion to remove Juneteenth had been included only as a recommendation. Director Petron clarified that Winter Wonderland attendance averaged roughly 200–300. Commissioner Bolton opposed cutting Juneteenth or Winter Wonderland, citing community value and attendance.

Commissioner Patterson questioned the budget process, stating she expected more opportunity to shape the budget before the first hearing and did not feel prepared to approve the draft. She called for more funding for economic development and sustainability initiatives and opposed removing Juneteenth, noting the recent event was well attended. Commissioner Patterson also urged additional support for the special events team and expressed concern about being asked to consent to budget changes without sufficient discussion.

City Manager Sucuoglu and Budget Director Jeff Streder explained that budget preparation began in January with staff and strategic planning sessions with the City Commission in February. They noted the process relied on revenue projections from BCPA, which informed the draft budget later supported by the City Commission. They reminded that the millage rate was set July 9, after which the city worked within a very tight timeline to prepare for state requirements and mandatory hearings. They emphasized the purpose of the budget workshop was to bring forward City Commission priorities for September adoption, and the current emergency budget discussion was scheduled to ensure compliance. Budget Manager Streder added that the budget had to be finalized and posted online no less than two days before the first public hearing.

City Commissioner Wright Jr. stated public safety was the top priority and noted the issue arose from concerns with BSO. He said the city already had a consultant assisting with the police chief search and suggested a consultant could serve as an alternative to a full-time director. City Manager Sucuoglu replied the Commission requested a director to oversee all public safety functions, though a contract role could also be considered.

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City Commissioner Wright Jr. agreed with Mayor Gomez that staff could handle responsibilities without adding a Chief of Staff at $176,000. He suggested reallocating funds to support aides and strongly opposed removing Juneteenth, stressing its historical and cultural importance to the community.

Discussion ensued about the Chief of Staff position and communication with Commissioners.

Vice Mayor Daniel reviewed the budget adjustments and clarified with City Manager Sucuoglu and Budget Manager Streder that the city reduced expenditures by $1.57 million due to the lowered millage rate, leaving a $109,000 gap to close. She questioned the need for a Chief of Staff, noting that staff already filled many of those responsibilities, and suggested cutting the $20,000 travel increase instead.

Vice Mayor Daniel emphasized pressure washing was more important than a Chief of Staff and asked if the reduced $800,000 allocation was sufficient. Staff explained it allowed once-per-year cleaning per location, though mold could return within months, and the county viewed sidewalk maintenance as a property owner's responsibility. Vice Mayor Daniel maintained that pressure washing was critical to Tamarac's appearance and should not be cut. She also supported restoring some funding to Juneteenth, calling it well-attended and more successful than the MLK event.

Mayor Gomez stated the city lacked updated procedures to manage the expanded number of aides and assistants, noting the system had not been adjusted since staffing grew from two or three to five. She emphasized the need to clarify expectations for existing staff before creating a new position with undefined responsibilities. Mayor Gomez suggested that assistants could oversee aides in coordination with their commissioners, with guidance from HR, rather than hiring another costly position.

Mayor Gomez reiterated the city should hire more employees instead of creating costly positions or outsourcing, noting the Chief of Staff funds could support multiple staff roles. She emphasized that existing employees, if given clear procedures, could advocate for city priorities directly with the county. She also questioned cutting programs, supporting the Juneteenth concert and opposing elimination of the Fast Track program, which she said parents and children valued.

City Commission Patterson stated the City Commission should not arbitrarily decide staffing needs or split salaries without analysis. She urged empowering the City Manager to conduct a study on organizational needs, stressing staffing decisions belonged to administration, not the Commission. She noted the role of a Chief of Staff was strategic, ensuring coordination between departments, administration, and the City Commission, and preventing miscommunication.

City Manager Sucuoglu reviewed the survey of seven cities, noting that the results provided context for comparison with Tamarac's current practices. He outlined the existing salary ranges and explained where the city fell within those benchmarks. He asked if the City Commission had interest in making adjustments to base salaries and confirmed that the discussion would also address the Vice Mayor position title.

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City Manager Sucuoglu continued presenting salary ranges from other cities and explained that one item under consideration was increasing the Vice Mayor's stipend by $1,000 per month, with a $12,000 annual fiscal impact. He noted that Hollywood was the only city in Broward County offering a similar benefit. He also reviewed discussion items on car allowances, which raised tax and continuity concerns depending on whether payments were made annually or biannually.

City Manager Sucuoglu further explained that 10 cities offered post-office health insurance, with Hollywood again being the only city in Broward County to provide it. He outlined actuarial projections for providing single coverage until Medicare eligibility after two terms of service. Pension vesting was discussed, with a proposed reduction from five years to four, which carried negligible fiscal impact but required an ordinance amendment. City Manager Sucuoglu also reviewed changes to the city's health stipend program, shifting from reimbursement to a flat monthly stipend, which would affect about 40 employees and cost $92,000. Finally, he noted that increasing the city's contribution to 457 plans from $4,800 to $9,000 per year would require a resolution for approval.

Mayor Gomez opposed salary increases, noting the City Commission had already received raises. She said the Vice Mayor role did not justify $1,000 more per month and argued board and committee assignments were already part of the job. She opposed assignment pay, recommended leaving the car allowance unchanged, and rejected lump-sum payments due to tax concerns.

On benefits, Mayor Gomez supported City Commissioners remaining in the city plan but paying the full premium after service rather than the city contributing. She had no issue with the pension vesting change, supported the opt-out health insurance incentive, but opposed raising 457 plan contributions from $4,800 to $9,000 annually.

Commissioner Wright Jr. stated he was not in support of granting himself any additional benefits and clarified he did not serve on any committees.

Vice Mayor Daniel reviewed the salary survey and agreed with not adding $1,000 for the Vice Mayor role. She preferred leaving the car allowance unchanged but supported post-office health insurance, stating she valued coverage options as she aged. Vice Mayor Daniel also expressed support for pension vesting changes, reimbursement for health insurance opt-out, and other related benefits, noting they would not create a deficit.

Commissioner Patterson stated she was indifferent on salary adjustments and would support the majority's decision. She emphasized that public service required significant time, preparation, and sacrifice, noting the misconception that commissioners did little work. She argued that serving on boards and committees involved study, research, and representation of the community and felt assignment pay for that work was reasonable, though she would defer to the majority. Commissioner Patterson said she was indifferent on car allowance, supported pension vesting at four years, and agreed with the health insurance opt-out option since she did not receive insurance from the city.

Commissioner Bolton stated City Commission salaries should be cut in half and opposed a Vice Mayor raise. He said he was indifferent on board and committee pay, noting he rarely participated, and added that he gave away his car allowance each month.

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On health insurance, Commissioner Bolton expressed confusion with COBRA but ultimately deferred to the majority. He emphasized he did not want deductions from his pension and preferred not to receive reimbursement checks. On pension vesting, he noted he had already served nine years, so the change would not affect him, and said he would not support benefits that others opposed but might still gain. He concluded with no support for additional reimbursement benefits.

Commissioner Bolton opposed changes to the 457 account, stating firmly that participation should not be framed as opt in or opt out. He made clear his decision was no.

ADJOURNMENT

There being nothing further to discuss, Mayor Gomez adjourned the meeting at 7:07 PM.

Minutes transcribed by Tasha Baclawski, Prototype, Inc. and submitted by Kimberly Dillon, City Clerk.

_____
Kimberly Dillon, City Clerk

_____
Michelle J. Gomez, Mayor

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TAMARAC
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CITY COMMISSION AGENDA ITEM REPORT

DATE:	September 24, 2025
SUBMITTED BY:	Kimberly Dillon
ITEM TYPE:	Minutes
AGENDA SECTION:	**CONSENT AGENDA**
TITLE:	Approval of the September 8, 2025, Commission Workshop Minutes

ATTACHMENTS:
090825 COT-CC Workshop Draft Minutes.docx

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CITY COMMISSION MINUTES
WORKSHOP
MONDAY, SEPTEMBER 8, 2025
CONFERENCE ROOM 105
10:00 AM

CALL TO ORDER:

Mayor Michelle J. Gomez called the Monday, September 8, 2025, City Commission Workshop to order at 11:02 a.m.

ROLL CALL

Present were Mayor Michelle J. Gomez, Vice Mayor Dr. Kicia Daniel (at 11:03 a.m.), Commissioner Marlon D. Bolton, Commissioner Krystal Patterson, and Commissioner Morey Wright Jr. (via Microsoft Teams).

Also present were City Manager Levent Sucuoglu, City Attorney Hans Ottinot, and City Clerk Kimberly Dillon.

PLEDGE OF ALLEGIANCE

Steve Stewart led the Pledge of Allegiance and moment of silence.

AGENDA

1.a. Design/Build for Sabal Palm Park Project (RFP No. 25-14R)

Levent Sucuoglu, City Manager, introduced Steve Stewart, Purchasing and Contracts Manager, to provide a brief background on the Request for Proposals (RFP) issued for Sabal Palm Park. Mr. Stewart reviewed the selection committee process and advised that four (4) firms would be making presenting their proposals to the City Commission. He reviewed the schedule of presentations and outlined the process to be followed.

Di Pompeo Construction Corp.

John Di Pompeo and Matt Pollock provided a presentation on behalf of Di Pompeo Construction Corp, which is on file in the City Clerk's Office.

Mr. Stewart clarified the total bid from Di Pompeo was $11,677,000. Mr. Di Pompeo advised that this included enhancements.

Mayor Gomez asked how far the proposed pickleball courts were from homes. She noted concerns with sound and stated she had not heard of residents requesting pickleball in this neighborhood. Members of the Di Pompeo team responded

regarding opportunities for potential relocation to another area of the park based on a radius of residences.

Mayor Gomez stated she was very excited to have a dog park. She asked if a water feature was included for the pups. Mr. Pollock reviewed water elements.

City Manager Sucuoglu advised that the specific elements of the park were a discussion to be had with the successful bidder at the time of the design process. He noted what was being presented was completely conceptual to satisfy the RFP requirements. Mr. Stewart provided additional details on the design-build and the negotiation process.

Commissioner Patterson asked for clarification on what was accounted for in the additional $1 million in enhancements. Mr. Di Pompeo reviewed enhancements, including information technology, artificial turf, a larger building, eight (8) foot walkways, and plumbing chases. He noted these items were marked in yellow and were based on past experience with the City of Tamarac.

Mayor Gomez called for a recess at 11:46 a.m.

Mayor Gomez called the meeting to order at 11:50 a.m.

Waypoint Contracting, Inc,

The Waypoint Contracting, Inc. design-build team, including Jorge Lopez with Waypoint, Mike Kroll with Miller Legg, Charles A Michelson with Saltz Michelson Architects, Jeffrey P. Thompson with MEC Engineering, which is on file in the City Clerk's Office.

Mayor Gomez asked why the contract amount showed a subtotal rather than a total. Mr. Lopez clarified the number shown was the total.

Mayor Gomez stated the dog park needed a doggy pool. She shared her concerns related to noise from the pickleball court and distance to homes.

Commissioner Bolton asked the source of the renderings. Mr. Thompson stated they were general renderings pulled from the manufacturer of the equipment.

Commissioner Wright asked for a repeat of the pricing information. Mr. Lopez provided the details.

Mayor Gomez called for a recess at 12:11 p.m.

Mayor Gomez called the meeting to order at 1:19 p.m.

Recreational Design & Construction, Inc.

Joseph Cerrone, President, Recreational Design & Construction, Inc., along with Jeff Peters of RES, Jeff Cruz, Luke Cerrone, and Brian Juhl provided a presentation, which is on file in the City Clerk's Office.

Commissioner Wright asked for clarification of the pricing. Mr. Cerrone explained the proposal included exactly what was asked for, and opportunities for savings existed in the negotiation process.

Mayor Gomez asked about the references to VE in the proposal. Mr. Cerrone advised this stood for value engineering and noted there were savings to be had. Mr. Stewart provided additional details.

Mayor Gomez shared her concerns related to noise from the pickleball court and distance to homes. She stated the dog park needed a doggy pool and commented on remediation of the site, noting she wanted to go beyond the County requirements. She asked that shade structures for the park be high quality to avoid maintenance issues and added that lights and wi-fi were nice, but the park may need to be open later to take advantage of these features.

City Manager Sucuoglu asked the presenter to comment on what would make a splash pad longer lasting. Mr. Cerrone discussed design and manufacturing considerations. Discussion continued.

Mayor Gomez called for a recess at 1:43 p.m.

Mayor Gomez called the meeting to order at 2:00 p.m.

Franjo Builders

Jim Auld, Franjo Builders provided a presentation, along with Wyatt Woolverton, Alex Fenech (via Zoom), James Alexander, Clifford Moore, Jonathan Bulley, Ron Hasko, and Tom Fowler, which is on file in the City Clerk's Office.

Commissioner Bolton noted there was a Tamarac resident on the team. He asked Mr. Fenech where he lives in Tamarac. Mr. Fenech stated he and his wife moved to Woodmont in 2022.

Commissioner Bolton commented that the budget breakdown was not included in the printed presentations. Mr. Auld advised that it had been added.

Mayor Gomez shared her concerns related to noise from the pickleball court and distance to homes. She stated the dog park needed a dog pool area. She noted there were women included on the team. Mr. Auld advised that the team values the comments and would take them into account on the design.

Commission Deliberation

Mr. Stewart discussed next steps. He noted the agenda packet included a summary of information presented to allow for side-by-side comparison, along with the score sheets from the evaluation committee. He sought feedback from the Commission on the presentations.

Commissioner Bolton asked if renderings were a requirement. Mr. Stewart noted the RFP included a conceptual rendering. Mustafa Albassam, Director of Public Services, advised it was a requirement to provide renderings and conceptual drawings, and as not all firms had, this was reflected in the committee's scores.

Commissioner Bolton inquired as to reasons the lowest bid was $8 million, and the highest bid was $14 million. Mr. Stewart stated the respondents had proposed different layouts and different materials, and this dictated the difference in price. He noted there would be negotiations to lead to the final product.

Commissioner Bolton asked if each proposal checked the boxes for the elements asked for. Mr. Stewart confirmed. Mr. Albassam noted the highest bid utilized all of the materials mentioned in the RFP. Discussion continued regarding negotiation and responsive and responsible bidding. City Attorney Ottinot and City Manager Sucuoglu added details.

Vice Mayor Daniel stated her preference would be to go with the cheapest proposal, made by Franjo, and negotiate for better quality materials. She noted her second ranked proposal would be Recreational Design & Construction, Inc., as they met all of the qualifications.

Commissioner Patterson noted the first presenter had asked several questions regarding the process that raised concerns for her. She stated the presentations met the criteria and noted she was looking for local preference, diversity, community input, and a team willing to work with the stakeholders to deliver a project that would be mutually agreeable. She advised that for these reasons, she agreed with ranking Franjo first. She pointed out that instead of coming with a complete project, they left it broad enough to leave room to engage.

Commissioner Wright placed Recreational Design & Construction, Inc. first if they were able to bring the price lower as they had a lot of experience and well thought out designs. He stated they also involved the stakeholders and were focused on protecting the residents from arsenic in the soil. He acknowledged the price was nearly double that of Franjo, and Franjo had a well-organized team and fantastic design. He noted Franjo had a local connection and diversity in the team, as well as a community foundation to give back and be stakeholders in the community. He discussed the other proposals and advised that Franjo would be his second choice.

Commissioner Bolton stated all four (4) presenters had something to offer. He expressed concern with the price. He noted Recreational Design & Construction had a good proposal, but they could not spend $14 million. He stated Di Pompeo was the proposal he liked the most until he saw the negativity in the presentation. He commented that his opinion was tied between Waypoint and Franjo, and as his

colleagues were going toward Franjo, that was his choice. He noted the price still bothered him and asked that products be reviewed carefully.

City Manager Sucuoglu advised that the resolution would select a vendor and authorize the City Manager to negotiate. Discussion ensued regarding negotiation of proposals and the project budget. Mr. Albassam, Mr. Stewart, City Manager Sucuoglu, and City Attorney Ottinot commented.

Commissioner Wright commented on the design phase pricing in the proposals. He asked what put Recreation Design & Construction at the highest score. Mr. Albassam explained the committee's scoring and emphasized the need to align not only with price, but with expertise and experience.

Commissioner Patterson noted that if they were looking for enhancements, surely any of the builders could provide these. She stated Franjo Builders was a responsible decision and was well within the budget, providing room for negotiation of additional options. She highlighted their experience and stated she liked that the vendor was from the local area but had not worked in Tamarac previously. She commented that this was a great opportunity.

Commissioner Patterson left the dais at 3:02 p.m.

Commissioner Patterson rejoined the dais at 3:02 p.m.

Mayor Gomez stated she was surprised there had not been more designs provided in the RFP, as the project had been promised for 10 years or more. She noted remediation was a major factor and noted that while being cheapest was a good quality, you sometimes get what you pay for. She asked that the Commission be included in the process more than in the past and pointed out that she liked that Franjo Builders had a local resident and veteran on their team.

Commission consensus was to move forward with a resolution to allow for negotiations with Franjo Builders.

ADJOURNMENT

There being nothing further to discuss, the meeting was adjourned at 3:05 p.m.

Minutes transcribed by Crysta Parkinson, Prototype, Inc. and submitted by Kimberly Dillon, City Clerk.

Kimberly Dillon, City Clerk

Michelle J. Gomez, Mayor

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TAMARAC
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CITY COMMISSION AGENDA ITEM REPORT

DATE: September 24, 2025

SUBMITTED BY: Rocio Goode

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: 14321

AGENDA SECTION: **CONSENT AGENDA**

TITLE: TR14321 - A Resolution of the City Commission of the City of Tamarac, Florida, to approve a Liability Waiver Agreement renewal with the Broward Sheriff's Office (BSO) to purchase Emergency Medical and Firefighting Equipment and Supplies from Broward County Sheriff's Office Fire Rescue Regional Logistics Unit in an amount of $160,000 for FY26 and $170,000 for FY27 for a total amount not to exceed $330,000 for a two-year period; and to authorize the City Manager to extend the total dollar amount by an additional $50,000 annually based upon exigent circumstances; authorizing the appropriate City Officials to execute a Liability Waiver Agreement for the purchases; providing for conflicts; providing for severability; and providing for an effective date.

RECOMMENDATION:

To place TR#14321 on the Agenda for the September 24, 2025 Commission meeting to request approval of a Liability Waiver Agreement with the Broward Sheriff's Office (BSO) Department of Fire Rescue and Emergency Services to purchase fire and emergency medical and firefighting equipment and supplies in an amount not to exceed $160,000 dollars for FY26 and $170,000 dollars for FY27 for a total amount not to exceed $330,000 dollars for the two-year period and authorize the City Manager to extend the total dollar amount by an additional $50,000 thousand dollars annually based upon exigent circumstances.

BACKGROUND:

BSO has developed and implemented a program to allow Fire-Rescue departments within Broward County to make purchases directly from the BSO Fire Rescue Regional Logistics Unit in order to promote standardization of

supplies across the County, and to take advantage of deeper discounting through increased volume purchases. A considerable savings can be realized because of the volume purchased by the BSO's Fire Rescue Regional Logistics Unit.

TFR has been purchasing medical and firefighting equipment from BSO's Fire Rescue Regional Logistics Unit for decades; the current Liability Waiver Agreement with the Broward Sheriff's Office (BSO) Department of Fire Rescue and Emergency Services was approved via Resolution R-2023-098 in September 2023 (R-2023-098) for a two year period (Fiscal Years 2024 and 2025) is available in the City Clerk Department, records custodian)

BSO's Fire Rescue Regional Logistics Unit stocks emergency medical and firefighting equipment, supplies, and uniforms for most fire rescue departments in Broward County. The City of Tamarac purchases fire and emergency medical supplies including first aid supplies, chemical supplies, janitorial supplies, protective gear, and uniforms from BSO's Fire Rescue Regional Logistics Unit and has maintained a purchasing arrangement for several years. All purchases meet or exceed Broward County guidelines for purchasing, through bids and contracts.

Supplies currently stored in the BSO's Fire Rescue Regional Logistics Unit are obtainable the same or next day, allowing purchases in various quantities and saving the City the cost of storage space.

Tamarac Fire Rescue Department is requesting authorization to execute a new Agreement with the Broward Sheriff's Office for the purchase of emergency medical and firefighting equipment and supplies from their Fire Rescue Regional Logistics Unit attached hereto as Exhibit 1 in the amount of $160,000 for FY26 and $170,000 for FY27 for a total amount not to exceed $330,000 for the two-year period and authorize the City Manager to extend the total dollar amount by an additional $50,000 annually based upon exigent circumstances.

ISSUE: Authorization to enter into a new BSO Release and Waiver of Liability Purchase of Fire and Medical Supplies Agreement for a two year period , to procure emergency medical, firefighting equipment, chemical/janitorial supplies, protective gear and uniforms from Broward Sheriff's Office Fire Rescue Regional Logistics Unit.

STRATEGIC GOALS: Goal #3: Tamarac is Economically Resilient

ATTACHMENTS:
TR14321_Memo_BSO_Med_Supplies_FY26-27 REV.docx
TR14321_RESO_BSO_Med_Supplies_FY26-27-REV.docx
Exhibit 1-Waiver Agreement -Hold Harmless.pdf

City of Tamarac
Interoffice Memorandum
City Manager's Office

To: **Levent Sucuoglu, City Manager**

From: Michael Annese, Fire Chief

Date: August 29, 2025

Re: **TR#14321 Approval of Release and Waiver of Liability Purchase of Fire and Medical Supplies Agreement with BSO's Fire Rescue and Emergency Services, Logistics Unit**

Recommendation:

To place TR#14321 on the Agenda for the September 24, 2025 Commission meeting to request approval of a Release and Waiver of Liability Purchase of Fire and Medical Supplies Agreement ("Agreement") with the Broward Sheriff's Office (BSO) Department of Fire Rescue and Emergency Services to purchase fire and emergency medical and firefighting equipment and supplies in an amount not to exceed $160,000 for FY26 and $170,000 dollars for FY27 for a total amount not to exceed $330,000 for the two-year period and authorize the City Manager to extend the total dollar amount by an additional $50,000 annually based upon exigent circumstances.

Issue:

Authorization to enter into a new BSO Release and Waiver of Liability Purchase of Fire and Medical Supplies Agreement for a two year period , to procure emergency medical, firefighting equipment, chemical/janitorial supplies, protective gear and uniforms from Broward Sheriff's Office Fire Rescue Regional Logistics Unit.

Background:

BSO has developed and implemented a program to allow Fire-Rescue departments within Broward County to make purchases directly from the BSO Fire Rescue Regional Logistics Unit in order to promote standardization of supplies across the County, and to take advantage of deeper discounting through increased volume purchases. A considerable savings can be realized because of the volume purchased by the BSO's Fire Rescue Regional Logistics Unit.

TFR has been purchasing medical and firefighting equipment from BSO's Fire Rescue Regional Logistics Unit for decades; the current Liability Waiver Agreement with the Broward Sheriff's Office (BSO) Department of Fire Rescue and Emergency Services was approved via Resolution R-2023-098 in September 2023 (R-2023-098) for a two year period (Fiscal Years 2024 and 2025) is available in the City Clerk Department, records custodian)

BSO's Fire Rescue Regional Logistics Unit stocks emergency medical and firefighting equipment, supplies, and uniforms for most fire rescue departments in Broward County. The City of Tamarac purchases fire and emergency medical supplies including first aid supplies, chemical supplies, janitorial supplies, protective gear, and uniforms from BSO's Fire Rescue

Regional Logistics Unit and has maintained a purchasing arrangement for several years. All purchases meet or exceed Broward County guidelines for purchasing, through bids and contracts.

Supplies currently stored in the BSO's Fire Rescue Regional Logistics Unit are obtainable the same or next day, allowing purchases in various quantities and saving the City the cost of storage space.

Tamarac Fire Rescue Department is requesting authorization to execute a new Agreement with the Broward Sheriff's Office for the purchase of emergency medical and firefighting equipment and supplies from their Fire Rescue Regional Logistics Unit attached hereto as Exhibit 1 in the amount of $160,000 for FY26 and $170,000 for FY27 for a total amount not to exceed $330,000 for the two-year period and authorize the City Manager to extend the total dollar amount by an additional $50,000 annually based upon exigent circumstances.

Fiscal Impact:

For historical reference, total expenditures with BSO Fire Rescue Regional Logistics Units for FY24 amounted to $128,661.00, and for FY25 (current fiscal year) is $139,469.00. The accounts expenditures are as follows:

ACCOUNT NUMBER	FY24 EXPENDITURE	FY25 EXPENDITURE
120-4520-522-52-05	$ 85,962	$ 75,000
120-4520-522-52-15	$ 4,938	$ 10,000
120-4520-522-52-16	$ 14,459	$ 16,469
120-4520-522-52-24	$ 11,654	$ 19,000
120-4520-522-52-25	$ 11,648	$ 19,000
TOTAL	**$ 128,661**	**$ 139,469**

The funds have been budgeted to support the day-to-day operations of field emergency response units and to maintain station readiness. The dollar amount requested is based on FY25 costs associated with fire rescue operations. These funds have been budgeted in Fire Rescue Operations Accounts for FY26 and FY27 proposed budget as follows:

1. 120-4520-522-52-05 - Operating Supplies/First Aid Supplies
2. 120-4520-522-52-15 - Operating Supplies/Equipment less than 5K
3. 120-4520-522-52-16 - Operating Supplies/Janitorial
4. 120-4520-522-52-24 - Operating Supplies/Protective Clothing

5. 120-4520-522-52-25 - Operating Supplies/Uniforms

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2025- _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, TO APPROVE A RELEASE AND WAIVER OF LIABILITY PURCHASE OF FIRE AND MEDICAL SUPPLIES AGREEMENT , ATTACHED HERETO AS EXHIBIT "1", WITH THE BROWARD SHERIFF'S OFFICE (BSO) TO PURCHASE EMERGENCY MEDICAL AND FIREFIGHTING EQUIPMENT AND SUPPLIES FROM BROWARD COUNTY SHERIFF'S OFFICE FIRE RESCUE REGIONAL LOGISTICS UNIT IN AN AMOUNT OF $160,000.00 DOLLARS FOR FISCAL YEAR 2026 AND $170,000.00 DOLLARS FOR FISCAL YEAR 2027 FOR A TOTAL AMOUNT NOT TO EXCEED $330,000.00 DOLLARS FOR A TWO YEAR PERIOD AND AUTHORIZE THE CITY MANAGER TO EXTEND THE TOTAL DOLLAR AMOUNT BY AN ADDITIONAL $50,000.00 DOLLARS ANNUALLY BASED UPON EXIGENT CIRCUMSTANCES; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE AGREEMENT FOR THE PURCHASES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Broward County Fire Rescue Regional Logistics Unit is administered by Broward County Sheriff's Office (BSO); and

WHEREAS, the Tamarac Fire Rescue (TFR) Department purchases emergency medical, firefighting equipment, chemical/janitorial supplies, protective gear and uniforms for daily operations from Broward Sheriff's Office Fire Rescue Regional Logistics Unit; and

WHEREAS, BSO's Fire Rescue Regional Logistics Unit's warehouse facility maintains a large inventory of supplies that are readily available; and

WHEREAS, TFR has been purchasing medical and firefighting equipment from BSO's Fire Rescue Regional Logistics Unit for decades; and

WHEREAS, the current Liability Waiver Agreement with the Broward Sheriff's Office (BSO) Department of Fire Rescue and Emergency Services for a two-year period, was approved via Resolution R-2023-098 in September 2023 (R-2023-098 is available in the City Clerk Department, records custodian); and

WHEREAS, BSO's Fire Rescue Regional Logistics Unit meets or exceeds Broward County guidelines for purchasing through bids and contracts; and

WHEREAS, the BSO Department of Fire Rescue and Emergency Services has developed a cooperative regional logistics program designed to support both BSO needs and the needs of municipal fire rescue departments in Broward County, including the Tamarac Fire Rescue Department, to obtain standardization of products used across Broward County, and to obtain significant discounts through volume purchasing; and

WHEREAS, BSO's Fire Rescue Regional Logistics Unit will sell supplies to the City of Tamarac Fire Rescue Department for cost which will result in savings on the cost of the supplies to the City and on the cost of storage of inventory; and

WHEREAS, City Code Section 6-148 (e) provides that the City may purchase goods or services from the federal government, any state or political subdivision thereof, or any municipality without requiring additional competition; and

WHEREAS, it is the recommendation of the Fire Chief and the Procurement / Contracts Manager to execute the Release and Waiver of Liability Purchase of Fire and Medical Supplies and/or Maintenance Agreement, attached

hereto as Exhibit “1” with BSO for the purchase of fire and emergency medical and firefighting equipment and supplies from BSO’s Fire Rescue Regional Logistics Unit; and

WHEREAS, the City Commission of the City of Tamarac, Florida deems it to be in the best interest of the citizens and residents of the City of Tamarac to approve and execute the Liability Waiver Agreement renewal with Broward Sheriff’s Office for the purchase of emergency medical and firefighting equipment and supplies from the BSO’s Fire Rescue Regional Logistics Unit, attached hereto as Exhibit 1.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF TAMARAC, FLORIDA:

SECTION 1: The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and made a specific part of this Resolution.

SECTION 2: The appropriate City Officials are hereby authorized to execute the Release and Waiver of Liability Agreement with Broward Sheriff’s Office attached hereto as Exhibit 1 for the purchase of fire and emergency medical and firefighting equipment and supplies from BSO’s Fire Rescue Regional Logistics Unit in an amount of one hundred and sixty thousand ($160,000) dollars for FY26 and one hundred and seventy thousand ($170,000) dollars for FY27 for a total amount not to exceed three hundred and thirty thousand ($330,000) dollars for the two-year period and authorize the City

Manager to extend the total amount by an additional fifty thousand ($50,000) dollars annually based upon exigent circumstances.

SECTION 3: All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: If any clause, section, other part, or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 5: This Resolution shall become effective immediately upon its passage and adoption.

PASSED, ADOPTED AND APPROVED this____day of_____, 2025.

_____
MICHELLE GOMEZ, MAYOR

ATTEST:

_____
KIMBERLY DILLON,
CMC, CITY CLERK

RECORD OF COMMISSION VOTE:
MAYOR GOMEZ _____
DIST 1: COMM BOLTON _____
DIST 2: COMM. WRIGHT JR _____
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

SHERIFF OF BROWARD COUNTY, FLORIDA
RELEASE AND WAIVER OF LIABILITY
PURCHASE OF FIRE AND MEDICAL SUPPLIES AND/OR MAINTENANCE AND REPAIR SERVICES FOR FIRE AND RESCUE EQUIPMENT

NOTICE: This Release and Waiver of Liability Form when signed is a contract with legal consequences. PLEASE READ IT CAREFULLY BEFORE SIGNING!

TO THE SHERIFF OF BROWARD COUNTY: In consideration of the opportunity afforded to the undersigned entity to participate in a program established by the Sheriff to allow the entity to purchase fire and medical supplies directly from the Sheriff and/or purchase maintenance and repair services for its fire and rescue equipment from the Sheriff, the entity makes the following contractual representations and agreements:

The entity understands that the fire and medical supplies are provided "as is" with all faults and BSO makes no representations or warranties, either expressed or implied, regarding the fire and medical supplies, including the warranty of merchantability and fitness for a particular purpose.

The entity AGREES TO ASSUME THE RISKS associated with the procurement, use, maintenance or storage of the supplies and/or the maintenance and repair services for its fire and rescue equipment.

The entity RELEASES and forever discharges the released parties defined below, of and from all liabilities, claims, actions, damages, costs or expenses of any nature arising out of or in any way connected with the procurement, use, maintenance or storage of the supplies and/or the maintenance and repair services for its fire and rescue equipment and further agrees, to the extent permitted by law, to indemnify and hold harmless each of the released parties against any and all such liabilities, claims, actions, damages, costs or expenses, including, but not limited to, attorney's fees.

The released parties are BSO, the Sheriff of Broward County, and his employees, agents and servants.

I understand that this release and indemnity agreement includes, to the extent permitted by law, any liabilities, claims, actions, damages, costs or expenses incurred as a result of the negligence, actions or inaction of any of the above released parties and covers bodily injury and property damage.

The entity has read the above provisions, fully understands the terms, and understands that it is giving up substantial rights by signing this document and has signed it freely and without any inducement or assurance of any nature and intends it to be a complete and unconditional release of such rights to the greatest extent allowed by law and agrees that, if any portion of this agreement is held to be invalid, the balance notwithstanding shall continue in full force and effect.

In entering this agreement, I represent that I have had a reasonable opportunity to seek and select legal advice and have relied upon the advice of my own legal representative,

who is an attorney of my own choice, or have voluntarily chosen not to seek the advice of an attorney, and that the terms of this agreement have been completely read and that those terms are fully understood and voluntarily accepted by me.

This Waiver and Release of Liability once executed by an individual authorized by the entity shall be deemed continuing in nature and shall remain in full force and effect for all purchases made by the entity under the program. This Waiver and Release of Liability shall be effective as of the date of execution as shown below.

Name of Entity

CITY OF TAMRAC

Name of Individual Authorized to Execute_____
[Print Name]

By: _____

___ day of _____, 20__.

Witnesses Signatures:

By:_____

By:_____

TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE: September 24, 2025

SUBMITTED BY: James Twigger

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: TR14322

AGENDA SECTION: **CONSENT AGENDA**

TITLE: TR14322 - A Resolution of the City Commission of the City of Tamarac, Florida, approving payment in the amount of $6,580.68 to SHI International Corp (SHI) for additional Microsoft licensing/subscriptions “true up” costs; ratifying past expenditures with SHI in the amount of $74,742.02 for FY2025 nunc pro tunc, in accordance with Section 6-145(b)(6) of the Tamarac Procurement Code; authorizing expenditures from the appropriate accounts; providing for conflicts; providing for scrivener errors; providing for severability; and providing for an effective date.

RECOMMENDATION: The Chief Information Officer recommends that the City Commission approve payment in the amount of $6,580.68 to SHI International Corp (SHI) for additional Microsoft Licensing/Subscriptions “true up” costs and ratify past expenditures with SHI in the amount of $74,742.02 for FY2025 Nunc Pro Tunc at its September 24, 2025, City Commission meeting.

BACKGROUND: A Microsoft Enterprise Agreement (EA) provides licensing and software assurance for Microsoft software and subscriptions. Microsoft’s Software Assurance (SA) program enables the continuity of the City’s access to all licensed Microsoft products at the cost of annual maintenance fees – providing substantial cost savings, without the need to continually re-purchase the licensing. An EA is a three (3) year contract, which requires renewal at the end of each three (3) year terms to continue utilizing Microsoft software, including Microsoft Office 365, and to continue updating to the latest Microsoft technology.

On October 13, 2010, the City of Tamarac City Commission approved Resolution R-2010-127, authorizing the initial purchase of a Microsoft Enterprise Licensing Agreement.

Per the Enterprise licensing model, the City purchased software licenses along with Software Assurance (maintenance contract).

On May 22, 2013, the City of Tamarac entered into an Inter-Local Agreement (ILA) (Resolution R-2013-45) with the Town of Southwest Ranches, to provide IT-related services, including Microsoft licensing through the City's Microsoft Enterprise Agreement. Licensing and subscriptions for the Town of Southwest Ranches were thereafter added into the City's Microsoft Enterprise Agreement, with the Town of Southwest Ranches paying the City of Tamarac annually for their portion of costs.

The City has since renewed its Microsoft Enterprise Agreement every three (3) years, with the current contract term expiring on October 31, 2025. The current Microsoft Enterprise Agreement was last renewed by the City on October 26, 2022, for a three (3) year term starting on November 1, 2022, expiring on October 31, 2025, at a total cost of $652,101.36, with annual required payments of $217,367.12.

Pricing for the Microsoft Enterprise Licensing Agreement is based on the State of Florida Contract Number 43230000-NASPO-16-ACS, effective August 1, 2017, through September 30, 2026, which is a competitively bid contract available for the use and benefit of governmental entities complying with state procurement laws and regulations. SHI International Corp. (SHI) is the contractor on record and is the provider of Microsoft Enterprise Licensing for the State of Florida.

The City's Microsoft Enterprise Licensing Agreement includes desktop operating system (O/S), server operating system (O/S), email server, database server, Internet and web services, and network management software assurance, as well as Microsoft Office 365 and Azure services and subscriptions, for both the City of Tamarac and the Town of Southwest Ranches.

Since November 1, 2022, the City has added additional Microsoft licensing and subscriptions for additional City of Tamarac staff, summer camp staff, Town of Southwest Ranches staff, and for outside contractors (i.e. City Attorney's Office, City Auditors); for Microsoft Office Defender, which provides comprehensive security for Microsoft 365 email and collaboration tools, protecting against phishing, malware, and business email compromise; for additional storage space for Microsoft SharePoint and

Microsoft Teams and has also experienced increased usage charges for its Microsoft Azure environment.

Per City Commission Resolution R-2022-120, the City purchased and approved a three (3) Year Microsoft Enterprise Licensing Agreement (EA) in October 2022 thru SHI International Corp (SHI) with annual required payments of $217,367.12, and per the EA contract terms, the City is also required to “true up” each year of the contract, therein remitting payment to SHI for any additional/required Microsoft Licensing/Subscriptions and Azure usage not already included as part of the original contract amount.

During FY2025, the City has already issued Purchase Orders to/with SHI for the following:

Date	Amount	PO	Description
12/4/2024	$224,442.86	280438	Microsoft EA Year 3 Renew
12/2/2025	$3,772.24	280430	Microsoft Azure Usage
1/7/2025	$2,186.78	280497	Additional Microsoft Licensing/Subscriptions
1/6/2025	$418.02	Procard	Microsoft Power BI License
3/24/2025	$32,325.68	280679	Commvault Backup Softwa 1 Year Renewal
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4/1/2025	$560.00	280703	Additional storage space fo SharePoint and Microsoft T
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4/29/2025	$3,806.69	280760	Microsoft Azure Usage
4/3/2025	$1,468.32	Procard	Network cables
5/30/2025	$3,780.89	280836	Microsoft Azure Usage
6/30/2025	$3,854.19	280891	Microsoft Azure Usage
8/4/2025	$3,746.90	280938	Microsoft Azure Usage
8/27/2025	$3,822.29	281004	Microsoft Azure Usage
Total	**$292,109.14**		

The aforementioned expenditures to SHI amount to $292,109.14.

· Of that total, a contract payment of $217,367.12 was already explicitly approved by City Commission Resolution R-2022-120.

· Microsoft “true up” costs paid to date amount to

$36,189.07.

· Separate expenditures thru SHI for the annual backup software subscription renewal, replacement WAPs and network cables amount to $38,552.95.

However, in addition, the City has received another invoice from SHI in the amount of $6,580.68, also for “true up” costs, which has not yet been paid.

Although the Microsoft EA contract and terms which address “true up” costs were already fully approved by City Commission Resolution R-2022-120, as the “true up” costs for FY2025 amounting to $42,769.75 ($36,189.07 already paid plus $6,580.68 not yet paid) were not part of the aforementioned contract payment, we want to present them to the City Commission for ratification.

The aforementioned expenditures (contract payment of $217,367.12, previously paid Microsoft “true up” related costs of $36,189.07, separate expenditures of $38,552.95 and additional/remaining “true up” payment of $6,580.68) will bring their annual aggregate spend for FY2025 to $298,689.82.

While the separate expenditures for the annual backup software subscription renewal, replacement WAPs and network cables were unrelated to Microsoft Enterprise Agreement licensing/subscription costs, pursuant to Section 6-145(b)(6) of the Tamarac Procurement Code, when the total spend for an individual vendor exceeds the Category Three threshold (City Manager’s approval level) during any fiscal year, it is the City’s policy that we present the aggregate total spend to that vendor to the City Commission for their ratification so that there is complete transparency related to the City’s spend.

I recommend that the City Commission approve payment in the amount of $6,580.68 to SHI International Corp (SHI) for additional Microsoft Licensing/Subscriptions “true up” costs and ratify past expenditures with SHI in the amount of $74,742.02 for FY2025 Nunc Pro Tunc ($36,189.07 for previously paid Microsoft “true up” related costs, and $38,552.95 for the separate expenditures).

ISSUE:

Per City Commission Resolution R-2022-120, the City Commission approved a three (3) Year Microsoft Enterprise Licensing Agreement (EA) in October 2022 thru SHI International Corp (SHI) with annual required payments of $217,367.12, and per the EA contract terms, the City is also

required to “true up” each year of the contract, therein remitting payment to SHI for any additional/required Microsoft Licensing/Subscriptions and Azure usage not already included as part of the original contract amount.

As part of the Microsoft EA contract terms, the “true up” costs for FY2025 amount to $42,769.75, and with the addition of other purchases thru SHI in the amount of $38,552.95, bring the total projected additional expenditures with SHI to $81,322.70, for a total FY2025 spend of $298,689.82.

Although the Microsoft EA contract and terms, including “true up” requirements, were fully approved by the City Commission, pursuant to Section 6-145(b)(6) of the Tamarac Procurement Code, in the interest of complete transparency, it is the City’s policy that we present the aggregate total spend to that vendor to the City Commission for their ratification when the total spend for an individual vendor exceeds the Category Three threshold (City Manager’s approval level) during any fiscal year.

STRATEGIC GOALS: Goal #5: Tamarac is Smart and Connected

ATTACHMENTS:

TR14322 Memo - Microsoft Licensing and Subscription True Up
TR14322 Resolution - Microsoft Licensing and Subscription True Up

City of Tamarac
Interoffice Memorandum
Information Technology

To: **Levent Sucuoglu, City Manager**

From: James Twigger, Chief Information Officer

Date: September 9, 2025

Re: **TR 14322: Microsoft Licensing and Subscriptions True Up**

Recommendation:

The Chief Information Officer recommends that the City Commission approve payment in the amount of $6,580.68 to SHI International Corp (SHI) for additional Microsoft Licensing/Subscriptions "true up" costs and ratify past expenditures with SHI in the amount of $74,742.02 for FY2025 Nunc Pro Tunc at its September 24, 2025, City Commission meeting.

Issue:

Per City Commission Resolution R-2022-120, the City Commission approved a three (3) Year Microsoft Enterprise Licensing Agreement (EA) in October 2022 thru SHI International Corp (SHI) with annual required payments of $217,367.12, and per the EA contract terms, the City is also required to "true up" each year of the contract, therein remitting payment to SHI for any additional/required Microsoft Licensing/Subscriptions and Azure usage not already included as part of the original contract amount.

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Background:

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* Confidential and exempt pursuant to section 119.0725, F.S.

purchase the licensing. An EA is a three (3) year contract, which requires renewal at the end of each three (3) year terms to continue utilizing Microsoft software, including Microsoft Office 365, and to continue updating to the latest Microsoft technology.

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The aforementioned expenditures (contract payment of $217,367.12, previously paid Microsoft “true up” related costs of $36,189.07, separate expenditures of $38,552.95 and additional/remaining “true up” payment of $6,580.68) will bring their annual aggregate spend for FY2025 to $298,689.82.

While the separate expenditures for the annual backup software subscription renewal, replacement WAPs and network cables were unrelated to Microsoft Enterprise Agreement licensing/subscription costs, pursuant to Section 6-145(b)(6) of the Tamarac Procurement Code, when the total spend for an individual vendor exceeds the Category Three threshold (City Manager’s approval level) during any fiscal year, it is the City’s policy that we present the aggregate total spend to that vendor to the City Commission for their ratification so that there is complete transparency related to the City’s spend.

I recommend that the City Commission approve payment in the amount of $6,580.68 to SHI International Corp (SHI) for additional Microsoft Licensing/Subscriptions “true up” costs and ratify past expenditures with SHI in the amount of $74,742.02 for FY2025 Nunc Pro Tunc ($36,189.07 for previously paid Microsoft “true up” related costs, and $38,552.95 for the separate expenditures).

Fiscal Impact:

Ratification of past expenditures with SHI in the amount of $74,742.02 for FY2025 Nunc Pro Tunc:

- Previously paid Microsoft "true up" related costs: $36,189.07
- Separate expenditures: $38,552.95

Approval of payment in the amount of $6,580.68 to SHI International Corp (SHI) for additional Microsoft Licensing/Subscriptions "true up" costs

With the previously approved contract payment of $217,367.12, the addition of the other past expenditures totaling $74,742.02 and the remaining payment of $6,580.68 still to be paid to SHI, the aggregate total fiscal year spend will be $298,689.82.

Funding for Microsoft Licensing/Subscriptions is included in the Information Technology Service Contracts account (account # 001-8100-513.46-02) and in the Town of Southwest Ranches Expense account (account # 001-8100-513.52-55), for FY2025.

Funding for the backup software subscription renewal is included in the Information Technology Service Contracts account (account # 001-8100-513.46-02) for FY2025.

Funding for replacement WAPs and network cables is included in the Information Technology Equipment Less than $5,000 account (account # 001-8100-513.52-15) for FY2025.

This item supports Strategic Goal #5 – Tamarac is Smart and Connected –, utilizing technology to automate the delivery of services and information and better leveraging tax dollars.

James Twigger

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2025 -

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, APPROVING PAYMENT IN THE AMOUNT OF $6,580.68 TO SHI INTERNATIONAL CORP (SHI) FOR ADDITIONAL MICROSOFT LICENSING/SUBSCRIPTIONS "TRUE UP" COSTS; RATIFYING PAST EXPENDITURES WITH SHI IN THE AMOUNT OF $74,742.02 FOR FY2025 NUNC PRO TUNC, IN ACCORDANCE WITH SECTION 6-145(B)(6) OF THE TAMARAC PROCUREMENT CODE; AUTHORIZING EXPENDITURES FROM THE APPROPRIATE ACCOUNTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal service, and exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Article IV, Section 4.07 of the City Charter of the City of Tamarac ("City") 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, software and technology are key components in the efficient delivery of City services, and critical to ensuring continued operations; and

WHEREAS, a Microsoft Enterprise Agreement is a volume licensing package, providing licensing and Software Assurance (SA) for Microsoft software and subscriptions; and

WHEREAS, per City Commission Resolution R-2022-120, the City purchased and approved a three (3) Year Microsoft Enterprise Licensing Agreement (EA) thru SHI International Corp (SHI), which commenced on November 1, 2022, and expires on October 31, 2025, with annual required payments of $217,367.12, and per the EA contract terms, the City is also required to "true up" each year of the contract, therein remitting payment to SHI for any additional/required Microsoft Licensing/Subscriptions and Azure usage not already included as part of the original contract amount; and

WHEREAS, Microsoft "true up" costs paid to date amount to $36,189.07; however, in addition, the City has received another invoice from SHI in the amount of $6,580.68, also for "true up" costs, which has not yet been paid; and

WHEREAS, the "true up" costs for FY2025 totaling $42,769.75 were not part of the aforementioned contract amount; and

WHEREAS, separate, un-related expenditures through SHI amount to $38,552.95; and

WHEREAS, the aggregate of the $42,769.75 "true up" costs which and the separate unrelated expenditures of $38,552.95 exceeds the Category Three threshold (City Manager's approval level) and requires approval and ratification by the City Commission pursuant to Section 6-145(b)(6) of the Tamarac Procurement Code; and

WHEREAS, the aforementioned expenditures, including the remaining payment still to be paid to SHI will bring the annual aggregate spend with SHI for FY2025 to $298,689.82; and

WHEREAS, funding is available from the appropriate accounts; and

WHEREAS, it is the recommendation of the Chief Information Officer that the City Commission approve payment in the amount of $6,580.68 to SHI International Corp (SHI) for additional Microsoft Licensing/Subscriptions “true up” costs and ratify past expenditures with SHI in the amount of $74,742.02 for FY2025 Nunc Pro Tunc; and

WHEREAS, the City Commission of the City of Tamarac, Florida deems it to be in the best interest of the business owners, residents, and visitors of the City of Tamarac to approve payment in the amount of $6,580.68 to SHI International Corp (SHI) for additional Microsoft Licensing/Subscriptions “true up” costs and ratify past expenditures with SHI in the amount of $74,742.02 for FY2025 Nunc Pro Tunc.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA THAT:

Section 1. The foregoing recitals are true and correct and hereby adopted as the legislative and administrative findings of the City Commission; all exhibits attached hereto are incorporated herein and made a specific part of this Resolution.

Section 2. The City Commission approves payment in the amount of $6,580.68 to SHI International Corp (SHI) for additional Microsoft Licensing/Subscriptions “true up” costs; ratifies past expenditures with SHI in the amount of $74,742.02 for FY2025 Nunc Pro Tunc, for an aggregate total fiscal year spend of $298,689.82; and authorizes issuance of any required Purchase Orders.

Section 3. Funding is available from the appropriate accounts.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Any scrivener or typographical errors that do not affect the intent of this Resolution may be corrected with notice to and authorization of the City Attorney and City Manager without further process.

Section 6. If any clause, section, other part, or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Remainder of page intentionally left blank

Section 7. This Resolution shall become effective immediately upon adoption.

PASSED, ADOPTED AND APPROVED this 24th day of September, 2025.

MICHELLE J. GOMEZ
MAYOR

ATTEST:

KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE:
MAYOR GOMEZ: _____
DIST 1: COMM. BOLTON _____
DIST 2: COMM. WRIGHT JR _____
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

TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE: September 24, 2025

SUBMITTED BY: Tanya Williams

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: TR#14324

AGENDA SECTION: **CONSENT AGENDA**

TITLE: TR14324 - A Resolution of the City Commission of the City of Tamarac, Florida, authorizing the City Manager to apply to the Florida Department of Transportation (FDOT) for a beautification grant in the amount of one hundred thousand dollars ($100,000) for landscaping improvements along State Road 870 (Commercial Boulevard) from Rock Island Road to State Road 7; providing for at least a 1:1 local match, not to exceed the budgeted project cost; and, if awarded, authorizing the City Manager or designee to accept the award and execute the beautification grant agreement and any other necessary documents associated with the FDOT grant, following legal review; providing for conflicts; providing for severability; and providing for an effective date.

RECOMMENDATION: The Director of Public Services, the Director of Community Development, and the Grants and Governmental Affairs Manager recommend that the City Commission (1) authorize the City Manager to apply to the Florida Department of Transportation (FDOT) Beautification Grant Program for a $100,000 grant for proposed landscaping improvements on Commercial Boulevard (SR 870) from Rock Island Road to State Road 7 (the “landscape project”); (2) provide for at least a 1:1 local match, not to exceed the budgeted project cost; and (3) if awarded, authorize the City Manager or designee to accept the award and execute agreements and documents associated with the grant and maintenance of the landscape project, following legal review.

BACKGROUND: The Director of Public Services, the Director of Community Development, and the Grants and Governmental Affairs Manager recommend that the City Commission (1) authorize the City Manager to apply to the Florida

Department of Transportation (FDOT) Beautification Grant Program for a $100,000 grant for proposed landscaping improvements on Commercial Boulevard (SR 870) from Rock Island Road to State Road 7 (the “landscape project”); (2) provide for at least a 1:1 local match, not to exceed the budgeted project cost; and (3) if awarded, authorize the City Manager or designee to accept the award and execute agreements and documents associated with the grant and maintenance of the landscape project, following legal review.

Consistent with the City’s Go-Forward Roadway Landscape Master Plan, proposed improvements will focus on median and right-of-way enhancements appropriate to a Principal Arterial, including but not limited to Florida-friendly canopy trees and palms with layered understory plantings and related median refurbishment. The Rock Island Road and US-441 approaches will serve as gateway emphasis areas, and final plant selections, spacing, sight-distance, and clear-zone standards will comply with FDOT requirements.

ISSUE:

In compliance with Fla. Admin. Code R. 14-40.020, the City must submit a resolution, with the grant application, that approves submission of the FDOT Beautification Grant application and designates the City Manager as the authorized official who signs the application, accepts the award, and executes agreements and documents associated with the grant and maintenance of the proposed landscape project.

ATTACHMENTS:

Agenda MEMO.docx
Resolution-TR #14324.docx
Exhibit A.FDOT application.pdf
Exhibit B.sample agreement.pdf

CITY OF TAMARAC
INTEROFFICE MEMORANDUM

TO: Levent Sucuoglu, City Manager

THRU: Maxine Calloway
Deputy City Manager & Director, Community Development

Mustafa Albassam
Director, Public Services

FROM: Tanya Williams, Grants and Governmental Affairs Manager

DATE: September 14, 2025

RE: TR#14324: Authorization for the City Manager to apply for the FDOT Beautification Grant and, if Awarded, Accept and Execute the Grant Agreement and Related Documents.

RECOMMENDATION:

The Director of Public Services, the Director of Community Development, and the Grants and Governmental Affairs Manager recommend that the City Commission (1) authorize the City Manager or designee to apply to the Florida Department of Transportation (FDOT) Beautification Grant Program for a $100,000 grant for proposed landscaping improvements on Commercial Boulevard (SR 870) from Rock Island Road to State Road 7 (the "landscape project"); (2) provide for at least a 1:1 local match, not to exceed the budgeted project cost; and (3) if awarded, authorize the City Manager or designee to accept the award and execute agreements and documents associated with the grant and maintenance of the landscape project, following legal review.

ISSUE:

In compliance with Fla. Admin. Code R. 14-40.020, the City must submit a resolution, with the grant application, that approves submission of the FDOT Beautification Grant application and designates the City Manager as the authorized official who signs the application, accepts the award, and executes agreements and documents associated with the grant and maintenance of the proposed landscape project.

BACKGROUND:

The City's 2019 Comprehensive Plan (Future Land Use Objective 12 and Policies 12.1 and 12.3) directs Tamarac to create a strong sense of place, enhance aesthetics, and apply unified urban design and landscape guidelines along major corridors, including gateway and entrance features that announce arrival into the City. To implement these directives, the City adopted the Go-Forward Roadway Landscape Master Plan (April 2020), which inventories corridor conditions, establishes design guidance, and classifies State Road 870 (Commercial Boulevard) as a "Principal Arterial"

with the highest and most consistent traffic volumes, where landscape conditions are highly visible and many medians are missing plantings or are unmaintained. Within that Plan, the segment from Rock Island Road to State Road 7 (US-441) is specifically identified as a “landscaping opportunity,” confirming that this location is an adopted priority for the City.

Consistent with the City’s Go-Forward Roadway Landscape Master Plan, proposed improvements will focus on median and right-of-way enhancements appropriate to a Principal Arterial, including but not limited to Florida-friendly canopy trees and palms with layered understory plantings and related median refurbishment. The Rock Island Road and US-441 approaches will serve as gateway emphasis areas, and final plant selections, spacing, sight-distance, and clear-zone standards will comply with FDOT requirements.

GRANT PROGRAM AND REQUIREMENTS:

The FDOT Beautification Grant program provides funding for landscape projects within state highway right-of-way, and the City’s proposed project location is within FDOT right-of-way. The program is administered pursuant to Rule 14-40.020, Florida Administrative Code, which requires that the applicant’s governing body adopt a resolution approving the application and authorizing the individual who signs the application to execute agreements and documents associated with the grant; a fully executed copy of the resolution must be included with the application (see Exhibit A, FDOT application). If awarded, the City Manager will execute the Beautification Grant, Landscape Construction, and Maintenance Memorandum of Agreement on behalf of the City, and the City will be responsible for long-term maintenance of the installed landscaping (see Exhibit B, sample agreement).

CONCLUSION:

The adopted Go-Forward Roadway Landscape Master Plan recommends relying on external funding, including grants. Applying for an FDOT Beautification Grant will leverage local funds to reduce the City’s net cost while directly implementing an already approved corridor priority and advancing the Strategic Plan goal that “Tamarac is Vibrant” by elevating the appearance and identity of a principal arterial and key gateways in the City.

FISCAL IMPACT:

The FDOT Beautification Grant Program provides up to $100,000 and does not require a local match; however, award success for this competitive grant is reportedly increased when a local match is offered.

The estimated total cost of the proposed landscaping improvements is $388,819.00. If awarded, the FDOT grant would not exceed $100,000.00, and the City’s local match would not exceed the budgeted project cost, which is funded in the approved budget for the Commercial Blvd & US-441 Gateway project area (current allocation: $633,661.00). The City would provide the initial outlay of funds for the total project cost and, upon successful completion and FDOT acceptance of the project, the grant-funded portion will be reimbursed pursuant to the Beautification Grant terms.

ATTACHMENT(S)
Exhibit A: Sample FDOT Beautification Grant Application
Exhibit B: Sample Grant Agreement
Temporary Resolution No. 14324

cc: Christine Cajuste, Financial Services Director

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-20## -

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, AUTHORIZING THE CITY MANAGER TO APPLY TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR A BEAUTIFICATION GRANT IN THE AMOUNT OF ONE HUNDRED THOUSAND DOLLARS ($100,000) FOR LANDSCAPING IMPROVEMENTS ALONG STATE ROAD 870 (COMMERCIAL BOULEVARD) FROM ROCK ISLAND ROAD TO STATE ROAD 7; PROVIDING FOR AT LEAST A 1:1 LOCAL MATCH, NOT TO EXCEED THE BUDGETED PROJECT COST; AND, IF AWARDED, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO ACCEPT THE AWARD AND EXECUTE THE BEAUTIFICATION GRANT AGREEMENT AND ANY OTHER NECESSARY DOCUMENTS ASSOCIATED WITH THE FDOT GRANT, FOLLOWING LEGAL REVIEW; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Tamarac seeks to continually enhance and beautify the community while preserving Tamarac's natural environment; and

WHEREAS, to advance this ongoing commitment, the City adopted the Go-Forward Roadway Landscape Master Plan (April 2020), which identifies opportunities for beautification along the City's major corridors; and

WHEREAS, the Master Plan classifies State Road 870 (Commercial Boulevard) as a principal arterial and identifies the medians and rights of way along the corridor as areas that would benefit from beautification and landscaping enhancements, where

roadway conditions and landscaping are among the most visible, to promote a cohesive, resilient, and Florida-friendly landscape identity along this major roadway; and

WHEREAS, implementing the Commercial Boulevard improvements advances the City's strategic objective to maintain a vibrant, attractive community through corridor beautification; and

WHEREAS, the proposed project consists of landscaping improvements within FDOT right-of-way along Commercial Boulevard (SR 870) from Rock Island Road to State Road 7 (US-441); and

WHEREAS, implementing the proposed Commercial Boulevard improvements advances the City's strategic objective to maintain a vibrant, attractive community through corridor beautification; and

WHEREAS, the estimated total cost of the proposed landscaping improvements is $388,819.00; and

WHEREAS, the City desires to leverage external funding to implement the proposed improvements and thereby reduce the City's overall cost; and

WHEREAS, the Florida Department of Transportation (FDOT) Beautification Grant Program provides competitive funding of up to One Hundred Thousand Dollars ($100,000) for reimbursement of eligible costs of landscape projects within FDOT right-of-way; and

WHEREAS, the City's proposed project location qualifies for FDOT's Beautification grant; and

WHEREAS, the FDOT grant does not require a match, but award success is reportedly increased with a local match; and

WHEREAS, the City agrees to provide at least a 1:1 local match, not to exceed the budgeted project cost; and

WHEREAS, FDOT's application process requires the City affirms responsibility for installation and long-term maintenance of the landscape improvements within FDOT right-of-way; and

WHEREAS, FDOT's application process requires that the applicant's governing body adopt a resolution approving the application, including a copy of the fully executed resolution with the application, and authorizing the individual who signs the application to accept the grant and execute agreements and any other necessary documents associated with the FDOT grant, including any maintenance agreement; and

WHEREAS, the Directors of Public Services and Community Development and the Grants and Governmental Affairs Manager recommend that the City Commission authorize the City Manager to apply for the FDOT Beautification Grant for the proposed Commercial Boulevard project and, if awarded, authorize the City Manager or designee to accept the award and execute the beautification agreement and any other necessary documents associated with the FDOT grant, including any maintenance agreement**,** following legal review; and

WHEREAS, the City Commission of the City of Tamarac deems it to be in the best interests of the citizens and residents of the City of Tamarac, to authorize the City Manager to apply for the FDOT Beautification grant, and if awarded, authorize the City

Manager or his designee to accept the grant and execute the Beautification grant agreement and any other necessary documents associated with the FDOT grant, including any maintenance agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA THAT:

SECTION 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and made a specific part of this Resolution.

SECTION 2: The City Commission hereby authorizes the City Manager to prepare and submit an application to the FDOT Beautification Grant Program requesting **$**100,000 for landscaping improvements along Commercial Boulevard (SR 870) from Rock Island Road to State Road 7 and commits to providing at least a 1:1 local match, not to exceed the budgeted project cost.

SECTION 3: If awarded the grant, the City affirms responsibility for installation and long-term maintenance of the landscape improvements within FDOT right-of-way, and the City Commission hereby authorizes the City Manager, or designee, to accept the grant and execute the Beautification grant agreement and any other necessary documents associated with the FDOT grant, including any maintenance agreement, subject to legal review.

SECTION 4: All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: If any clause, section, other part, or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6: This Resolution shall become effective immediately upon adoption.

PASSED, ADOPTED AND APPROVED this _____ day of _____, 2025.

_____
MICHELLE J. GOMEZ
MAYOR

ATTEST:

_____
KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE:

MAYOR GOMEZ	_____
DIST 1: COMM BOLTON	_____
DIST 2: COMM.WRIGHT JR	_____
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

Rule 14-40.020 F.A.C.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

BEAUTIFICATION GRANT APPLICATION
Part I

650-050-10
PRODUCTION SUPPORT
07/18

GENERAL INSTRUCTIONS: Statutory requirements for the Beautification Grant Program are found in Section 339.2405, Florida Statutes. Within Rule Chapter 14-40, Florida Administrative Code, are sections dealing with the grant application process, grant award process, and funding, construction, and maintenance of beautification projects. These documents can be reviewed on the FDOT website, http://www.fdot.gov/designsupport/highwaybeautification/.

When a decision is made to apply for a Beautification Grant, please immediately notify the District Grant Coordinator. A directory of Grant Coordinators is posted on the program website. The Grant Coordinator will provide guidance, and help ensure that no Department projects are in conflict with the grant project. Grant applications for landscape projects in conflict with other Department projects will not be accepted.

SUBMISSION: Please complete all items in this application. A complete grant application includes digital copies of the following:

- ☐ **1) One illustrative plan proposal. The illustrative proposal can include existing site photos, sketches or renderings, and any narrative and labels to accurately describe the project. The plan must be legible when printed at 11"x17" size. Only one page will be accepted.**
- ☐ **2) Form 650-050-10, Application Form, Part I**
- ☐ **3) Form 650-050-10, Application Form, Part II** (Submit a pdf of the excel document)
- ☐ **4) A copy of the signed resolution**
- ☐ **5) Letter of Authorization from the Department**
- ☐ **6) Optional letters of support**

To be eligible for a grant, digital copies of the above 6 items are to be submitted online by **October 1, 5pm EST**. (If October 1 falls on a weekend or holiday, the deadline will be the next following business day.) Late or incomplete applications, or any addendums or changes will not be accepted.

Grant applicants should contact the District Grant Coordinator at least **one week prior to the deadline** to gain access to the online system that will accept the online submission of applications.

DIGITAL FILE ORGANIZATION: Include only the 6 files listed above in the online submission. If multiple pages are to be included, package the files together into one file. For instance, if multiple letters of support are to be submitted, scan and bundle all of the letters into one .pdf file. There is a **250 MB** maximum file size allowed for each attachment. Clearly mark the files using the following naming methodology: 0_Submission Name_Grant Applicant_Year

Example:

1_GraphicProposal_Florida City_2017
2_ApplicationFormPt1_Florida City_ 2017
3_ApplicationFormPt2_FloridaCity_2017
4_Resolution_FloridaCity_2017
5_LetterofAuthorization_FloridaCity_2017
6_LettersofSupport_FloridaCity_2017

ATTRIBUTES: Grant Reviewers will evaluate the proposed beautification project on the following attributes: Aesthetic Value, Cost Effectiveness, Feasibility of Installation and Maintenance, Compliance with State and Federal Regulations, Litter Prevention, Level of Local Support, Context Appropriateness, Low Maintenance & High Impact, Appropriate Plant Palette, and other factors.

APPLICANT INFORMATION:

Applicant Name (Local Government Entity as defined in Section 11.45, F.S. or a local beautification council as established in accordance with Section 339.2405(9), F.S.): City of Tamarac

Contact Name: Tanya Williams Position or Title: grants and governmental affairs manager

Street Address: 7525 NW 88th Ave. City:Tamarac Zip:33321

Phone #: 954-597-3510 Contact's Email: tanya.williams@tamarac.org

This application is for a grant in current fiscal year:2025-2026 REDI Community (Yes/No):No

PROJECT SUMMARY:

County: Broward City: Tamarac

U.S./S.R.#: State Road 870 Local Name: Commercial Blvd.

Length of Project: approx. 1.2 miles (Miles or Feet)

From: Rock Island Road (MP 2.000)
(Must indicate mileposts and visible landmarks, i.e. intersections)

To: State Road 7 (MP 3.220)
(Must indicate mileposts and visible landmarks, i.e. intersections)

GRANT SUMMARY (See Form 650-050-10, Part II):

Amount requested: $100,000.00

Applicant's match: $288,819.00

Estimated Total Project Cost: $388,819.00

APPLICANT ASSURANCES: The person preparing this Application should initial each of the following to indicate that the Application is complete.

☒ All existing agreements between applicant and Department are in good standing.

☒ **Resolution:** The applicant's governing body (local government entity, as defined in Section 11.45, F.S.) must have passed a resolution or resolutions approving the grant application and authorizing the individual who signs the grant application for the applicant to execute agreements and documents associated with the grant and maintenance of the landscape project. A copy of such resolution or resolutions must be included with the application.

☒ Applicant has reviewed the **State of Florida Beautification Grant Standard Agreement, *form 650-050-010, part 3,*** language.

☒ The **Application** is complete as listed on page one of this form.

☒ The Project will meet all the **Department of Transportation requirements** pursuant to Rule 14-40.003.

PREVIOUS GRANTS: Describe the locations and dates of Beautification Grants received in the past ten (10) years. Have the project locations been maintained and cared for? Please describe the status of past projects. During the past ten years, the City received 2 Beautification Grants: 1) SR 870 (Commercial Boulevard) from Prospect Road to University Drive (FY 2016–2017); 2) SR 817 (University Drive) from NW 78th Street to Southgate Boulevard (FY 2021–2022). Both locations have been maintained in accordance with the FDOT Landscape Maintenance Agreement, and each project has been finalized with all contractual obligations fulfilled.

The undersigned hereby certifies that all requirements of the grant program are understood, and that all information provided with this grant application is true and correct, and represents the desires of the local government entity where the project will be installed.

Signature: _____ Date: _____

Grant Applicant:

Part A: Estimated Project Construction Costs

Eligible Grant Costs (plants and installation (labor, soil amendments, staking), irrigation system and installation (including any method proposed to transport/deliver water to the plants)

Plant Items*

Plant Common Name	*Plant Botanical Name*	*Installed Size*	*Quantity*	*Wholesale Cost*	*Installation Multiplier*	*Unit Cost to purchase and install*	*Total*
Specimen Florida Native/Florida Friendly Palms	*EA*	*22-24 OA*	10	$ 1,300	2.5	$ 3,250.00	$ 32,500.00
Small Flowering Florida Native/Florida Friend Trees	*EA*	*12' HT X 6' SPR*	15	$ 500	2.5	$ 1,250.00	$ 18,750.00
Native/Florida Friendly Shrubs	*EA*	*2-3' HT.*	1000	$ 10	2.5	$ 25.00	$ 25,000.00
Native/Florida Friendly Groundcover	*EA*	*6-12" HT.*	6750	$ 3	2.5	$ 7.50	$ 50,625.00
Amendment and Mulch	*CY*	*N/A*	100	$ 25	2.5	$ 62.50	$ 6,250.00
Other Items							
Irrigation System			1			$ 25,000	$ 25,000

$ 158,125.00	**Total Eligible Grant Costs**	

Ineligible Grant Costs (Matching Costs) (cost of water, cost for electricity, cost for plant establishment and maintenance, hardscape items, design fee)

Item	*Unit*	*Quantity*	*Unit Price*	*Total*	
Design Fee	Each	1	$ 12,650.00	$ 12,650.00	
Establishment Period Costs (From Part B)	Each	1	$21,424	$ 21,424.00	
Electricity	Month	12	$ 135.00	$ 1,620.00	
Hardscape and Street Furnishings (Identify)	SF	13000	$ 15.00	$ 195,000.00	
Other (Identify)				$ -	
				$ 230,694.00	**Total Ineligible Grant Costs(Matching Funds)**
				$ 388,819.00	**Grand Total Project Estimate**

**This information should be the most accurate and complete information that is available. If plant species are not known, refer to the concept plan to provide the size and type of plant, such as broadleaf deciduous tree, flowering tree, large shrub, ground cover, etc.. Select a multiplier that most closely reflects the estimated cost of labor and materials to install the plants. Applying the multiplier to the unit wholesale cost of plants will provide an estimate for total plant cost that includes the cost of the plants, fertilizers, soil amendments, mulches, staking, and labor to install. Estimated Costs associated with the establishment period are not included in eligible grant costs.*

Part B: Estimated Project Maintenance Costs

This part is for use solely by the applicant, to estimate the cost of long term care. No costs for maintenance are paid for by the grant. Grant applicants are responsible for the cost of first year establishment and long term care of the landscape material.

Maintenance Activity	*(1) Year Establishment Period Costs*	*Cost for Routine Maintenance following the One (1) Year Establishment Peroid*	
Water	$ 1,928.00	$0	
Mowing/Edging	$6,828	$6,828	
Weeding	$1,285	$670	
Fertilizing	$1,928	$1,340	
Pruning and Trimming	$856	$2,812	
Mulch	$2,142	$1,740	
Maintenance of Traffic	$ 6,457.00	$0	
Other	$0	$0	
	$21,424	$13,390	**Totals**
Number of Years to Maintain		25	
		$356,174	**Total Estimated Project Maintenance Costs**

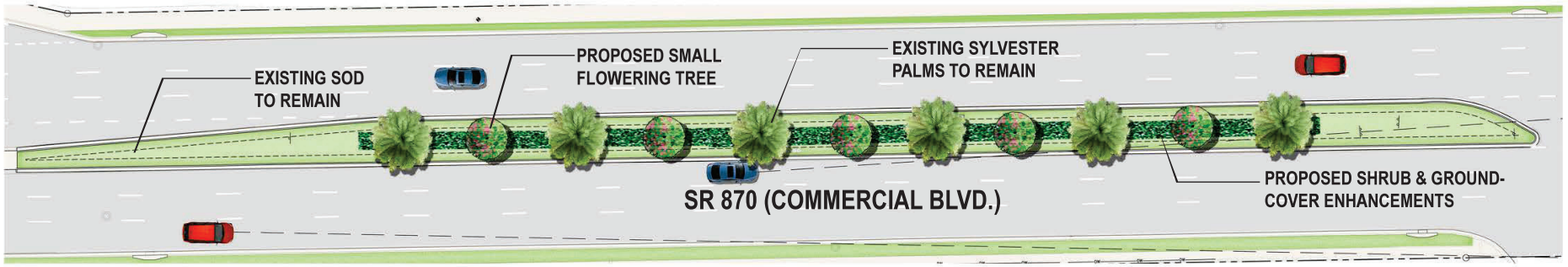
NARRATIVE OF BEAUTIFICATION IMPROVEMENTS

The primary objective of this beautification initiative is to enhance the visual appeal and aesthetic value of the gateway(s) and FDOT landscape median along Commercial Boulevard within the City of Tamarac. The project aims to establish a cohesive, attractive, and low-maintenance landscape that contributes positively to the surrounding urban environment. This effort is in response to performance challenges observed with certain existing plant species in the corridor. Some existing species are not ideally suited to the site location. A more Florida-friendly palette is desired and proposed to better match the location and strengthen overall corridor character. The goal is to create a unified landscape experience that reflects “right plant, right place” principles and delivers lasting impact consistent with FDOT program objectives. Healthy existing Sylvester palms will be preserved, with additional small flowering trees or palms introduced, as needed, to establish a consistent canopy pattern throughout the corridor. Understory enhancements, using Florida-native and Florida-friendly shrubs and groundcovers, will be added in areas needing reinforcement, while viable existing planting beds and shrubs will be retained. Plant selections and layout strategies emphasize long-term sustainability, reduced life-cycle inputs, durable performance adjacent to the roadway, and clear sight lines. In addition to the planting improvements, the City is also making out-of-pocket investments toward the beautification of the Commercial Boulevard corridor by installing new brick pavers within the existing median hardscape areas.

LOCATION MAP



TYPICAL PLAN



CONCEPTUAL PLANT LIST

TREE / PALMS



Sylvester Palm
Phoenix sylvestris



Solitaire Palm
Ptychosperma elegans

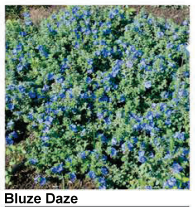


Catawaba Crape Myrtle
Lagerstroemia indica 'Catawba'



Orange Geiger Tree
Cordia sebestena

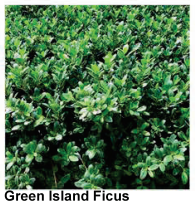
SHRUBS/GC



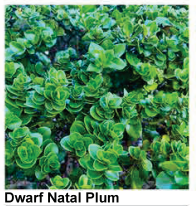
Bluze Daze
Evolvulus nuttallianus



Firebush
Hamelia patens



Green Island Ficus
Ficus macrocarpa



Dwarf Natal Plum
Carissa Macrocarpa

2025 -2026 FDOT BEAUTIFICATION GRANT CONCEPTUAL PLAN & NARRATIVE

CITY OF TAMARAC - STATE ROAD 870 (COMMERCIAL BLVD.) FROM ROCK ISLAND ROAD TO N STATE ROAD 7

TAMARAC
The City For Your Life

Exhibit B

650-050-10
PRODUCTION SUPPORT
OGC – 07/17

FLORIDA DEPARTMENT OF TRANSPORTATION
BEAUTIFICATION GRANT

Contract Number _____

FM No. 000000-0-00-00
FEID No: 00-00-0000000

THIS AGREEMENT, entered into this __ day of _____, 20__, by and between the State of Florida Department of Transportation, a component agency of the State of Florida, hereinafter called the DEPARTMENT, and _____, political subdivision of the State of Florida, located at _____, hereinafter called the RECIPIENT**.**

WITNESSETH

WHEREAS, the DEPARTMENT and the RECIPIENT are desirous of having the RECIPIENT make certain improvements in connection with **Financial Management (FM) Number _____** for landscape improvements in **_____ County, Florida, located at _____**, herein after referred to as the Project. Refer to **Exhibit "A"** for a detailed Scope of Services and **Exhibit "B"** for a set of Project Plans attached hereto and made a part hereof; and

WHEREAS, the Department is authorized under Sections 334.044 and 339.2405, Florida Statutes, to enter into this Agreement; and

WHEREAS, the Florida Legislature has appropriated the amount of $_____ in Fiscal Year _____ to the Department in order to provide funding for highway beautification programs through a certified Florida Beautification Grant at the local level; and

WHEREAS, the improvements are in the interest of both the RECIPIENT and the DEPARTMENT and it would be more practical, expeditious, and economical for the RECIPIENT to perform such activities; and,

WHEREAS, the RECIPIENT by Resolution No. _____ adopted on _____, 20__, a copy of which is attached hereto and made a part hereof, authorizes the proper officials to enter into this Agreement as **Exhibit "G"**.

NOW, THEREFORE, in consideration of the mutual benefits to be derived from joint participation on the Project, the parties agree to the following:

1. The recitals set forth above are true and correct and are deemed incorporated herein.

2. The RECIPIENT shall be responsible for assuring that the Project complies with all applicable Federal, State and Local laws, rules, regulations, guidelines and standards, and will not discriminate on the grounds of race, color, religion, sex, national origin, age or disability in the performance of work under the Agreement.

3. The DEPARTMENT agrees to make all previous studies, maps, drawings, surveys and other data and information pertaining to the Project available to the RECIPIENT at no extra cost.

4. The RECIPIENT shall have the sole responsibility for resolving claims and requests for additional work for the Project. The RECIPIENT will make best efforts to obtain the DEPARTMENT'S input in its decisions.

5. The DEPARTMENT agrees to compensate the RECIPIENT for activities as described in **Exhibit "B**". The total cost of the Project is estimated at $_____**.** The DEPARTMENT agrees to pay up to a maximum amount of $_____ for actual costs incurred. The RECIPIENT shall submit progress billings to the DEPARTMENT on a quarterly basis. The balance of the Project cost shall be the sole responsibility of and paid by the RECIPIENT. The RECIPIENT acknowledges and agrees that the DEPARTMENT'S obligation to make payment under the AGREEMENT is contingent upon an annual appropriation by the Florida legislature.

6. This Agreement and **Exhibit "C"**, attached hereto and made a part hereof shall act to supersede the normal requirements of the RECIPIENT to secure a separate DEPARTMENT landscape permit and this agreement is deemed to constitute such permit. The DEPARTMENT shall retain any rights in relation to the RECIPIENT as if it has issued a permit.

7. The RECIPIENT shall:

   (a) Utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the RECIPIENT during the term of the contract; and

   (b) Expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

8. The RECIPIENT must certify that the installation of the project is completed by a Contractor prequalified by the DEPARTMENT as required by Section 2 of the Standard Specifications for Road and Bridge Construction (2016), as amended unless otherwise approved by the DEPARTMENT in writing or exhibit past project experience in the last five years that are comparable in scale, composition, and overall quality of the site identified within the scope of services of this project.

   ☐ **CEI Requirement (Check where applicable)**

9. Construction Engineering Inspection (CEI) services will be provided by the RECIPIENT by hiring a DEPARTMENT prequalified consultant firm including one individual that has completed the Advanced Maintenance of Traffic Level Training, unless otherwise approved by the DEPARTMENT in writing. The CEI staff shall be present on the Project at all times that the contractor is working. Administration of the CEI staff shall be under the responsible charge of a State of Florida Licensed Professional Engineer. The DEPARTMENT shall approve all CEI personnel. The RECIPIENT is hereby precluded from having the same consultant firm providing design services.

10. This Agreement and any interest herein shall not be assigned, transferred or otherwise encumbered by the RECIPIENT under any circumstances without the prior written consent of the DEPARTMENT. However, this Agreement shall run to the DEPARTMENT and its successors.

11. Except as otherwise set forth herein, this Agreement shall continue in effect and be binding to both the RECIPIENT and the DEPARTMENT until the Project is accepted in writing by the DEPARTMENT'S Project Manager as complete, or _____, whichever occurs first. The DEPARTMENT and RECIPIENT may agree to extend this Agreement in writing. The RECIPIENT shall delegate signature authority for the RECIPIENT to County Administrator.

12. The RECIPIENT shall provide the following quantifiable, measurable, and verifiable units of deliverables. Each deliverable must specify the required minimum level of service to be performed and the criteria for evaluating successful completion. The deliverables for the Project are shown in **Exhibit "D"** Deliverables, attached hereto and made a part hereof. The RECIPIENT will need DEPARTMENT approval, in writing, if deviating from these deliverables and the Landscape Plans as shown in **Exhibit "B"** when approved by the DEPARTMENT.

    As limited by paragraph number 5, the RECIPIENT will be reimbursed for actual expenses incurred during the Agreement time period that are directly related to the installation of landscape improvements as set forth in this Agreement. The RECIPIENT will submit a written progress report by the 15th day of the month following the installation attesting to the actual number of large and/or small plants installed, along with all irrigation parts received and installed at the Project site. Upon completion of all outstanding contractors' deficiencies (punch-list items), the RECIPIENT will notify the DEPARTMENT'S District Landscape Architect who is responsible for the review and acceptance of the landscape improvements contemplated in this Agreement.

13. Upon completion, and authorized by this Agreement, the RECIPIENT shall notify the DEPARTMENT in writing of the completion for all design work that originally required certification by a Registered Landscape Architect. This notification shall contain a Landscape Architect's Certification of Compliance Letter, signed and sealed by a Registered Landscape Architect. The certification letter shall state that work has been completed in compliance with the Project construction plans and specifications. If any deviations per paragraph number 11 are found from the approved plans, the certification shall include a list of all deviations along with an explanation that justifies the reason to accept each deviation.

14. The RECIPIENT shall agree to maintain all landscape improvements at its sole cost and expense and in accordance with the terms of the Landscape Maintenance Memorandum of Agreement attached hereto and made a part hereof as **Exhibit "E".**

15. Upon completion and certification of the Project, the RECIPIENT must submit the Final Invoice to the DEPARTMENT within 180 days after the final acceptance of the Project which may follow the 365 day warranty period. Invoices submitted after the 180 day time period may not be paid.

16. There shall be no reimbursement for travel expenses under this Agreement.

17. Payment shall be made only after receipt and approval of goods and services unless advance payments are authorized by the Chief Financial Officer of the State of Florida under Chapters 215 and 216, Florida Statutes. If the Department determines that the performance of the RECIPIENT is unsatisfactory, the Department shall notify the RECIPIENT of the deficiency to be corrected, which correction shall be made within a time-frame to be specified by the Department. The RECIPIENT shall, within five days after notice from the Department, provide the Department with a corrective action plan describing how the RECIPIENT will address all issues of contract non-performance, unacceptable performance, failure to meet the minimum performance levels, deliverable deficiencies, or contract non-compliance. If the corrective action plan is unacceptable to the Department, the RECIPIENT shall be assessed a non-performance retainage equivalent to 10% of the total invoice amount. The retainage shall be applied to the invoice for the then-current billing period. The retainage shall be withheld until the RECIPIENT resolves the deficiency. If the deficiency is subsequently resolved, the RECIPIENT may bill the Department for the retained amount during the next billing period. If the RECIPIENT is unable to resolve the deficiency, the funds retained will be forfeited at the end of the Agreement's term.

18. Invoices shall be submitted by the RECIPIENT in detail sufficient for a proper pre-audit and post audit based on the quantifiable, measurable and verifiable units of deliverables as established in **Exhibit "B"** and **Exhibit "D"**. Deliverables must be received and accepted in writing by the Department's Project Manager prior to payments.

19. Supporting documentation must establish that the deliverables were received and accepted in writing by the RECIPIENT and must also establish that the required minimum level of service to be performed based on the criteria for evaluating successful completion as specified in Section 12 has been met.

20. The RECIPIENT understands and agrees to comply with Section 20.055(5), Florida Statues, and to incorporate in all subcontracts the obligation to understand and comply with Section 20.055(5), Florida Statutes.

21. RECIPIENT providing goods and services to the DEPARTMENT should be aware of the following time frames. The DEPARTMENT has (10) ten working days to inspect and approve the goods and services where working day is defined as any day of the week excluding Saturday, Sunday and any legal holiday as designated in Section 110.117, Florida Statutes. The DEPARTMENT has (20) twenty working days to deliver a request for payment (voucher) to the Department of Financial Services. The (20) twenty working days are measured from the latter of the date the invoice is received or the goods or services are received, inspected and approved. The RECIPIENT providing goods and services to the DEPARTMENT should be aware of the following time frames. Inspection and approval of goods or

services shall take no longer than (20) twenty working days. The DEPARTMENT has 20 days to deliver a request for payment (voucher) to the Department of Financial Services. The 20 days are measured from the latter of the date the invoice is received or the goods or services are received, inspected, and approved.

22. If a payment is not available within (40) forty days, a separate interest penalty at a rate as established pursuant to Section 55.03(1), Florida Statutes, will be due and payable, in addition to the invoice amount, to the RECIPIENT. Interest penalties of less than one (1) dollar will not be enforced unless the RECIPIENT requests payment. Invoices that have to be returned to a RECIPIENT because of RECIPIENT preparation errors will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the DEPARTMENT.

23. A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for RECIPIENT who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted at (850) 413-5516.

24. Records of costs incurred under the terms of this Agreement shall be maintained and made available upon request to the DEPARTMENT at all times during the period of this Agreement and for five years after final payment is made. Copies of these documents and records shall be furnished to the DEPARTMENT upon request. Records of costs incurred include the RECIPIENT'S general accounting records and the Project records, together with supporting documents and records, of the contractor and all subcontractors performing work on the Project, and all other records of the Contractor and subcontractors considered necessary by the Department for a proper audit of costs.

25. In the event this contract is for services in excess of TWENTY-FIVE THOUSAND DOLLARS ($25,000.00) and a term for a period of more than one year, the provisions of Section 339.135(6)(a), Florida Statutes**,** are hereby incorporated:

> "The department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The department shall require a statement from the comptroller of the department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 1 year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the department which are for an amount in excess of $25,000 and which have a term for a period of more than 1 year."

26. The administration of resources awarded through the Department to the Recipient by this Agreement may be subject to audits and/or monitoring by the Department. The following requirements do not limit the authority of the Department to conduct or arrange for the conduct of additional audits or evaluations of state financial assistance or limit the authority of any state agency inspector general, the Auditor General, or any other state official. The Recipient shall comply with all audit and audit reporting requirements as specified below.

    (a) In addition to reviews of audits conducted in accordance with Section 215.97, Florida Statutes, monitoring procedures may include, but not be limited to, on-site visits by Department staff, and/or other procedures. By entering into this Agreement, the Recipient agrees to comply and cooperate fully with any monitoring procedures/processes deemed appropriate by the Department. The Recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the state Chief Financial Officer (CFO) or Auditor General.

(b) The Recipient, as a "nonstate entity" as defined by Section 215.97(2)(n), Florida Statutes, and as a recipient of state financial assistance awarded by the Department through this Agreement is subject to the following requirements:

i) In the event that the Recipient expends a total amount of state financial assistance equal to or in excess of the threshold established by Section 215.97, Florida Statutes, in any fiscal year of the Recipient, the Recipient must have a State single or project-specific audit for such fiscal year in accordance with Section 215.97, Florida Statutes; applicable rules of the Department of Financial Services; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. **Exhibit "F"** to this Agreement provides the specific state financial assistance information awarded through the Department by this Agreement needed by the Recipient to further comply with the requirements of Section 215.97, Florida Statutes. In determining the state financial assistance expended in a fiscal year, the Recipient shall consider all sources of state financial assistance, including state financial assistance received from the Department, other state agencies, and other non-state entities. State financial assistance does not include Federal direct or pass-through awards and resources received by a non-state entity for Federal program matching requirements.

ii) In connection with the audit requirements, the Recipient shall ensure that the audit complies with the requirements of Section 215.97(8), Florida Statutes. This includes submission of a financial reporting package as defined by Section 215.97(2)(e), Florida Statutes, and Chapters 10.550 (local government entities) or 10.650 (non-profit and for-profit organizations), Rules of the Auditor General.

iii) If the Recipient expends less than the threshold established by Section 215.97, Florida Statutes, in state financial assistance in a fiscal year, an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, is not required; however, the Recipient must provide to the Department a certification of exemption to FDOTSingleAudit@dot.state.fl.us no later than 9 months after the end of the Recipient's fiscal year for each applicable audit year. In the event that the Recipient expends less than the threshold established by Section 215.97, Florida Statutes, in state financial assistance in a fiscal year and elects to have an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, the cost of the audit must be paid from the Recipient's resources (i.e., the cost of such an audit must be paid from the Recipient's resources obtained from other than State entities).

iv) Copies of financial reporting packages required by this Agreement shall be submitted to:

Florida Department of Transportation
Office of Comptroller, MS 24
605 Suwannee Street
Tallahassee, FL 32399-0405
Email: FDOTSingleAudit@dot.state.fl.us

and

State of Florida Auditor General
Local Government Audits/342
111 West Madison Street, Room 401
Tallahassee, FL 32399-1450
Email: flaudgen_localgovt@aud.state.fl.us

v) Any copies of financial reporting packages, reports, or other information required to be submitted to the Department shall be submitted timely in accordance with Section 215.97, Florida Statutes, and Chapters

10.550 (local governmental entities) or 10.650 (non-profit and for-profit organizations), Rules of the Auditor General, as applicable.

vi) The Recipient, when submitting financial reporting packages to the Department for audits done in accordance with Chapters 10.550 (local governmental entities) or 10.650 (non-profit and for-profit organizations), Rules of the Auditor General, should indicate the date the reporting package was delivered to the Recipient in correspondence accompanying the reporting package.

vii) Upon receipt, and within 6 months, the Department shall review the Recipient's financial reporting package, including the management letters and corrective action plans, to the extent necessary to determine whether timely and appropriate corrective action has been taken with respect to audit findings and recommendations pertaining to the state financial assistance provided through the Department by this Agreement. If the Recipient fails to have an audit conducted consistent with Section 215.97, Florida Statutes, the Department may take appropriate corrective action to enforce compliance, in accordance with Section 215.97(8)(l), Florida Statutes.

viii) As a condition of receiving state financial assistance, the Recipient shall allow the Department, or its designee, the CFO or Auditor General access to the Recipient's records, including project records, and the independent auditor's working papers as necessary. Records related to unresolved audit findings, appeals, or litigation shall be retained until the action is complete or the dispute is resolved.

(c) The Recipient shall retain sufficient records demonstrating its compliance with the terms of this Agreement for a period of five years from the date the audit report is issued, and shall allow the Department, or its designee, the CFO or Auditor General access to such records upon request. The Recipient shall ensure that the audit working papers are made available to the Department, or its designee, the CFO, or Auditor General upon request for a period of five years from the date the audit report is issued, unless extended in writing by the Department.

(d) The RECIPIENT shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the RECIPIENT in conjunction with this Agreement. Failure by the RECIPIENT to grant such public access shall be grounds for immediate unilateral cancellation of this Agreement by the DEPARTMENT.

27. The RECIPIENT warrants that it has not employed or obtained any company or person, other than bona fide employees of the RECIPIENT, to solicit or secure this Agreement, and it has not paid or agreed to pay any company, corporation, individual or firm, other than a bona fide employee employed by the RECIPIENT. For breach or violation of this provision, the DEPARTMENT shall have the right to terminate the Agreement without liability.

28. The Agreement affirms that RECIPIENT is aware of the provisions of Section 287.133(2)(a), Florida Statutes. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty six (36) months from the date of being placed on the convicted vendor list. The RECIPIENT agrees that it shall not violate Section 287.133(2)(a), Florida Statutes, and further acknowledges and agrees that any conviction during the term of this Agreement may result in the termination of this Agreement.

29. The RECIPIENT affirms that it is aware of the provisions of Section 287.134(2)(a), Florida Statutes. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any

goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity. The RECIPIENT further agrees that it shall not violate Section 287.134(2)(a), Florida Statutes, and acknowledges and agrees that placement on the list during the term of this Agreement may result in the termination of this Agreement.

30. CLAIMS: When the Department received notice of a claim for damages that may have been caused by the RECIPIENT in the performance of services required under this Agreement, the Department will immediately forward the claim to the RECIPIENT.

31. In a contract executed between the RECIPIENT and one or more contractors arising out of this Agreement, such contract shall state that:

    To the fullest extent permitted by law the RECIPIENT’s contractor shall indemnify and hold harmless the RECIPIENT, the State of Florida, Department of Transportation, and its officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness or intentional wrongful conduct of contractor and persons employed or utilized by contractor in the performance of this Contract.

    This indemnification shall survive the termination of this Agreement. Nothing contained in this paragraph is intended to nor shall it constitute a waiver of the State of Florida and RECIPIENT'S sovereign immunity.

    In a contract executed between the RECIPIENT and one or more consultants arising out of this Agreement, such contract shall state that:

    To the fullest extent permitted by law, the RECIPIENT's consultant shall indemnify and hold harmless the RECIPIENT, the State of Florida, Department of Transportation, and its officers and employees from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorney fees to the extent caused, in whole or in part, by the professional negligence, error or omission, recklessness, or intentional wrongful conduct of the consultant or persons employed or utilized by the consultant in the performance of the Agreement. This indemnification shall survive the termination of this Agreement. Nothing contained in this paragraph is intended to nor shall it constitute a waiver of the State of Florida and RECIPIENT'S sovereign immunity.

32. This Agreement shall be exclusively governed by and construed in accordance with the laws of the State of Florida. In the event of a conflict between any portion of the contract and Florida law, the laws of Florida shall prevail. The RECIPIENT agrees to waive forum and venue and that the DEPARTMENT shall determine the forum and venue in which any dispute under this agreement is decided.

33. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document except the Landscape Maintenance Memorandum of Agreement between the DEPARTMENT and the RECIPIENT which is included as **Exhibit "E".** Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representation or agreements whether oral or written. It is further agreed that no modification, amendment, or alteration in the terms and conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

34. Any or all notices (except invoices) given or required under this Agreement shall be in writing and either personally delivered with receipt acknowledged or sent by certified mail, return receipt requested. All notices delivered shall be sent to the following addresses:

If to the DEPARTMENT:	If to the RECIPIENT:
State of Florida Department of Transportation	_____
_____	_____
_____	_____
Attention: _____	Contact: _____
Title: _____	Title: _____
A second copy to: _____	With a copy to: _____

35. LIST OF EXHIBITS

Exhibit A: Scope of Services
Exhibit B: Project Plans
Exhibit C: Permit Requirements
Exhibit D: Deliverables
Exhibit E: Landscape Maintenance Memorandum of Agreement
Exhibit F: State Financial Assistance (Florida Single Audi Act)
Exhibit G: Agency Resolution

IN WITNESS WHEREOF, this Agreement is to be executed below for the purposes specified herein. Authorization has been given to enter into and execute this Agreement by Resolution_____, hereto attached.

BOARD OF COUNTY COMMISSIONERS _____ COUNTY	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
BY: _____ Authorized Signature	BY: _____ Authorized Signature
NAME: _____ (Print/Type)	NAME: _____ (Print/Type)
TITLE: _____ (Print/Type)	TITLE: _____ (Print/Type)
	DATE: _____
ATTEST: _____ (SEAL)	ATTEST: _____ (SEAL)
TITLE: _____	TITLE: _____
Print Name _____	
APPROVED AS TO FORM & LEGAL SUFFICIENCY:	LEGAL REVIEW:
_____ Name, County Attorney	_____ Office of the General Counsel (Date)

FLORIDA DEPARTMENT OF TRANSPORTATION

BEAUTIFICATION GRANT

EXHIBIT A
SCOPE OF SERVICES

The RECIPIENT (_____ Board of County Commissioners) agrees to make certain landscape improvements on _____**, Florida,** and will subsequently furnish, construct, and inspect the landscape as shown in the plans and specifications prepared by _____**, dated** _____**.** The following conditions shall apply:

(a) The current Florida Department of Transportation Design Standard Index 546 must be adhered to.

(b) Lateral offset as specified in the Design Manual or Plans Preparation Manual.

(c) Landscape materials shall not obstruct roadside signs or the outdoor advertising view zones for permitted outdoor advertising signs per Florida Statutes 479.106.

(d) Landscape materials shall be of a size, type and placement so as not to impede large machine mowing that the DEPARTMENT currently provides and will continue to provide at the same frequency.

(e) Should the RECIPIENT elect to design, furnish and construct irrigation, all costs associated with water source connection(s), continued maintenance of the distribution system and water, and electricity costs shall be born solely by the RECIPIENT. All permits (including tree permits), fees, and any mitigation associated with the removal, relocation or adjustments of these improvements are the RECIPIENT'S responsibility.

(f) During the installation of the Project and future maintenance operations, maintenance of traffic shall be in accordance with the current edition of the MUTCD and the current Department Design Standards.

(g) If there is a need to restrict the normal flow of traffic it shall be done in accordance with the approved Maintenance of Traffic Plan (see **Exhibit B**). The party performing such work shall give 48 hour notice to the local law enforcement agency within whose jurisdiction such road is located prior to commencing work on the Project. The DEPARTMENT'S Public Information Office shall also be notified by phone at _____ at least 48 hours in advance.

(h) The RECIPIENT shall be responsible to clear all utilities within the Project limits.

EXHIBIT B

PROJECT PLANS

Please see attached plans prepared by:

_____

of _____

Dated _____

EXHIBIT C

PERMIT REQUIREMENTS

1. The Project shall be designed and constructed in accordance with the latest edition of the DEPARTMENT'S Standard Specifications for Road and Bridge Construction and DEPARTMENT Design Standards and Manual of Uniform Traffic Control Devices ("MUTCD"). The following guidelines shall apply as deemed appropriate by the DEPARTMENT: the DEPARTMENT Structures Design Manual, AASHTO Guide Specifications for the Design of Pedestrian Bridges, AASHTO LRFD Bridge Design Specifications, the DEPARTMENT Plans Preparation Manual ("PPM"),also known as the "Design Manual", Manual for Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (the "Florida Green Book") and the DEPARTMENT Traffic Engineering Manual. The RECIPIENT will be required to submit any construction plans required by the DEPARTMENT for review and approval prior to any work being commenced. Should any changes to the plans be required during construction of the Project, the RECIPIENT shall be required to notify the DEPARTMENT of the changes and receive approval from the DEPARTMENT prior to the changes being constructed. The RECIPIENT shall maintain the area of the project at all times and coordinate any work needs of the DEPARTMENT during construction of the project.

2. The RECIPIENT shall notify the DEPARTMENT a minimum of 48 hours before beginning construction within DEPARTMENT right of way. The RECIPIENT shall notify the DEPARTMENT should construction be suspended for more than 5 working days. The DEPARTMENT contact person for construction is _____ at _____ located at _____, Telephone number _____, Email address _____.

3. The RECIPIENT shall be responsible for monitoring construction operations and the maintenance of traffic ("MOT") throughout the course of the project in accordance with the latest edition of the DEPARTMENT Standard Specifications, section 102. The RECIPIENT is responsible for the development of a MOT plan and making any changes to that plan as necessary. The MOT plan shall be in accordance with the latest version of the DEPARTMENT Design Standards, Index 600 series. Any MOT plan developed by the RECIPIENT that deviates from the DEPARTMENT Design Standards must be signed and sealed by a professional engineer. MOT plans will require approval by the DEPARTMENT prior to implementation.

4. The RECIPIENT shall be responsible for locating all existing utilities, both aerial and underground, and for ensuring that all utility locations be accurately documented on the construction plans. All utility conflicts shall be fully resolved directly with the applicable utility.

5. The RECIPIENT will be responsible for obtaining all permits that may be required by other agencies or local governmental entities.

6. It is hereby agreed by the parties that this Agreement creates a permissive use only and all improvements resulting from this Agreement shall become the property of the DEPARTMENT. Neither the granting of the permission to use the DEPARTMENT right of way nor the placing of facilities upon the DEPARTMENT property shall operate to create or vest any property right to or in the RECIPIENT, except as may otherwise be provided in separate agreements. The RECIPIENT shall not acquire any right, title, interest or estate in DEPARTMENT right of way, of any nature or kind whatsoever, by virtue of the execution, operation, effect, or performance of this Agreement including, but not limited to, the RECIPIENT's use, occupancy or possession of DEPARTMENT right of way. The parties agree that this Agreement does not, and shall not be construed to, grant credit for any future transportation concurrency requirements pursuant to chapter 163, Florida Statutes.

7. The RECIPIENT shall not cause any liens or encumbrances to attach to any portion of the DEPARTMENT'S property, including but not limited to, DEPARTMENT RIGHT-OF-WAY.

8. The RECIPIENT shall perform all required testing associated with the design and construction of the project. Testing results shall be made available to the DEPARTMENT upon request. The DEPARTMENT shall have the right to perform its own independent testing during the course of the Project.

9. The RECIPIENT shall exercise the rights granted herein and shall otherwise perform this Agreement in a good and workmanlike manner, with reasonable care, in accordance with the terms and provisions of this Agreement and all applicable federal, state, local, administrative, regulatory, safety and environmental laws, codes, rules, regulations, policies, procedures, guidelines, standards and permits, as the same may be constituted and amended from time to time, including, but not limited to, those of the DEPARTMENT, applicable Water Management District, Florida Department of Environmental Protection, Environmental Protection Agency, the Army Corps of Engineers, the United States Coast Guard and local governmental entities.

10. If the DEPARTMENT determines a condition exists which threatens the public's safety, the DEPARTMENT may, at its discretion, cause construction operations to cease and immediately have any potential hazards removed from its right of way at the sole cost, expense, and effort of the RECIPIENT. The RECIPIENT shall bear all construction delay costs incurred by the DEPARTMENT.

11. The RECIPIENT shall be responsible to maintain and restore all features that might require relocation within the DEPARTMENT right of way.

12. The RECIPIENT will be solely responsible for clean up or restoration required to correct any environmental or health hazards that may result from construction operations.

13. The RECIPIENT will be required to maintain the Project until final acceptance by the DEPARTMENT. The acceptance procedure will include a final "walk-through" by RECIPIENT and DEPARTMENT personnel. Upon completion of construction, the RECIPIENT will be required to submit to the DEPARTMENT final as-built plans and an engineering certification that construction was completed in accordance to the plans. Submittal of the final as-built plans shall include one complete set of the signed and sealed plans on 11" X 17" plan sheets and an electronic copy prepared in Portable Document Format (PDF). Prior to the termination of this Agreement, the RECIPIENT shall remove its presence, including, but not limited to, all of the RECIPIENT's property, machinery, and equipment from DEPARTMENT right of way and shall restore those portions of DEPARTMENT right of way disturbed or otherwise altered by the Project to substantially the same condition that existed immediately prior to the commencement of the Project.

14. If the DEPARTMENT determines that the Project is not completed in accordance with the provisions of this Agreement, the DEPARTMENT shall deliver written notification of such to the RECIPIENT. The RECIPIENT shall have thirty (30) days from the date of receipt of the DEPARTMENT'S written notice, or such other time as the RECIPIENT and the DEPARTMENT mutually agree to in writing, to complete the Project and provide the DEPARTMENT with written notice of the same (the "Notice of Completion"). If the RECIPIENT fails to timely deliver the Notice of Completion, or if it is determined that the Project is not properly completed after receipt of the Notice of Completion, the DEPARTMENT, within its discretion may: 1) provide the RECIPIENT with written authorization granting such additional time as the DEPARTMENT deems appropriate to correct the deficiency(ies); or 2) correct the deficiency(ies) at the RECIPIENT's sole cost and expense, without DEPARTMENT liability to the RECIPIENT for any resulting loss or damage to property, including, but not limited to, machinery and equipment. If the DEPARTMENT elects to correct the deficiency(ies), the DEPARTMENT shall provide the RECIPIENT with an invoice for the costs incurred by the DEPARTMENT and the RECIPIENT shall pay the invoice within thirty (30) days of the date of the invoice.

15. The RECIPIENT shall implement best management practices for erosion and pollution control to prevent violation of state water quality standards. The RECIPIENT shall be responsible for the correction of any erosion, shoaling, or water quality problems that result from the construction of the Project.

16. Portable Traffic Monitoring Site (PTMS) or a Telemetry Traffic Monitoring Site (TTMS) may exist within the vicinity of your proposed work. It is the responsibility of the RECIPIENT to locate and avoid damage to these sites. If a PTMS or TTMS is encountered during construction, the Planning and Environmental Management Office (PL&EM) must be contacted immediately at _____.

17. During construction, highest priority must be given to pedestrian safety. If permission is granted to temporarily close a sidewalk, it should be done with the express condition that an alternate route will be provided, and shall continuously maintain pedestrian features to meet Americans Disability Act (ADA) standards.

18. Restricted hours of operation will be from 9:00 am to 3:30 pm, (Monday-Friday), unless otherwise approved by the Operations Engineer, or designee.

19. Lane closures on the state road system must be coordinated with the Public Information Office at least two weeks prior to the closure. The contact information for the DEPARTMENT's Public Information Office is:

Name _____
Florida Department of Transportation Public Information Office
_____
_____, Florida _____
Phone _____

EXHIBIT D

DELIVERABLES

***THE RECIPIENT WILL NEED DEPARTMENT APPROVAL IF DEVIATING FROM THESE DELIVERIBLES AS SHOWN IN EXHIBIT B**

PLEASE SEE ATTACHED

FLORIDA DEPARTMENT OF TRANSPORTATION

BEAUTIFICATION GRANT

DELIVERABLES:

Florida Beautification Grant

FM# _____
Date: _____

ITEM	DESCRIPTION	ESTIMATED QTY	UNIT
Landscape - Large Plants	Furnish & Install Trees, Palms, and Shrubs	0	EACH
Name	Spec		
Name	Spec		
Name	Spec		
Name	Spec		
Name	Spec		
Name	Spec		
Landscape - Small Plants	Furnish & Install Shrubs / Gr. Covers	0	EACH
Name	Spec		
Name	Spec		
Name	Spec		
Landscape - Other	Furnish & Install Sod and Mulch		
Sod (Square Foot Area)	Certified, Disease, Pest, & Weed Free	0	EACH
Irrigation	Install Irrigation System per Plans		
Irrigation System, Complete - Per Plans	Extend Exist. Irrigation into New Areas	0	L.S.

EXHIBIT E

LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT

PLEASE SEE ATTACHED

EXHIBIT F

STATE FINANCIAL ASSISTANCE (FLORIDA SINGLE AUDIT ACT)

THE STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

SUBJECT TO SECTION 215.97, FLORIDA STATUTES:

Awarding Agency: Florida Department of Transportation

State Project Title: HIGHWAY BEAUTIFICATION GRANTS – KEEP FLORIDA BEAUTIFUL

CSFA Number: 55.003

***Award Amount:** $ 0

*The state award amount may change with supplemental agreements

Specific project information for CSFA Number 55.003 is provided at: https://apps.fldfs.com/fsaa/searchCatalog.aspx

COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT:

State Project Compliance Requirements for CSFA Number 55.003 are provided at: https://apps.fldfs.com/fsaa/searchCompliance.aspx

The State Projects Compliance Supplement is provided at: https://apps.fldfs.com/fsaa/compliance.aspx

EXHIBIT G

AGENCY RESOLUTION

PLEASE SEE ATTACHED

TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE: September 24, 2025

SUBMITTED BY: Collette Tibby

ITEM TYPE: Ordinance

TEMP. ORDINANCE NUMBER: 2602

AGENDA SECTION: **ORDINANCE(S) - SECOND READING**

TITLE: TO2602 - An Ordinance of the City Commission of the City of Tamarac, Florida amending Chapter 14, “Motor Vehicles and Traffic”, Article ii, “Stopping, Standing and Parking”, Section 14-26, “Parking Restrictions—Public Rights-Of-Way”, to provide for a community driven mechanism to manage parking restrictions and enforcement in public rights-of-way citywide; and amending Section 14-37 entitled “Parking Violation Enforcement” to provide for a public education period prior to administration and enforcement of the ordinance and the on-street parking policy ; providing for conflicts; providing for severability; providing for codification; and providing for an effective date.

ATTACHMENTS:
1-TO2602_-_Parking_on_Public_Rights_of_Way_Memo_mm (3).docx
2-TO2602-Ordinance_mac_mm.doc
On-Street Parking Policy.pdf
Attachment - City of Tamarac Parking Citation Envelope.pdf
Attachment - City of Tamarac Parking Citation.pdf
BIE TO2602.docx

CITY OF TAMARAC
INTEROFFICE MEMORANDUM (25-06-008M)
COMMUNITY DEVELOPMENT

TO: Levent Sucuoglu,
City Manager

FROM: Maxine Calloway,
Director of Community Development

DATE August 21, 2025

RE TO # 2602: An Ordinance of the City Commission of the City of Tamarac, Florida amending Chapter 14, "Motor Vehicles and Traffic", Article II, "Stopping, Standing and Parking", by amending Section 14-26, "Parking Restrictions—Public Rights-Of-Way", to provide for a community driven mechanism to manage parking restrictions and enforcement in public rights-of-way citywide; and amending section 14-37 entitled "parking violation enforcement" to provide for a public education period prior to administration and enforcement of the ordinance and the on-street parking policy.

Recommendation: The Director of Community Development recommends that the Mayor and City Commission approve the proposed text amendment to Section 14-26 entitled "Parking Restrictions – Public-Rights-of-Way" and Section 14-37 entitled "Parking Violation Enforcement, of the City of Tamarac Code of Ordinances, on First Reading at its September 10, 2025 meeting, and on Second Reading at its September 24, 2025 meeting.

Issue: An amendment to the City's Parking Restrictions on Public Rights of Way and a newly drafted On-Street Parking Policy are being brought forward as requested by the Mayor and City Commission.

Background: At the February 25th, 2020 Quarterly Update Meeting, and again at the January 10, 2022 Strategic Planning Retreat, staff was directed by the City Commission to repeal provisions of the Code related to the 2:00 a.m. to 6:00 a.m. parking restriction on public rights-of-way, as the provision is antiquated, onerous on city resources, and does not serve the public interest. At the May 25, 2022 Commission meeting, staff brought the requested changes forward and were directed to maintain the restriction against parking on Public Rights of Way and to also include provisions that prohibited parking in a manner that would block bike paths and driveways. In a continued search for a viable solution to the City's ongoing parking concerns, the City Commission directed staff to bring forward certain "Quality of Life" Ordinances including an Ordinance to address Parking Restrictions in the Public Rights of Way at the Monday, February 27, 2023 Strategic Planning Retreat.

The amended Ordinance was presented to the Commission at its April 12, 2023 meeting and was subsequently denied on First Reading. Since that time, additional enforcement measures have been examined by staff as parking in the right of way continued to be a concern throughout the City. As a result, staff was reinstructed by the Commission to bring forward an amended Ordinance to address the issue at its August 28, 2024 meeting. The proposed Ordinance, TO# 2566, was subsequently approved and adopted on September 25, 2024. The amended Ordinance implemented parking restrictions to prohibit vehicular parking on any dedicated public right away between the hours of 12:00 a.m. and 6:00 a.m., 7 days a week. To that end, the amendment is included in the current governing sections of the Code and is further outlined below for reference:

Sec. 14-26 – Parking restrictions – Public Right of Way.

(a)There shall be no vehicular parking in the paved portions of the dedicated public right-of-way areas within the limits of the city during the hours between 12:00 a.m. and 6:00 a.m., except those vehicles commonly designated as emergency vehicles. This prohibition shall apply seven (7) days a week.

(b)The parking of motor vehicles anywhere on the Woodlands Boulevard right-of-way at any time of the day or night is prohibited.
(c)The parking of motor vehicles on dedicated bicycle lanes or blocking driveways any time of the day or night is prohibited.

The City further amended the Code to ensure an appropriate enforcement mechanism was in place to facilitate the implementation of the adopted Ordinance and as a result, the following language was incorporated into Section 14-37 of the City's Code as indicated below:

Sec. 14-37 – Parking Violation Enforcement

(a)Violation. Any person parking in conflict with this article shall be guilty of a non-criminal parking infraction.

(b)Ticketing procedure. Vehicles parking in violation of this article shall be ticketed by the sheriff's office, code enforcement officer, fire inspector, and any other person appointed by the city manager authorized to be a parking enforcement specialist after meeting all the requirements under F.S. § 316.640(3)(c)1 as amended and is authorized to carry out the duties as defined in F.S. § 316.640(3)(c)2 as amended. The ticket shall be affixed to the windshield of the offending vehicle.

(c)Refusal to accept and sign citation or notice to appear. Any person who willfully refuses to accept and sign a citation or notice to appear issued to this section shall be guilty of a misdemeanor, and that person may be arrested by any law enforcement office of the city.

(d)Public education prior to enforcement. Following amendment of section 14-26, and for a period of six (6) months, the city shall engage in public education efforts deemed appropriate by the city to inform the public of the provisions of section 14-26 and to provide assistance in identifying parking alternatives. Following the successful completion of the public education efforts section 14-26 shall immediately be enforced.

After a period of enforcement of the above-referenced Ordinance sections, staff received further feedback from the City Commission after it reached consensus at its June 12, 2025, Strategic Planning Retreat to reexamine the implementation of the current ordinance and associated enforcement actions. Specifically, staff were directed to amend the current parking restrictions in a more innovative manner to allow neighborhoods that desire to permit parking on certain public rights-of-way the ability to utilize the area for such purposes without penalty.

As a result, city staff analyzed the existing parking ordinance and enforcement language to develop additional innovative strategies to regulate parking in an equitable and efficient manner. The proposed amendment to Chapter 14 of the City's Code of Ordinances will work in tandem

with the City's newly drafted On-Street Parking Policy to regulate parking in public rights of way in an equitable and efficient manner city-wide.

Analysis: The following summarizes the proposed Legislative Draft Ordinance TO# 2602 and On-Street Parking Policy (attached):

Staff was previously directed to amend Section 14-26 entitled "Parking Restrictions – Public Rights-of-Way" of the City of Tamarac Code of Ordinances, to prohibit vehicular parking in the paved portions of the dedicated public right of way areas within the city between the hours of 12:00 a.m. to 6:00 a.m., 7 days a week. The previous amendment also included provisions to prohibit motor vehicles from parking so as to block dedicated bicycle lanes and driveways any time of the day or night.

After a period of enforcement, the City determined that the rigid approach to parking enforcement required additional flexibility to consider individual neighborhood needs for additional parking facilities. As a result, staff have amended the Code to allow for parking in public rights of way subject to specific exceptions as detailed in the attached Ordinance and developed the attached On-Street Parking Policy document to support the amended provisions of Section 14-26 while providing for an educational period as outlined in Section 14-37. The amended provisions were drafted in consideration of the existing built environment and needs of Tamarac's residents.

As previously mentioned, the City's Code will be amended to allow parking in public rights of way subject to a few exceptions as cited in the attached ordinance amendment language. In addition, the newly proposed On-Street Parking Policy will allow neighborhoods to determine by petition if on-street parking will be allowed in public rights-of-way, prohibited, or restricted in their respective areas. Once implemented, the provisions of the City's On-Street Parking Policy will be administratively enforced by the City's Code Compliance Division or any designee duly authorized to enforce parking restrictions by the City Manager.

Copies of the City of Tamarac previous parking citations are attached for reference. Violation fees are included in the citation. As an example, for improper general parking, the fee is $21.00. An envelope is included with instructions on how to pay the violation. After issuing a citation, it is submitted to the Broward Clerk of the Courts for processing. If the violator does not pay the parking citation, a lien will be placed on their tag, and it would prevent the registered owner of the vehicle from renewing their registration until the violation is satisfied. Unlike uniform traffic citations (UTC), city parking citations can be issued without the presence of a driver. As such, there is no additional cost to the city associated with the processing of citations through the Broward County Clerk of Courts.

The amended parking provisions cited in Chapter 14 of the City's Code are intended to be enforced in a strategic manner as outlined in the proposed On-Street Parking Policy document. This will allow neighborhoods to adopt on-street parking policies as needed in their individual communities while allowing the City to guide the framework of enforcing the policy. It is apparent that Tamarac communities have evolved and a blanket approach to on-street parking enforcement throughout the City has proven to be problematic. Older communities that were once deed restricted and designed for senior living, now accommodate family housing with children. With multiple generations residing in a household, resulting from the significant increase in housing costs, complying with the current parking restrictions may present further challenges for Tamarac residents. As such, the proposed Ordinance and On-Street Parking Enforcement Policy

Document are meant to mitigate, and to a further degree, potentially alleviate, parking challenges faced by Tamarac residents to the greatest extent practicable.

Conclusion: Accordingly, the Director of Community Development recommends that the Mayor and City Commission grant approval of the proposed text amendment to Section 14-26, "Parking Restrictions – Public Rights-of-Way," and Section 14-37, "Parking Violation Enforcement," of the City of Tamarac Code of Ordinances, on First Reading at the September 10, 2025, meeting and on Second Reading at the September 25, 2025, meeting.

Fiscal Impact: Enforcement of Article II, which contains Section 14-26 and 14-37 is vested with Code Enforcement and the Broward Sheriff's Office (BSO) Tamarac, and any other designee as appointed by the City Manager. As such, resources and training to effectively enforce the proposed Ordinance and On-Street Parking Policy document have already been allocated, and it is anticipated that enforcement of these provisions will have a net neutral fiscal impact.

Intervening Action: At its September 10, 2025 meeting, the City Commission approved the text amendment on first reading (Vote: 5–0) and directed staff to incorporate the following revisions prior to second reading on September 24, 2025:

- Add a provision to the On-Street Parking Policy allowing the City Commission, by majority vote, to designate or remove neighborhoods from the on-street parking enforcement list.
- Amend Section 14-26 to authorize the City Commission, by majority vote, to impose on-street parking restrictions within designated neighborhoods.
- Add a Temporary Parking Decal program to allow temporary on-street parking in neighborhoods where no on-street parking is being enforced.

Maxine Calloway,
Community Development Director

Attachments: Temporary Ordinance No. 2602
City of Tamarac Parking Citation
City of Tamarac Parking Citation Envelope
City of Tamarac On-Street Parking Policy Document

CITY OF TAMARAC, FLORIDA

ORDINANCE NO. 2025 **-** _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA AMENDING CHAPTER 14, "MOTOR VEHICLES AND TRAFFIC", ARTICLE II, "STOPPING, STANDING AND PARKING", SECTION 14-26, "PARKING RESTRICTIONS—PUBLIC RIGHTS-OF-WAY", TO PROVIDE FOR A COMMUNITY DRIVEN MECHANISM TO MANAGE PARKING RESTRICTIONS AND ENFORCEMENT IN PUBLIC RIGHTS-OF-WAY CITYWIDE; AND AMENDING SECTION 14-37 ENTITLED "PARKING VIOLATION ENFORCEMENT" TO PROVIDE FOR A PUBLIC EDUCATION PERIOD PRIOR TO ADMINISTRATION AND ENFORCEMENT OF THE ORDINANCE AND THE ON-STREET PARKING POLICY ; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section (1)(f) of the Florida Constitution and Chapter 166, Florida Statutes, grants local municipalities broad home rule authority to adopt ordinances to provide for health, safety and welfare of the general public; and

WHEREAS, the City of Tamarac has adopted a local Code of Ordinances, which serves as the regulatory document outlining the establishment and operation of land uses within the municipality; and

WHEREAS, the City has duly established parking regulations contained in Chapter 14 of the City of Tamarac Code of Ordinances; and

WHEREAS**,** the City Commission desires to amend Section 14-26, entitled *"Parking Restrictions – Public Rights of Way"* to provide for a community or neighborhood driven mechanism under which consistent parking restrictions in public rights-of-way citywide can be administered; and

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Words in underscore type are additions.

Whereas, Section 14-37, of the City of Tamarac ("City") Code of Ordinances ("Code") will also be amended to provide for an educational period prior to the enforcement and administration of the Ordinance and the On-Street Parking Policy to regulate vehicular parking on dedicated public right of way areas; and

WHEREAS, the City Commission finds that prohibiting vehicular parking in the paved portions of the dedicated public right-of-way areas within the limits of the city during the hours of 12:00 a.m. to 6:00 a.m., is overly broad and may have unintended consequences in communities where such a measure is not necessary; and

WHEREAS, the City Commission finds that the enforcement of the same has proven to be a rigid approach to residential parking enforcement and does not allow for flexibility in consideration of the built environment to best serve the public interest; and

WHEREAS, the provision of consistent and general parking restrictions, made with meaningful community input, ensures that residents have a voice in shaping policies that directly affect their neighborhoods; and

WHEREAS, the City Commission of the City of Tamarac finds and declares that the extent and location of parking restrictions ought to reflect community priorities, with residents playing an active role in determining whether and where such measures are appropriate; and

WHEREAS, the amendment and the associated On-Street Parking Policy helps to inform this process and that the On-Street Parking Policy will be enforced by the City's Code Compliance Division, or any designee duly authorized to enforce parking

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Words in <u>underscore</u> type are additions.

restrictions by the City Manager, and work in tandem with the amendment to Section 14-26 to support the implementation of parking in public rights of way subject to specific conditions and;

WHEREAS, the City Commission finds that the amendment of Section 14-26 to lift the restrictions on parking in public rights of way and the amendment to Section 14-37 to allow for an educational period prior to enforcement and administration of the Ordinance and On-Street Parking Policy allowing neighborhoods to determine the manner of parking in public rights of way, is considerate of existing conditions, and is in the best interest of the citizens and residents of the City of Tamarac.

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

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

SECTION 2. The City Commission hereby amends Chapter 14, “Motor Vehicles and Traffic,” Article II, “Stopping, Standing, and Parking,” Section 14-26 of the City Code, as written so that the Code shall read as follows:

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

Sec. 14-26. - Parking restrictions—Public rights-of-way.

(a) ~~There shall be no~~ Vehicular parking shall be permitted in the paved portions of the dedicated public right-of-way areas within the limits of the City ~~city during the hours between 12:00 a.m. and 6:00 a.m., except those vehicles commonly designated as emergency vehicles. This prohibition shall apply seven (7) days a week.~~ except in the following circumstances:

1. A neighborhood, as defined by the On-Street Parking Policy, on the date of this ordinance, already has parking restrictions imposed by the city.

2. A neighborhood, as defined by the On-street Parking policy, presents the city with a petition of 55% of its residents voting favorably to have no on-street parking in the neighborhood.

3. A neighborhood in subsections 1 and 2 above, may vote to reinstate on-street parking in the neighborhood by petition of 55% of its residents.

4. A neighborhood, as defined by the On-Street Parking Policy, may have on-street parking restrictions imposed or lifted as determined by a majority vote of the Commission.

(b) The parking of motor vehicles anywhere on the Woodlands Boulevard right-of-way, at any time of the day or night, is prohibited.

(c) The parking of motor vehicles on dedicated bicycle lanes or in a manner that blocks ~~blocking~~ driveways, sidewalks, or impedes the free flow of traffic or interferes with the

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passage of emergency vehicles within the City, at any time of the day or night, is prohibited.

****

SECTION 3. The City Commission hereby amends Chapter 14, “Motor Vehicles and Traffic,” Article II, “Stopping, Standing, and Parking,” Section 14-37 of the City Code, as written so that the Code shall read as follows:

Sec. 14-37. – Parking violation enforcement.

(a) *Violation.* Any person parking in conflict with this article shall be guilty of a non-criminal parking infraction.

(b) *Ticketing procedure.* Vehicles parking in violation of this article shall be ticketed by the sheriff’s office, code enforcement officer, fire inspector, and any other person appointed by the city manager authorized to be a parking enforcement specialist after meeting all the requirements under F.S. Section 316.640(3)(c)(1) as amended and is authorized to carry out the duties as defined in F.S. Section 316.640(3)(c)2 as amended. The ticket shall be affixed to the windshield of the offending vehicle.

(c) *Refusal to accept and sign citation or notice to appear.* Any person who willfully refuses to accept and sign a citation or notice to appear issued to this section shall be guilty of a misdemeanor, and that person may be arrested by any law enforcement office of the city.

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(d) Public education prior to enforcement. Following amendment of section 14-26, and for a period of 6 months, the city shall engage in public education efforts deemed appropriate by the city to inform the public of the provisions of Section 14-26 and the City's On-Street Parking Policy. ~~to provide assistance in identifying parking alternatives~~. Following the successful completion of the public education ~~efforts~~ period, the provisions of Section 14-26 and the City's On-Street Parking Policy shall immediately be enforced.

SECTION 4. It is the intention of the City Commission of the City of Tamarac that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Tamarac, Florida, and that the Sections of this ordinance may be renumbered, re lettered and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase to accomplish such intention.

SECTION 5. 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 6. 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 7. This Ordinance shall become effective upon adoption.

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

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: VM. DANIEL	_____

RECORD OF COMMISSION VOTE: 2ND Reading

MAYOR GOMEZ	_____
DIST 1: COMM. BOLTON	_____
DIST 2: COMM. WRIGHT	_____
DIST 3: COMM. PATTERSON	_____
DIST 4: VM. 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.

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Words in <u>underscore</u> type are additions.

City of Tamarac, Florida
On Street Parking Policy

I. Introduction:

The City of Tamarac recognizes the importance of maintaining safe, orderly, and livable residential neighborhoods. Properly managed on-street parking is essential for ensuring accessibility for emergency services, reducing traffic congestion, and preserving the aesthetic and functional quality of residential streets. This policy is intended to provide residents and City staff with clear guidance on when and how on-street parking may be restricted or reinstated. Through community involvement and administrative oversight, the City aims to create a balance between resident convenience and neighborhood safety.

II. Purpose:

To establish a consistent and equitable policy for regulating on-street parking throughout Tamarac neighborhoods, ensuring community consensus and public safety.

III. Definitions:

- Neighborhood – A geographically defined residential area recognized by the City of Tamarac for administrative and enforcement purposes. A neighborhood may consist of a subdivision, homeowners' association, or a group of contiguous residential properties with shared characteristics or boundaries as determined by the City and identified through maps, plats, or official records. For purposes of this policy, neighborhoods are used to assess resident petitions and implement on-street parking regulations.

- On-Street Parking – Vehicular parking in the paved portions of the dedicated public right-of-way areas within the limits of the City during the hours between **12:00 a.m. and 6:00 a.m.**, except for those vehicles commonly designated as emergency vehicles. This prohibition shall apply **seven (7) days a week**. For purposes of this policy, this definition governs all applicable on-street parking restrictions.

- Petition Threshold – The minimum required number of affirmative responses needed from residents for the City to take formal action regarding parking regulations (55%).

- Resident Vote – One vote per home/property, regardless of number of residents.

IV. Policy:

On-street parking is permitted throughout the City of Tamarac except under the following conditions:

1. Pre-Existing Parking Restrictions:
If a neighborhood, as defined by the City's written administrative policy, had existing on-street parking restrictions on the date of adoption of the City's ordinance dated _____, those restrictions shall remain in effect.

The neighborhoods with pre-existing enforcement are as follows:

Mainlands Section 10

Mainlands Section 9

Mainlands Section 8

Mainlands Section 7

Mainlands Section 4

Mainlands Section 3

Mainlands Section 2

Mainlainds Section 1

Westwood 6

Boulevards of Tamarac

Tamarac Lakes South

Fairhaven

Green Haven

Sunset Isle

Greenbrier and NW 76 St. (Bike lanes)

Woodlands

2. Resident-Initiated Restrictions:
A neighborhood may request to restrict on-street parking by submitting a petition demonstrating support from at least 55% of the residents (one home

= one vote). Upon verification of the petition, the City will enact a “no on-street parking” restriction for that neighborhood.

3. Resident-Initiated Reinstatement:
A neighborhood that has previously restricted on-street parking under subsections (1) or (2) may petition to reinstate on-street parking. A petition showing at least 55% of residents in favor of reinstating parking is required for the City to lift the restriction.
4. Commission Imposed Action (Restriction/No Restriction):
By a majority vote of the City Commission, a neighborhood may be added to the list for on-street parking enforcement or removed from the list and not be subject to on-street parking enforcement.

V. Implementation Process:

• Petitions must be submitted to the City’s Code Compliance Division on a Petition Application provided by the City.

• All petitions must identify the affected area and include resident names, property addresses, and signatures.

• The City will verify petitions and provide written confirmation of the determination.

• Changes to parking status will be implemented upon City Manager or designee’s approval and appropriate signage installation.

• Fees associated with the administrative processing of a Petition Application, Signage or Temporary Parking Decal may be assessed in an amount determined by the City Manager or designee.

VI. Neighborhood Temporary Parking Decal Program:

The City Commission may authorize the establishment of a temporary parking decal program to allow limited on-street parking within neighborhoods subject to enforcement. Under such a program, eligible residents may apply for a temporary decal that permits a designated vehicle to park on the street during restricted hours.

1. **Eligibility**
Decals shall be issued only to residents of neighborhoods subject to on-street parking enforcement. Proof of residency (driver’s license, utility bill, or lease agreement) shall be required.

2. **Number of Decals**
   Each household may receive up to two decals, subject to availability .

3. **Duration and Renewal**
   Decals shall be valid for a period of twelve (12) months and must be renewed annually through reapplication and verification of residency.

4. **Display Requirement**
   Decals must be affixed to the inside of the windshield on the driver's side lower corner and be visible at all times while parked on the street.

5. **Replacement and Transferability**
   Lost or stolen decals may be replaced upon payment of a replacement fee. Decals are not transferable between households but may be reassigned to a new vehicle within the same household upon notification to the City.

6. **Enforcement**
   Vehicles parked without a valid decal during restricted hours shall be subject to citation.

7. **Fees**
   The City Manager or designee may establish a decal issuance fee to offset administrative costs. Waivers may be considered for hardship cases as approved by the City Manager or designee.

VII. Administrative Oversight:

The Code Compliance Division shall maintain the administrative records, neighborhood maps, and petition logs to ensure compliance and consistency with this policy.

*** NOTE**

For purposes of validating the petition, only individuals listed as property owners may sign on behalf of the property. Each property is entitled to one vote, regardless of the number of residents.

Please submit the initial request to:

Community Development Department
Code Compliance Division
7525 NW 88th AVE Room 205
Tamarac, Florida 33321

Attn: Stephanie Bass
Code Compliance Manager

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FIRST CLASS POSTAGE HERE

MAKE CHECKS OR MONEY ORDERS PAYABLE TO:
CLERK OF COURTS
INCLUDE: CITATION #, TAG #, PHONE # AND STATEMENT IF YOU ARE CONTESTING THIS CITATION.

REMOVE TAPE ↑ FOLD HERE AND SEAL
DO NOT SEND CASH
COMPLY WITHIN 10 DAYS TO AVOID ADDITIONAL SERVICE CHARGE

BROWARD COUNTY CLERK OF THE COURTS
PARKING VIOLATIONS DIVISION
201 SE 6 ST SUITE 220
FT LAUDERDALE FL 33301-3300

PARKING CITATION
CITY OF TAMARAC, FLORIDA

NOTICE NO.
TM 00103751

TM00103751

VEHICLE DESCRIPTION

YEAR	MAKE	COLOR
TAG NO.	DECAL NO.	STATE / YEAR
VIN #		

VIOLATION

		SPECIFIC VIOLATION
☐ HANDICAPPED PARKING VIOLATION	$ 253.00	
☐ FIRE LANE PARKING VIOLATION	$ 101.00	
☐ EXPIRED TAG INVALID REGISTRATION	$ 101.00	
☐ IMPROPER/GENERAL PARKING/OTHER	$ 21.00	

ORDINANCE # | SECTION #

DATE | TIME AM/PM

LOCATION

COMMENTS

OFFICER (PRINT NAME) | AGENCY/DISTRICT NO.

SIGNATURE | I.D.#

PARKING CITATION
OWNER INFORMATION

REGISTERED OWNER'S NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

BROWARD COUNTY, FLORIDA

BROWARD COUNTY FLORIDA

CLERK'S COPY

CC656 REV. 2014

TAMARAC
The City For Your Life

This form should be included as backup to the agenda item for ordinances and must be posted on the City's website by the time notice of the proposed ordinance is published.

Business Impact Estimate

Ordinance title/reference: TO2602 Parking on Public Right of Way

If any of the following exceptions to the Business Impact Estimate requirement apply, check the applicable box and leave the remainder of the form blank:

☐ The ordinance is required for compliance with federal or state law or regulation;

☐ The ordinance relates to the issuance or refinancing of debt;

☐ The ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;

☐ The ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The ordinance is enacted to implement the following:

a. Part II of Chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
b. Sections 190.005 and 190.046, regarding community development districts;
c. Section 553.73, relating to the Florida Building Code; or
d. Section 633.202, relating to the Florida Fire Prevention Code.

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare): The proposed ordinance is intended to serve the public health, safety, and welfare of the residents of Tamarac.

TAMARAC
The City For Your Life

Business Impact Estimate

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Tamarac: $0

3. Estimate of direct compliance costs that businesses may reasonably incur: $0

4. Any new charge or fee imposed by the proposed ordinance: $0

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: $0

6. Estimate of the number of businesses likely to be impacted by the proposed ordinance: 0

7. Additional information (if any):

TAMARAC
The City For Your Life

CITY COMMISSION AGENDA ITEM REPORT

DATE: September 24, 2025

SUBMITTED BY: Collette Tibby

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: 14310

AGENDA SECTION: **QUASI-JUDICIAL HEARING(S)**

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

ATTACHMENTS:
1 - Woodmont Pod D MSRP TR14310.docx
2 - Temporary Resolution No 14310.docx
3 - Site Plan Justification Statement.pdf
4 - Location Map.pdf
5 - Site Plan.pdf
6 - Traffic Impact Study.pdf
7 - Planting Plan.pdf
8 - Bulding Elevations.pdf

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 25-09-001M
COMMUNITY DEVELOPMENT

TO: Levent Sucuoglu,
City Manager

FROM: Maxine Calloway
Community Development Director

DATE: September 3, 2025

RE: Woodmont Pod D – Site Plan Approval (Major) **– Quasi-Judicial**
Temp. Resolution No. 14310; Case#:6-SP-22; MF#:13-76

RECOMMENDATION: **T**he Director of Community Development recommends that the Mayor and City Commission approve the request for Site Plan Approval (Major) for the proposed Woodmont Pod D multi-family residential townhouse development at its September 24, 2025 meeting (see attached Temporary Resolution No. 14310).

ISSUE: D.R. Horton, Inc. c/o Dunay, Miskel & Backman, LLP, designated agent of property owner Woodmont Country Club, Inc., is requesting Site Plan Approval (Major) to allow for the development of the subject property, known as Woodmont Pod D, to permit the construction of eight (8) two (2) story townhouse buildings containing a total of fifty (50) dwelling units (see attached Site Plan Justification Statement).



Aerial Photograph

LOCATION: The subject property is located on the southeast corner of N Pine Island Road and Southgate Boulevard (see Aerial Photograph above and attached Location Map).

The property is located in Commission District 4 – Vice Mayor Kicia Daniel, is 4.31 net acres in size, has a City of Tamarac Future Land Use designation of "Low-Medium Residential" and a zoning classification of R-3 (Multi-Family Residential).

Surrounding Land Use and Zoning:

North: Southgate Boulevard Linear Park zoned RC (Recreation) with a Future Land Use designation of "Recreation".

South: Woodmont Country Club zoned RC (Recreation) with a Future Land Use designation of "Recreation".

East: Woodmont Country Club zoned RC (Recreation) with a Future Land Use designation of "Recreation".

West: Cypress Commons shopping center (formerly Tamarac Town Square) zoned MU-C (Mixed-Use Corridor) with a Future Land Use designation of "Commercial."

BACKGROUND: On June 25, 2014, the City Commission approved a Large Scale Future Land Use Plan Amendment changing the land use within portions of the Woodmont Country Club from "Commercial Recreation" to "Low Residential" for six (6) Residential Pods, and to "Commercial" for Woodmont Pod D located in the northwest corner of the Woodmont Country Club. Also, on June 25, 2014, the City Commission approved a rezoning for the six (6) Residential Pods from S-1 (Recreational) to R-1 (Single Family Residential) and from S-1 (Recreational) to B-2 (Planned Community Business) for Woodmont Pod D.

On July 11, 2018, the subject property was rezoned from B-2 (Planned Community Business District) to NC (Neighborhood Commercial) as part of the approval of the new Land Development Code and city-wide rezoning.

On January 22, 2025, the City Commission adopted on second reading a Small Scale Local Land Use Plan Amendment changing the future land use designation of Woodmont Pod D from "Commercial" to "Low-Medium Residential" and the allocation of fifty (50) flexibility units and 6.25 gross commercial-to-residential flex acres to facilitate the development of the proposed residential townhouse use. Also, on January 22, 2025, the City Commission adopted on second reading a rezoning changing the zoning classification of Woodmont Pod D from NC (Neighborhood Commercial) to R-3 (Multi-Family Residential) as the proposed multi-family residential use is permitted in the R-3 (Multi-Family Residential) zoning district.

Lastly, a plat has been submitted to subdivide the subject property to allow for the proposed townhouse development. The Woodmont Pod D plat is subject to administrative approval pursuant to Senate Bill 784 and the recent Land Development Code changes.

ANALYSIS: The proposed Woodmont Pod D multi-family residential townhouse development will feature eight (8) two (2) story buildings containing a total of fifty (50) dwelling units (see attached Site Plan). Building #1 and Building #8 contain four (4) dwelling units each, Building #2 contains five (5) dwelling units, Building #6 and Building #7 contain six (6) dwelling units each, Building #3 and Building #4 contain eight (8) dwelling units each, and Building #5 contains nine (9) dwelling units. A children's play area and community pool with an 821 square foot cabana building are proposed as amenities for the development. A total impervious area of fifty-seven (57) percent is proposed where a maximum total impervious area

of seventy (70) percent is permitted, and all proposed townhouse buildings meet or exceed the required setbacks.

The townhouse buildings provide only three (3) bedroom or four (4) bedroom units with two (2) four (4) bedroom units being provided in each townhouse building and the remaining units being three (3) bedroom units. There are two (2) three (3) bedroom floor plans and one (1) four (4) bedroom floor plan. The three (3) bedroom units provide an entry, covered patio, and garage at 2,115 square feet and 2,139 square feet in area (1,727 square feet and 1,741 square feet under air, respectively). The four (4) bedroom units also provide an entry, covered patio, and garage at 2,153 square feet (1,824 square feet under air). A minimum floor area of nine hundred fifty (950) square feet is required for either the three (3) or four (4) bedroom units.

One hundred and thirty (125) parking spaces consisting of garage, driveway, and surface parking spaces are proposed to support the fifty (50) townhouse units where one hundred and nineteen (119) parking spaces are required. Each townhouse unit will have one (1) parking space within the garage of the unit and one (1) parking space within the brick paver driveway of the unit. An additional twenty-five (25) surface parking spaces will be provided for guests and mail pickup from the adjacent kiosk.

Access to the subject property will be provided by a platted one hundred eighteen (118) foot access opening on the east side of N Pine Island Road in the area of the existing bus stop (Bus Stop ID #3246). The bus stop will be relocated to the north of the existing bus stop where an eight (8) foot by twenty (20) foot bus shelter easement will be dedicated from the owner of the subject property. Nineteen (19) feet of additional right-of-way will be dedicated from the owner of the subject property on N Pine Island Road and seven (7) feet of additional right-of-way will be dedicated from the owner of the subject property on Southgate Boulevard for future right-of-way improvements.

Southbound left-turns from N Pine Island Road will be provided from an existing median opening across from the Cypress Commons shopping center. However, the existing median will need to be modified to allow for a new southbound left turn lane. The existing median on N Pine Island Road across from the Cypress Commons shopping center will be reduced in width and all existing median landscaping removed to allow for the modified median, new southbound left turn lane, and extension of northbound left turn lane at the intersection of N Pine Island Road and Southgate Boulevard. Additionally, in order to accomplish the modified medians, the existing internally illuminated City entrance monument sign will be removed along with the existing Tree City USA pole sign. Lastly, a “No U-Turn” pole sign will be placed in the median of the new southbound left turn lane to prevent U-turns on N Pine Island Road.

Due to the removal of the existing internally illuminated City entrance monument sign, the applicant is proposing to place a new City entrance sign on the six (6) foot high perimeter wall of the community located on the corner cord on N Pine Island Road and Southgate Boulevard. Two (2) conditions of approval are recommended in regards to the replacement of the City entrance sign:

1. Site Plan Approval (Major) is contingent upon the design, fabrication, and installation of an internally illuminated City entrance sign by the developer on the wall proposed to be installed on the corner cord of N Pine Island Road and Southgate Boulevard at a cost that equals or exceeds the current design, fabrication, and installation cost of the existing City entrance sign being removed by the developer in the median of N Pine Island Road in a size and design acceptable to the City.

2. Site Plan Approval (Major) is contingent upon the dedication of a minimum of one hundred (100) square feet easement from the developer to the City in the center of the wall proposed to be installed on the corner cord of N Pine Island Road and Southgate Boulevard and the execution of a Maintenance Agreement between the developer and City to allow for City maintenance of the illuminated City entrance wall sign.

Furthermore, the addition of landscaping within the median of Southgate Boulevard, east of N Pine Island Road, between the existing hardscape and trees consistent with the City's Go-Forward Roadway Landscape Master Plan, April 2020, and acceptable to the City's Landscape Consultant is another recommended condition due to the removal of median landscaping on N Pine Island Road.

The proposed townhouse development will provide a two-way interior drive within the interior of the community with dead-end drives that allow for three-point turnarounds. An egress for emergency vehicles will be provided from a dead-end drive onto Southgate Boulevard. The egress will be restricted with a property gate and knox box pad lock for emergency use only. Waste and recycling facilities will be provided by cans to be stored within the garage of the units.

A Traffic Impact Statement, prepared by JFO Group, Inc., was submitted by the applicant (see attached Traffic Impact Study). The study examined estimated project trip generation, trip distribution and assignment, level of service, and assessed the impact of the project trips at nearby intersections most affected by the development proposal. The Traffic Impact Statement concludes that the proposed fifty (50) unit multi-family residential townhouse development is expected to generate three hundred and ninety-six (396) vehicle trips per day where thirty-eight (38) trips (9 in and 29 out) will occur during the AM peak hour and forty-two (42) trips (26 in and 16 out) during the PM peak hour. The proposed development will generate less than one (1) percent of the adopted level of service during both daily and peak hour conditions and will generate less traffic than the previous "Commercial" future land use designation of the subject property. The Traffic Impact Statement was reviewed and accepted by the City's Traffic Consultant, Traf Tech Engineering Inc.

The proposed development will provide an overall landscape pervious area of forty-three (43) percent on the entire property where a minimum landscape pervious area of thirty (30) percent is required. Also, an interior landscaping area equal to 15.75 percent of the total vehicular use area is proposed where the development requires the devotion of an area of interior landscaping equal to fifteen (15) percent of the total vehicular use area.

Four hundred and thirteen (413) trees consisting of one hundred thirty-one (131) palm trees that includes eleven (11) relocated existing palm trees, one hundred thirty-eight (138) shade trees that includes two (2) existing shade trees and three (3) relocated existing shade trees, and one hundred forty-four (144) small trees will be planted throughout the property (see attached Planting Plan). Proposed shade trees will include Gumbo Limbo, Green Buttonwood, Sea Grape, Queen's Crape Myrtle, Slash Pines, and Live Oak trees, and proposed small trees will include Silver Buttonwood, Spanish Stopper, Crape Myrtle, and East Palatka Holly trees. Proposed palm trees include Christmas Palms, Bismark Palms, Medjool Date Palms, Solitaire Palms, Cabbage Palms, Florida Thatch Palms. Additionally, one thousand six hundred seventy (1,670) shrubs will be planted throughout the property.

Building #1 and Building #8 are provided at 25' – 2" in height, Building #3 and Building #4 are provided at 26' – 4 7/8" in height, and the remainder of the buildings are provided at 26' – 8 3/8" in height to the midpoint of the angled roof where a maximum height of forty (40) feet is permitted. Building #1 and Building #8 are provided at a total height of 29' – 1 1/8" and the remainder of the buildings are provided at a total height of 32' – 1 3/4" (see attached Building Elevations).

The townhouse buildings feature either a smooth or light sand stucco exterior finish. Smooth bands will be placed under windows, in the middle of the townhouse building elevation, or as a bottom building banding, and scoring lines will be provided in portions of building elevations to break up the exterior finish. Additionally, powder coated aluminum shutters will be placed above second floor windows for some townhouse buildings, while other buildings will provide shutters on the sides of the second floor windows. Lastly, all buildings will provide a flat cement roof tile antique black in color.

Two (2) separate color palettes will be provided for the two (2) six (6) unit and eight (8) unit buildings. One building will be painted in Drift of Mist, Mindful Gray, Snowbound, Gris, Foggy Day, and Anonymous in color and the other building with the same number of units will be painted Gossamer Veil, Dorian Gray, Colonnade Gray, Urbane Bronze, but also feature a Dutch Stone façade treatment. The remainder of the buildings will follow the Drift of Mist, Mindful Gray, Snowbound, Gris, Foggy Day, and Anonymous color palette.

An architectural review of the proposed townhouse buildings was conducted by the City's Architectural Consultant, CPZ Architects, Inc., in an effort to improve the appearance of design and functionality of the multi-family residential development. The architectural consultant review confirmed that all site and building design requirements are satisfied including building design standards that provide distinctive architectural character that avoids featureless design, large building masses, and repetition of facades. The general building design standards include building mass and articulation, roof form, façades and detail elements, and colors. A great deal of effort was made by CPZ Architects, Inc., to ensure a quality product is provided to the City.

Section 10-5.4(H)(6), Code of Ordinances, identifies Site Plan Approval (Major) standards to be determined by the City Commission to consider the request. The Site Plan Approval (Major) standards and the responses to each standard, shall be demonstrated in compliance, as specified below:

Site Plan Approval Standards

(a) Will be consistent with the Comprehensive Plan;

The proposed site plan will be consistent with the Comprehensive Plan. Specifically, the site meets the following goal and policies of the Future Land Use Element of the Comprehensive Plan:

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

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

Policy 1.4: The Community Development Department will continue to review land use plan amendments, zoning amendments, site plans and plat approval requests for compatibility with adjacent land uses as currently required in the Code.

Policy 1.5: The City will continue to promote "quality development" in all land use categories by the establishment and implementation of design criteria and development standards in the Land Development Code (LDC) which promote the highest standards of urban development and community aesthetics.

Policy 9.3: The City's Code shall protect, whenever possible, existing and planned residential areas, including single family neighborhoods, from disruptive land uses and nuisances.

(b) Will comply with applicable district, use, and development standards; and

The subject property is located in an R-3 (Multi-Family Residential) zoning district. The R-3 (Multi-Family Residential) zoning district is intended to provide for medium and higher-density residential neighborhoods and promote a well-planned mixture of single-family, two-family, and higher-density residential development adjacent to commercial corridors. As such, the proposed multi-family

residential townhouse development is permitted in the R-3 zoning district. The proposed townhouse community will comply with the development standards of the R-3 zoning district including the minimum required setbacks, lot size, lot coverage, and building height. The proposed development exceeds the parking requirements by proposing one hundred (125) spaces where one hundred nineteen (119) spaces are required. Each unit will contain two (2) parking spaces and there will be an additional twenty-five (25) guest parking spaces. Therefore, the proposed development will be constructed in accordance with all development standards of the City's Code of Ordinances pursuant to the analysis above.

(c) Will comply with all requirements and conditions of approval.

The proposed development will be constructed in accordance with all requirements of the City's Code of Ordinances pursuant to the analysis above. Additionally, the applicant shall comply with all conditions of approval as outlined in this memo.

It is the opinion of the Director of Community Development that the standards for Site Plan Approval (Major), as outlined in Section 10-5.4(H)(6), Code of Ordinances, have been satisfied. The Director of Community Development supports the request for Site Plan Approval (Major) based upon the above analysis of the application.

CONCLUSION: This item supports Goal #4 of the City's Strategic Plan, Tamarac is Vibrant. The approval of the Site Plan Approval (Major) request will allow for the development of the vacant subject property thereby providing an opportunity to revitalize the community.

The Director of Community Development recommends that the Planning Board forward a favorable recommendation for Site Plan Approval (Major) for the proposed Woodmont Pod D multi-family residential townhouse development to the City Commission at its September 24, 2025 meeting with the following conditions of approval:

1. Site Plan Approval (Major) is contingent upon recertification of the City's Future Land Use Map by Broward County.

2. Site Plan Approval (Major) is contingent upon the City's Administrative Approval of the Woodmont Pod D Plat, Broward County's approval of the Woodmont Pod D Plat, and recordation of the Woodmont Pod D Plat in Public Records of Broward County.

3. Site Plan Approval (Major) is contingent upon the design, fabrication, and installation of an internally illuminated reverse channel letter City entrance sign by the developer on the wall proposed to be installed on the corner cord of N Pine Island Road and Southgate Boulevard at a cost that equals or exceeds the design, fabrication, and installation cost of the existing City entrance sign being removed by the developer in the median of N Pine Island Road ($22,242.53) in a size and design acceptable to the City.

4. Site Plan Approval (Major) is contingent upon the dedication of a minimum of one hundred (100) square feet easement from the developer to the City in the center of the wall proposed to be installed on the corner cord of N Pine Island Road and Southgate Boulevard and the execution of a Maintenance Agreement between the developer and City to allow for City maintenance of the illuminated City entrance wall sign.

5. Site Plan Approval (Major) is contingent upon the installation of additional landscaping within the median of Southgate Boulevard, east of N Pine Island Road, between the existing hardscape and trees, that is consistent with the City's Go-Forward Roadway Landscape Master Plan, April 2020, and acceptable to the City's Landscape Consultant.

6. Construction is to be in complete compliance with the plans and specifications submitted by the developer to the City of Tamarac and the approved engineering drawings.

7. Site plan Approval (Major) shall be void one (1) year after the date of approval unless a building permit has been issued for the construction of all facilities provided in the site plan and construction is diligently pursued.

8. The Development Order is assignable, but assignment does not discharge any assignee from strict compliance with the order unless the City Commission consents to modify any of the original requirements.

9. Satisfaction of all the outstanding Development Review Committee comments from the review of the Site Plan Approval (Major) for Woodmont Pod D (Case No. 6-SP-22).

10. Homeowner's Association documents shall prohibit the conversion of garages from providing a parking space within the garage.

11. Execution and recordation of Document of Unified Control required to allow for subdivision by sale of individual townhouse unit.

12. The applicant shall provide an in-lieu payment for Affordable Housing equal to $1,000.00 per unit (Total = $50,000.00).

FISCAL IMPACT: Based on an average sales price of $575,000 and a total 2024 milage rate of 21.1695 mills, the estimated Ad Valorem Tax Amount per townhome is $12,172.46. The total estimated Ad Valorem Tax Amount for the proposed fifty (50) unit multi-family residential townhouse development is $608,623.12 per year. The adopted operating millage rate for the City of Tamarac is 7.0000. Therefore, the City is estimated to receive $ 4,025.00 per unit for a total of $201,250.00 in annual City Ad valorem taxes per year.

INTERVENING ACTION: At its September 3, 2025 meeting, the Planning Board voted 5-0 to forward a favorable recommendation with the recommended conditions for Site Plan Approval (Major) for the proposed Woodmont Pod D multi-family residential townhouse development to the City Commission at its September 24, 2025 meeting

Maxine A. Calloway,
Director of Community Development

Attachment: Temporary Resolution No 14310
Site Plan Justification Statement
Location Map
Site Plan
Traffic Impact Study
Planting Plan
Building Elevations

MAC/RWJ

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2025-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, GRANTING SITE PLAN APPROVAL (MAJOR) WITH CONDITIONS TO ALLOW FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY, KNOWN AS WOODMONT POD D, TO PERMIT THE CONSTRUCTION OF EIGHT (8) TWO (2) STORY TOWNHOUSE BUILDINGS CONTAINING A TOTAL OF FIFTY (50) DWELLING UNITS LOCATED ON THE SOUTHEAST CORNER OF N PINE ISLAND ROAD AND SOUTHGATE BOULEVARD (CASE NO. 6-SP-22); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, D.R. Horton, Inc. c/o Dunay, Miskel & Backman, LLP, designated agent of property owner Woodmont Country Club, Inc., is requesting Site Plan Approval (Major) to allow for the development of the subject property, known as Woodmont Pod D, to permit the construction of eight (8) two (2) story townhouse buildings containing a total of fifty (50) dwelling units located on the southeast corner of N Pine Island Road and Southgate Boulevard; and

WHEREAS, the subject property ("Property") contains 4.31 net acres, has a Future Land Use designation of "Low-Medium Residential", and is zoned R-3, Multi-Family Residential; and

WHEREAS, the Multi-Family Residential zoning district is intended to provide for medium- and higher-density residential neighborhoods and promote a well-planned

mixture of single-family, two-family, and higher-density, multi-family residential development adjacent to commercial corridors, business centers, and other community service activity centers; and

WHEREAS, pursuant to Section 10-3.2, Table 10-3.1 of the Land Development Code ("LDC"), multi-family dwellings are permitted in the R-3, Multi-Family Residential, zoning district; and

WHEREAS, staff have determined that the standards outlined in Section 10-5.4(H)(6) of the LDC for Site Plan (Major) approval have been met; and

WHEREAS, pursuant to the provisions of the Land Development Code of the City of Tamarac, Florida, public notice has been given of the time and place of the public hearings; said public hearings have been held in accordance with the notice; and the public has been given an opportunity to be heard regarding the review of the petition for Site Plan Approval (Major); and

WHEREAS, the Director of Community Development recommends approval (with conditions); and

WHEREAS, the Planning Board recommended approval (with conditions) on September 3, 2025; and

WHEREAS, the City Commission has examined the application, in addition to staff and Planning Board recommendations; and

WHEREAS, the City Commission has determined that the application is consistent with the goals and objectives outlined in the Comprehensive Plan, or will be in compliance

with all elements of the Comprehensive Plan prior to the issuance of a Certificate of Occupancy for the development; and

WHEREAS, the City Commission of the City of Tamarac, Florida deems it to be in the best interests of the business owners, residents and visitors of the City of Tamarac, Florida to grant Site Plan Approval (Major) with conditions to allow for the development of the subject property, known as Woodmont Pod D, to permit the construction of eight (8) two (2) story townhouse buildings containing a total of fifty (50) dwelling units located on the southeast corner of N Pine Island Road and Southgate Boulevard in Tamarac, Florida (Case No. 6-SP-22).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA THAT:

Section 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as true and correct and hereby made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and made a specific part of this Resolution.

Section 2: The application for Site Plan Approval (Major) to allow for the development of the subject property, known as Woodmont Pod D, to permit the construction of eight (8) two (2) story townhouse buildings containing a total of fifty (50) dwelling units located on the southeast corner of N Pine Island Road and Southgate Boulevard in Tamarac, Florida (Case No. 6-SP-22) is APPROVED subject to the following conditions:

1. Site Plan Approval (Major) is contingent upon recertification of the City's Future Land Use Map by Broward County.
2. Site Plan Approval (Major) is contingent upon the City's Administrative Approval of the Woodmont Pod D Plat, Broward County's approval of the Woodmont Pod D Plat, and recordation of the Woodmont Pod D Plat in Public Records of Broward County.
3. Site Plan Approval (Major) is contingent upon the design, fabrication, and installation of an internally illuminated City entrance sign by the developer on the wall proposed to be installed on the corner cord of N Pine Island Road and Southgate Boulevard at a cost that equals or exceeds the current design, fabrication, and installation cost of the existing City entrance sign being removed by the developer in the median of N Pine Island Road in a size and design acceptable to the City.
4. Site Plan Approval (Major) is contingent upon the dedication of a minimum of one hundred (100) square feet easement from the developer to the City in the center of the wall proposed to be installed on the corner cord of N Pine Island Road and Southgate Boulevard and the execution of a Maintenance Agreement between the developer and City to allow for City maintenance of the illuminated City entrance wall sign.
5. Site Plan Approval (Major) is contingent upon the installation of additional landscaping within the median of Southgate Boulevard, east of N Pine Island

Road, between the existing hardscape and trees, that is consistent with the City's Go-Forward Roadway Landscape Master Plan, April 2020, and acceptable to the City's Landscape Consultant.

6. Construction is to be in complete compliance with the plans and specifications submitted by the developer to the City of Tamarac and the approved engineering drawings.
7. Site plan Approval (Major) shall be void one (1) year after the date of approval unless a building permit has been issued for the construction of all facilities provided in the site plan and construction is diligently pursued.
8. The Development Order is assignable, but assignment does not discharge any assignee from strict compliance with the order unless the City Commission consents to modify any of the original requirements.
9. Satisfaction of all the outstanding Development Review Committee comments from the review of the Site Plan Approval (Major) for Woodmont Pod D (Case No. 6-SP-22).
10. Homeowner's Association documents shall prohibit the conversion of garages from providing a parking space within the garage.
11. Execution and recordation of Document of Unified Control required to allow for subdivision by sale of individual townhouse units.

Section 3: All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4: If any clause, section, other part, or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or in application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 5: This Resolution shall become effective immediately upon its adoption.

[INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA THIS _____ DAY OF _____ 2025.

MICHELLE J. GOMEZ,
MAYOR

ATTEST:

KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE:

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

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

HANS OTTINOT
CITY ATTORNEY

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

DUNAY MISKEL BACKMAN LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Matthew Kwasman
Christina Bilenki
Lauren G. Odom
Nicole Jaeger
Rachael Bond Palmer

Woodmont – NW 81st Street
Site Plan Justification Statement

D.R. Horton, Inc. ("Petitioner") is the contract purchaser of the +/- 6.25-acre property (+/- 4.28 net acres) located at NW 81st Street and identified by Folio# 494104260040, which is generally located on the southeast corner of N Pine Island Road and Southgate Boulevard ("Property") within the City of Tamarac ("City"). On June 25, 2014, The City approved Ordinance 2014-007 to amend the City's Future Land Use Plan designation of the Property from the City's Commercial Recreation designation to the Commercial designation. At the same time, the City approved Ordinance 2014-008 which rezoned the Property from the City's S-1 (Recreational) zoning district to the B-2, Planned Community Business District, zoning category. As part of the more recent city-wide zoning change and adoption of the new Land Development Code ("LDC"), the Property was rezoned to its current designation of Neighborhood Commercial (NC). The Property was originally developed as part of the Pine's Golf Course within the Woodmont Country Club. As part of the approvals to allow for the redevelopment of a portion of the Pine's Golf Course, the City entered into a Development Agreement with the owner of the Property, Woodmont Country Club, Inc. ("Owner"), which restricted development of the Property to twenty-eight thousand (28,000) square feet of commercial development. Since approval of the various applications to allow for redevelopment of the Property for commercial uses, there has been very little interest from commercial developers. Rather, it has become evident that the Property is better suited for redevelopment with additional residential units, more similar to the adjacent townhouse community, Southgate Shores. Petitioner now proposes to redevelop the Property with fifty (50) townhouse units ("Project").

D.R. Horton, Inc., America's Builder, has been the largest home builder by volume in the United States since 2002. Founded in 1978 in Fort Worth, Texas, Petitioner has operations in ninety eight (98) markets in thirty one (31) states across the United States and closed eighty one thousand nine hundred sixty five (81,965) homes in the twelve month period ending September 30, 2021. Petitioner is engaged in the construction and sale of high-quality homes through its diverse brand portfolio with sales prices ranging from $150,000 to over $1,000,000 depending on the brand line and market. Petitioner also provide mortgage financing, title services and insurance agency services for homebuyers through its mortgage, title and insurance subsidiaries. Above all, their customer-driven principles have allowed them to work closely with each individual market to gain insight into the needs and wants from the customers.

In order to develop the Project, Petitioner is seeking major site plan approval in accordance with Section 10-5.4(H)(2)(C). As part of the applications for the Project, Petitioner is also seeking a local land use plan amendment to amend the City's Future Land Use designation from Commercial to Low Medium (10) Residential, a rezoning to amend the City's zoning designation from Neighborhood Commercial to R-3 Multi-Family Residential, and flex unit allocation.

Section 10-5.4(H)(6) provides that an application for major site plan approval shall be approved only if the Planning Board or Director, as appropriate, determines that the proposed development: (a) Will be consistent with the Comprehensive Plan; (b) Will comply with applicable district, use, and development

standards in this Code; and (c) Will comply with all requirements and conditions of approval. Petitioner will demonstrate that the proposed site plan meets each of the enumerated criteria.

(a) The site plan will be consistent with the Comprehensive Plan.

The site plan will be consistent with the Comprehensive Plan. Applicant is concurrently requesting a local land use plan map amendment to amend the Property's future land use designation from Commercial to Low Medium (10) Residential. The proposed Project is consistent with the Low Medium (10) Residential future land use designation. Residential dwelling units are permitted in the Low Medium (10) Residential designation at a density of up to 10 dwelling units per acre. Specifically, the Project will further the following goals, objectives, and policies of the City's Comprehensive Plan:

GOAL: The City of Tamarac will provide land uses which will encourage the orderly growth of the community; maximize economic benefits; conserve and protect the natural environment; and minimize any threats to health, safety, and welfare.
The rezoning will encourage the orderly growth of the community by facilitating the development of the Project as a fifty (50) unit residential community. The Project is appropriate in size and scale for the Property and will integrate into the existing residential character of the community. The new residents generated by the use will maximize economic benefits by introducing new consumers into the area who will contribute to the local economy and expand the City's tax base. Finally, the rezoning will minimize threats to health, safety, and welfare by permitting the redevelopment of a currently vacant and unattractive parcel within the City.

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

Petitioner is concurrently seeking a local land use plan amendment to amend the land use designation from Commercial to Low Medium (10) Residential. Low Medium (10) Residential is consistent with the density and intensity standards that have been implemented by the City's Future Land Use Element. As such, the Project will promote orderly growth and development through the adoption, maintenance and implementation of its Future Land Use Element.

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

As mentioned, Petitioner is concurrently seeking a local land use plan amendment to amend the land use designation from Commercial to Low Medium (10) Residential. Low Medium (10) Residential is consistent with the density and intensity standards that have been implemented by the City's Future Land Use Element. The land use map amendment will result in a mix of

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residential densities in the surrounding area including Medium (16) Residential, Low Medium (10) Residential, and Low (5) Residential. As such the Project, combined with the surrounding parcels, will provide for a mix of residential land use categories as provided on the City's future land use map.

Policy 1.2a: This Future Land Use Element establishes the following specific density and intensity standards for each future land use category: Residential Low Medium – Up to 10 du/ac.

The Project will allow for residential development consistent with the proposed future land use designation and Allocation of Flex.

Policy 1.4: The Community Development Department will continue to review land use plan amendments, zoning amendments, site plans and plat approval requests for compatibility with adjacent land uses as currently required in the Code.

The Project is compatible with the various residential developments located to the east along Southgate Boulevards, as well as the residential development located throughout the Woodmont community.

Policy 1.5: The City will continue to promote "quality development" in all land use categories by the establishment and implementation of design criteria and development standards in the LDC which promote the highest standards of urban development and community aesthetics.

The site plan will allow for development of the Project by Petitioner, a nationally and top rated home builder that focuses on excellence and that will adhere to the code design criteria to ensure the construction of a high quality development for the City.

Policy 4.2: The Community Development Department will continue to review the zoning, plat and site plan requirements in order to identify Code improvements which would not limit the variety of housing in the City.

The Project will offer additional housing supply in the City that will add to the variety of housing constructed within the Woodmont Community and along Southgate Boulevard.

Policy 4.7: The City shall encourage developers to make use of the City's "Flexibility Units" as determined by the Broward County Land Use Plan.

Petitioner is proposing the use of Flexibility Units as part of the applications for the Project.

Policy 9.3: The City's Code shall protect, whenever possible, existing and planned residential areas, including single family neighborhoods, from disruptive land uses and nuisances.

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The Project will allow for residential uses that are much more compatible with the existing residential uses located along Southgate Boulevard to the east and within the Woodmont Community, than the uses currently permitted under the Neighborhood Commercial zoning.

(b) The site plan will comply with applicable district, use, and development standards in this Code.

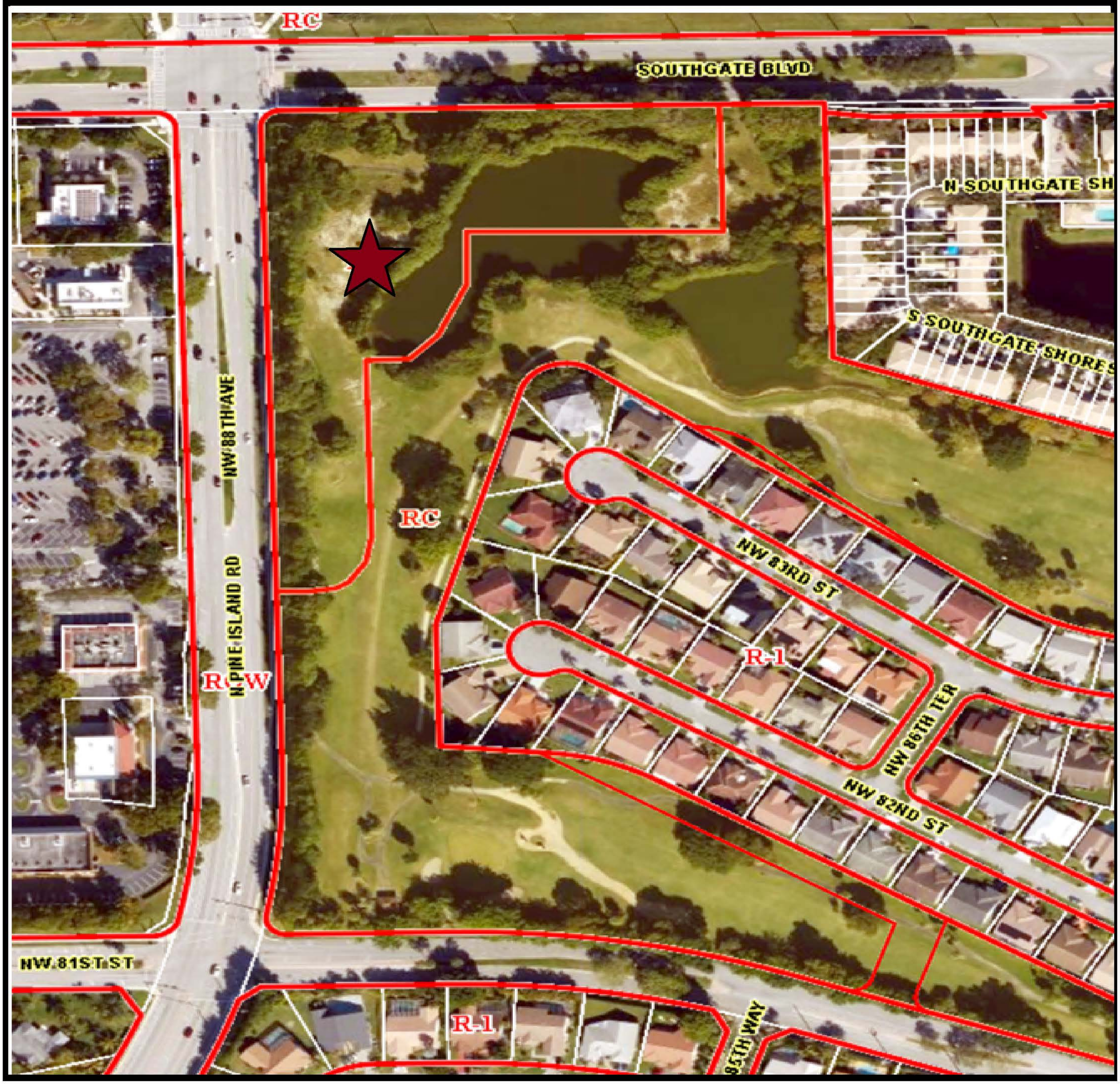
The site plan will comply with applicable district, use, and development standards in this Code. Section 10-2.2(B)(4) provides that the R-3 Multi-Family Residential District is intended to provide for medium and higher-density residential neighborhoods and promote a well-planned mixture of single-family, two-family, and higher-density residential development adjacent to commercial corridors. As such, townhouses uses are permitted in the R-3 Multi-Family Residential District. The project will comply with the development standards provided in Table 10-2.2 including the minimum required setbacks, lot size, lot coverage, and building height and provided on the site plan data table. Furthermore, the Project exceeds the parking requirements by proposing 114 spaces, where 110 are required. Each unit will have two (2) parking spaces and there will be an additional fourteen (14) parking spaces for guests. In addition, the Project will be fully landscaped in compliance with the Code's landscape requirements. Considering the foregoing, the site plan will comply with the applicable district, use, and development standards in the Code.

(c) The site plan will comply with all requirements and conditions of approval.

The site plan will comply with all requirements and conditions of approval.

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Woodmont Residential Pod D
Site Plan Approval (Major)
Case No. 6-SP-22

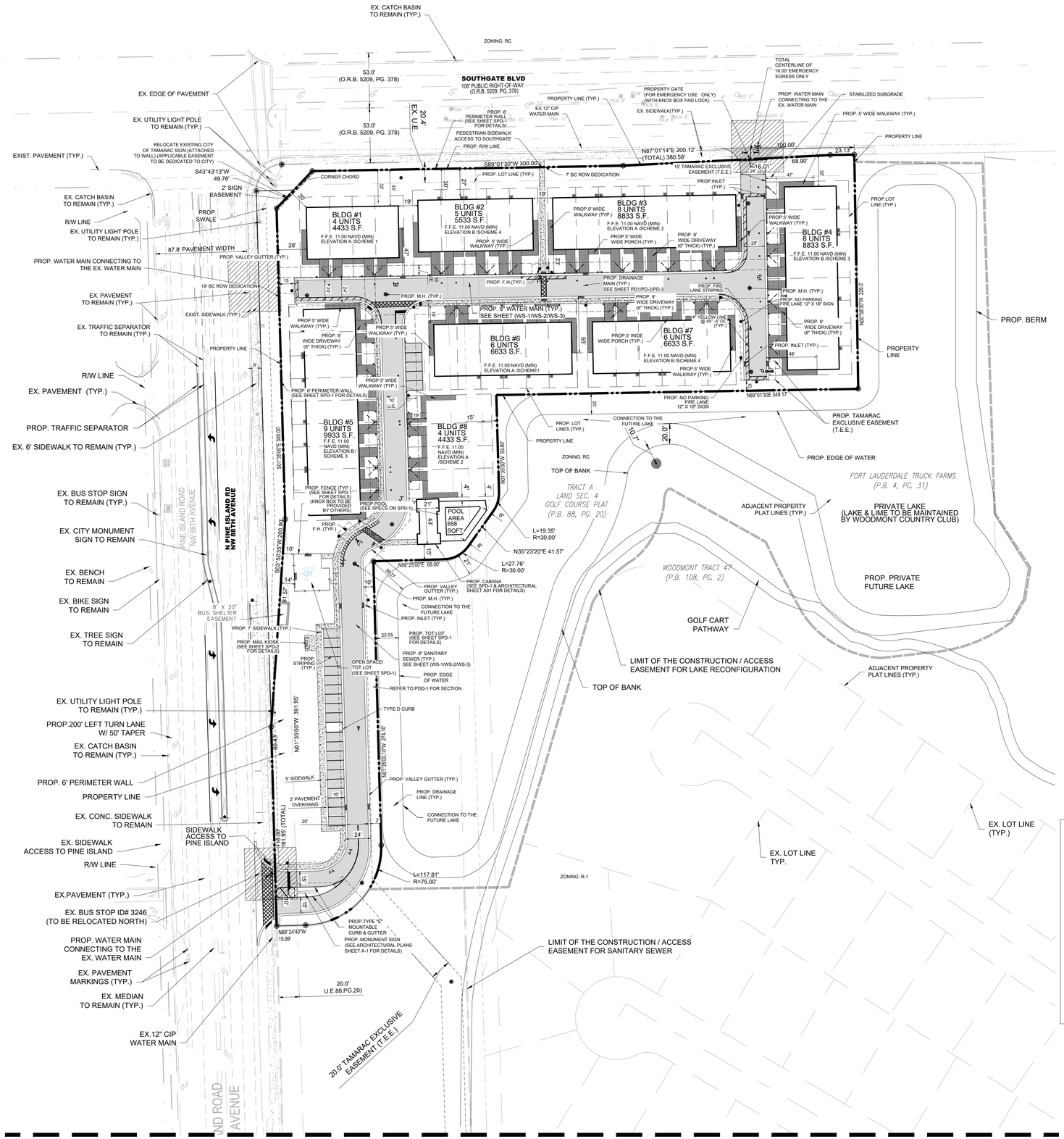


Subject Property

TAMARAC

The City For Your Life

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



SUBJECT PROPERTY : WOODMONT
FEMA FLOOD ZONE 'X'

SITE DATA TABLE

PARKING & LOADING CALCULATIONS

REQUIRED

2.00 SPACES PER BUILDING UNIT (3 BEDROOMS): 34 X 2 = 68

2.50 SPACES PER BUILDING UNIT (4 BEDROOMS): 16 X 2.5 = 40

10% ADDITIONAL (GUEST PARKING): 11

119 SPACES REQUIRED

PROVIDED

PARKING SPACES (DRIVEWAY & GARAGE) = 2 SPACES/DU 100 SPACES

GUESTPARKING SPACES (9' X 18') = 25 SPACES

TOTAL = 125 SPACES

SETBACK INFORMATION

	(MIN. PERMITTED)	MIN PROVIDED
SOUTHGATE BLVD:	20'	23'
REAR:	15'	18'
N PINE ISLAND ROAD	20'	23'
CORNER CORD	20'	20'

CODE REQUIREMENTS

BUILDING UNITS	REQUIRED (3 FLOORS)	PROVIDED (2 FLOORS)
4 UNIT BUILDING ELEVATION:	40'	25' - 2"
5 UNIT BUILDING ELEVATION:	40'	26' - 8 3/8"
6 UNIT BUILDING ELEVATION:	40'	26' - 8 3/8"
8 UNIT BUILDING ELEVATION:	40'	26' - 4 7/8"
9 UNIT BUILDING ELEVATION:	40'	26' - 8 3/8"

ZONING:

CURRENT ZONING: NEIGHBORHOOD COMMERCIAL (NC)

PROPOSED ZONING: MULTI-FAMILY RESIDENTIAL R-3

FUTURE LAND USE:

EXISTING FUTURE LAND USE: COMMERCIAL

PROPOSED FUTURE LAND USE: LOW-MEDIUM RESIDENTIAL (UP TO 10 DU'S PER ACRE)

NUMBER OF UNITS: 50
(34x 3 BEDROOM UNITS, 16x 4 BEDROOM UNITS)

DENSITY: 8 DU/ACRE

SITE AREA INFORMATION

GROSS ACREAGE		6.245 AC.
R.O.W. DEDICATION	11,761 SF.	0.27AC
NET ACREAGE:	187,747 SF.	4.31 AC.
TOTAL AREA	187,747 SF.	4.31 AC.
BUILDING #1	4,433 SF.	0.10AC
BUILDING #2	5,533 SF.	0.13AC
BUILDING #3	8,833 SF.	0.20AC
BUILDING #4	8,833 SF.	0.20AC
BUILDING #5	9,933 SF.	0.23AC
BUILDING #6	6,633 SF.	0.15AC
BUILDING #7	6,633 SF.	0.15AC
BUILDING #8	4,433 SF.	0.10AC
CABANA	821 SF.	0.02AC
BUILDINGS (TOTAL)	56,085 SF.	1.29AC (30%)
IMPERVIOUS AREAS	50,530 SF.	1.16 AC. (27%) (70% MAX)
PERVIOUS AREAS (GREEN AREAS)	81,021SF.	1.86AC. (43%) (30% MIN)

UNIT BEDROOM BREAKDOWN

	UNITS (3-BEDROOM)	UNITS (4-BEDROOM)
BUILDING #1	2	2
BUILDING #2	3	2
BUILDING #3	6	2
BUILDING #4	6	2
BUILDING #5	7	2
BUILDING #6	4	2
BUILDING #7	4	2
BUILDING #8	2	2

FIRE DEPARTMENT NOTES

1. STRUCTURE IS REQUIRED TO BE MARKED WITH APPROVED FIREFIGHTER SAFETY WARNING SIGNS IN ACCORDANCE WITH FLOR/DA ADMINISTRATIVE CODE 69A-60.0081
2. WATER SUPPLY FACILITIES EITHER EXISTING OR PROPOSED TO BE CONSTRUCTED BY THE DEVELOPER SHALL BE ADEQUATE TO MEET THE FIRE PROTECTION NEEDS AND SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. CC10-128 (1)
3. FIRE FOW CALCULATIONS AS PROVIDED BY A PROFESSIONAL ENGINEER (CALCULATIONS MUST BE ON SEPERATE, SEALED SHEETS) SHALL BE IN ACCORDANCE WITH THE "GUIDE FOR DETERMINATION OF REQUIRED FIRE FLOW' LATEST EDITION, AS PUBLISHED BY THE INSURANCE SERVICE OFFICE. CC 10-47 (c) 20
4. FIRE FLOW TEST IS REQUIRED AND TO BE WITNESSED BY TAMARAC FIRE RESCUE AND ENGINEERING DEPARTMENT. PLEASE CALL TO SCHEDULE A TIME.
5. A PERMANENT FIRE PROTECTION WATER SUPPLY SYSTEM SHALL BE FUNCTIONAL PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY. CC 10-128 (1)
6. FIRE HYDRANTS SHALL BE ON A LOOPED WATER MAIN. CC 10-128 (2) (b)
7. A ROUTE SHALL BE PROVIDED FOR ALL FIRE APPARATUS TO HAVE A FORWARD MEANS OF EXITING THE DRIVE WITH A MINIMUM CENTERLINE-TURNING RADIUS OF 50', CLEAR OF ALL OBSTRUCTIONS. FFPC 18.2.3.4.3
8. APPROVED NO PARKING FIRE LANE SIGNS AND DESIGNATION (STRIPING) INDICATING THAT PARKING IS PROHIBITED AT NORMAL EMERGENCY ACCESS POINTS TO STRUCTURES AND WITHIN 10' OF EACH FIRE HYDRANT, SPRINKLER OR STANDPIPE RISER. CC 24-580 (m) (2) (c) (2)

GENERAL NOTES

1. THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
2. SEE LIFE SAFETY PLAN FOR FIRE RESCUE DETAILS.
3. UNITS WILL BE PROVIDED WITH SMOKE DETECTORS.
4. TRASH COLLECTION WILL BE CURB SIDE PICK UP.
5. MIN. FINISHED FLOOR ELEVATION, IS 11.00 (NAVD).
6. ALL INTERIOR DRIVEWAYS TO BE PRIVATE.
7. BUILDING NUMBERS WILL BE PLACED ON BUILDINGS BEFORE C/O.
8. ROOF DRAINAGE NOT TO FLOW OVER REAR OR FRONT SIDEWALKS OF BUILDING.
9. ROOF TOP EQUIPMENT TO BE SCREENED AS PER CITY CODE SEC. 5-33.
10. THIS COMMUNITY WILL CONSIST OF MULTIFAMILY TOWNHOMES AND WILL HAVE A HOMEOWNERS ASSOCIATION RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS, RECREATION FACILITIES, RIGHT-OF-WAY AND STREETSCAPE, AND OTHER FEATURES CONTAINED WITHIN THE DEVELOPMENT.
11. NO CONSTRUCTION ACTIVITY WILL OCCUR PRIOR TO THE APPROVAL OF THE REQUIRED TREE REMOVAL PERMIT FROM BROWARD COUNTY. THE APPROVAL DOCUMENTS SHALL BE SUBMITTED TO THE CITY PRIOR TO THE APPROVAL OF ANY BUILDING PERMIT.
12. IRRIGATION OF THE SITE TO INCLUDE A RAIN SENSOR DEVICE AND SHALL BE INSTALLED PER STATE STATUTE.
13. DRIVEWAYS TO THE TOWNHOUSE UNITS SHALL BE BRICK PAVERS.

N

0 50 100

FEET

SCALE: 1" = 50'

LEGEND

- PROPOSED LIGHTING
- PROPOSED ADA STALL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- 10'X10' SIGHT TRIANGLE
- FLOW DIRECTION
- 6.40 PROPOSED GRADE
- EXISTING GRADE
- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- YARD DRAIN BASIN
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- TAPPING SLEEVE & VALVE
- DOUBLE WATER METER
- SINGLE WATER METER
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT ASSEMBLY
- 1 BACTERIOLOGICAL SAMPLING POINT
- PROPOSED TYPE P6 STORM CURB INLET
- R.C.P. REINFORCED CONCRETE PIPE
- H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE
- C.A.P. CORRUGATED ALUMINUM PIPE
- W.M. WATER MAIN
- G.V. GATE VALVE
- F.H. FIRE HYDRANT
- R.E. RIM ELEVATION
- I.E. INVERT ELEVATION
- E.O.P. EDGE OF PAVEMENT
- P.R.B. POLLUTION RETARDANT BAFFLE
- D.W.E. DESIGN WATER ELEVATION
- TREE TO REMAIN (SEE LANDSCAPE PLAN)
- PROPOSED WATERMAIN
- PROPOSED SEWERMAIN
- PROPOSED DRAINAGEMAIN
- EXISTING WATERMAIN
- EXISTING DRAINAGEMAIN
- EXISTING SEWERMAIN
- LIMIT OF CONSTRUCTION/ ACCESS EASEMENT FOR SANITARY SEWER MAIN
- LIMIT OF CONSTRUCTION/ ACCESS EASEMENT FOR LAKE RECONFIGURTION

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 954.392.0221
C26258 · LB7924

WOODMONT

SITE PLAN

DATE:	02/26
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

STATE OF FLORIDA
LICENSE
No 66815
REGISTERED PROFESSIONAL ENGINEER
DATE: 02/26/2025
ZACHARY D. TODD
FLORIDA REGISTRATION NO. - 66815

This item has been digitally signed and sealed by ZACHARY TODD, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT:	2105-39
SHEET:	SP-1

Zachary D Todd

Digitally signed by Zachary D Todd
DN: c=US, o=Unaffiliated, dnQualifier=A01410D000 0019C004F8EA1E000090F3 D, cn=Zachary D Todd
Date: 2025.08.21 09:32:22 -04'00'

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jfogroupinc.com

WOODMONT

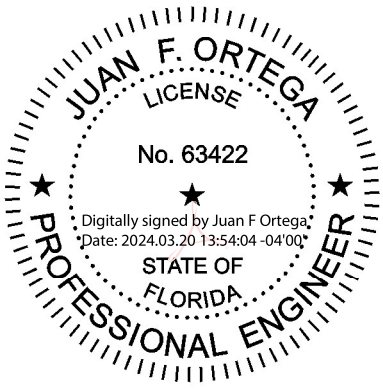
SEC OF PINE ISLAND RD & SOUTHGATE BLVD
CITY OF TAMARAC, FLORIDA

TRAFFIC IMPACT STUDY

PREPARED FOR:
D.R. HORTON

Prepared by:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458



Revised March 20, 2024
Revised January 23, 2023
Revised September 23, 2022
Revised July 11, 2022
October 25, 2021

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on March 20, 2024 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.

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2. TRIP GENERATION 2

3. TRIP DISTRIBUTION AND ASSIGNMENT 3

4. LEVEL OF SERVICE 3

    4.1. Links 3

    4.2. Intersections 3

5. DRIVEWAYS 8

6. CONCLUSIONS AND RECOMMENDATIONS 9

Exhibit 1: Property Appraiser

Exhibit 2: Conceptual Site Plan

Exhibit 3: ITE Trip Generation

Exhibit 4: 2019, 2040 & 2045 Report Excerpt

Exhibit 5: Growth Rate

Exhibit 6: Synchro Intersection Analyses

Exhibit 7: Driveway Turn Lane Analyses

Exhibit 8: Woodmont Country Club LUPA Traffic

Exhibit 9: Traffic Impact Study Review

TABLE **PAGE**

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Table 2: Trip Generation 2

Table 3: Daily Level of Service 6

Table 4: PM Peak Hour Level of Service 6

Table 5: Intersection Operational Analyses Summary 7

FIGURE **PAGE**

Figure 1: Project Location – Aerial 1

Figure 2: Traffic Assignment 4

Figure 3: Project Trips 5

Figure 4: Project Driveway Volumes 8

1. INTRODUCTION

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with the *City of Tamarac Land Development Code* associated with the site plan application for the Woodmont project.

The property is located at the southeast corner of Pine Island Road and Southgate Boulevard, in the City of Tamarac, Florida. Parcel ID Number associated with this project is 4941-04-26-0040. A copy of the property appraiser information data for the site is included as Exhibit 1. Figure 1 shows an aerial location of the site in relation to the transportation network. Exhibit 2 includes a conceptual site plan for the project.



Figure 1: Project Location – Aerial

The subject property is currently vacant. The Woodmont project is proposing 50 townhomes on the subject site**.** Project build-out is expected in the year 2025.

2. TRIP GENERATION

Trip generation rates were based on the 11th Edition of the Trip Generation Manual from the Institute of Transportation Engineers (ITE). Table 1 includes the trip generation rates used for Daily, AM and PM peak hour while Table 2 includes the trip generation for the proposed project for Daily, AM and PM peak hour conditions. As part of a conservative analysis and for simplification purposes, no traffic credit was taken for existing/approved uses on the subject site. Exhibit 3 includes ITE Trip Generation Equations from the latest ITE Trip Generation Manual.

The ITE Trip Generation Manual provides average rates and fitted curve equations to determine trip generation estimates for the proposed land use associated with the Woodmont Project. The fitted curve equations provide higher number of trips than the average rates[1]. As part of a conservative analysis, the fitted curve results were used in this analysis.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhomes	220	T = 6.41(X)+75.31	24%	76%	T = 0.31(X)+22.85	63%	37%	T = 0.43(X)+20.55

According to Table 2, the net Daily, AM and PM peak hour trips potentially generated due to the planned development are 396, 38 (9 In/29 Out), and 42 (26 In/16 Out) trips respectively.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhomes	50 DUs	396	9	29	38	26	16	42

[1] Trip Generation based on average rates:
Daily = 337
AM= 20 (5 In/15 Out)
PM = 26 (16 In/10 Out)

3. TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Figure 2 shows the project trip distribution for the directly impacted roadway links.

4. LEVEL OF SERVICE

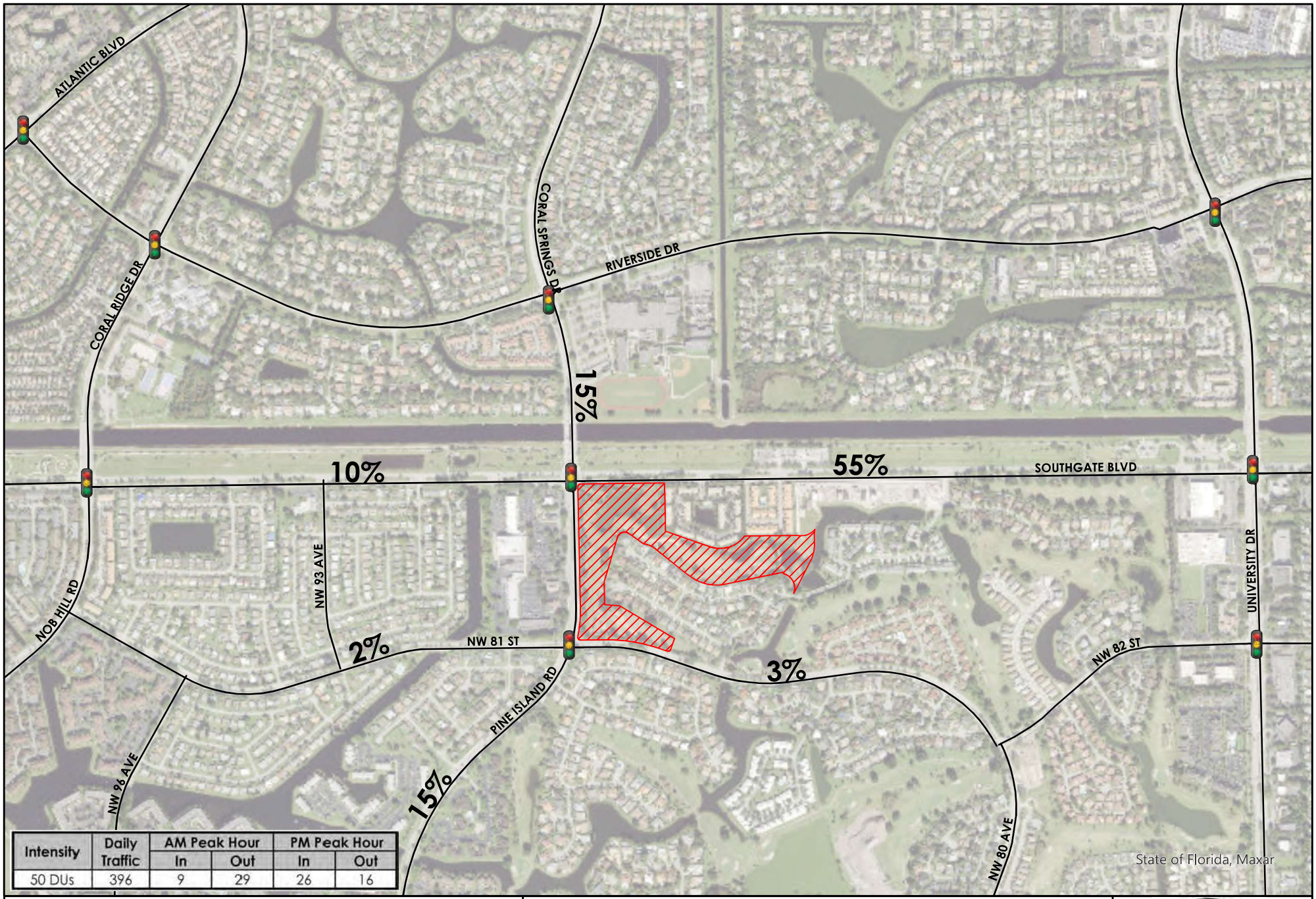
Level of Service for Links and Intersections for Existing, Future Background (w/out project traffic), and Future Total (w/ project traffic) conditions is being provided. Note that all Links will be impacted less than one percent (1%) of the adopted Level of Service (LOS).

4.1. Links

Daily and Peak Hour Link Analyses were carried using link volumes from Appendix C: North / South Roadways Capacity and Level of Service Analysis 2019 & 2040. Exhibit 4 includes excerpts from the 2019 & 2040 report. Exhibit 5 includes growth rate calculations within the study area. Table 3 summarizes Daily LOS while Table 4 does the same for peak hour.

4.2. Intersections

AM and PM Peak Hour Intersection Analyses were carried out using field data collection from October 13, 2021. Exhibit 6 includes detailed intersection analyses using Synchro 11 while Table 5 summarizes the results for the AM and PM peak hours. Figure 3 includes project trips at the directly impacted intersections.



Intensity	Daily Traffic	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
50 DUs	396	9	29	26	16

Project Site

0.1 0.05 0 0.1 0.2 0.3 0.4 Miles

Figure 2: Traffic Assignment WOODMONT

JFO GROUP INC



Intensity	Daily Traffic	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
50 DUs	396	9	29	26	16

LEGEND

AM Peak Hour = XX
PM Peak Hour = (XY)
Daily = YY

WOODMONT
SEC Pine Island Rd & Southgate Blvd
City of Tamarac

FIGURE 3: PROJECT TRIPS

Table 3: Daily Level of Service

Road	From	Code	2019[1] AADT	2025 Background Traffic[2]	Project Distribution	Project Traffic	Project Impact	Future Total	Capacity	V/C		
										Existing	Future Background	Future Total
Pine Island Rd	N of McNab Rd	422	28,500	31,470	15%	59	0.16%	31,529	37,810	0.75	0.83	0.83
Coral Sprgs Dr	N of Southgate Blvd	422	22,500	24,845	15%	59	0.16%	24,904	37,810	0.60	0.66	0.66
Southgate Blvd	E of Coral Ridge Dr	474	10,000	11,042	10%	40	0.11%	11,082	35,820	0.28	0.31	0.31
Southgate Blvd	E of Coral Sprgs Dr	474	16,600	18,330	55%	218	0.61%	18,548	35,820	0.46	0.51	0.52
NW 81 St	E of Nob Hill Rd	464	3,500	3,865	2%	8	0.03%	3,873	29,160	0.12	0.13	0.13
NW 81 St	E of Pine Island Rd	464	5,400	5,963	3%	12	0.04%	5,975	29,160	0.19	0.20	0.20

Table 4: PM Peak Hour Level of Service

Road	From	Code	2019[1] Peak Hour	2025 Background Traffic	Project Distribution	Project Traffic	Project Impact	Future Total	Capacity	V/C		
										Existing	Future Background	Future Total
Pine Island Rd	N of McNab Rd	422	2,708	2,990	15%	6	0.18%	2,996	3,401	0.80	0.88	0.88
Coral Sprgs Dr	N of Southgate Blvd	422	2,138	2,361	15%	6	0.18%	2,367	3,401	0.63	0.69	0.70
Southgate Blvd	E of Coral Ridge Dr	474	950	1,049	10%	4	0.12%	1,053	3,222	0.29	0.33	0.33
Southgate Blvd	E of Coral Sprgs Dr	474	1,577	1,741	55%	23	0.71%	1,764	3,222	0.49	0.54	0.55
NW 81 St	E of Nob Hill Rd	464	333	368	2%	1	0.04%	369	2,628	0.13	0.14	0.14
NW 81 St	E of Pine Island Rd	464	513	566	3%	1	0.04%	567	2,628	0.20	0.22	0.22

Daily	PM Peak Hour		
	In	Out	Total
396	26	16	**42**

[1] 2020 counts became available late in 2021 at https://www.browardmpo.org/data. However, it seems that the 2020 values were significantly impacted by COVID. At the time this study was prepared (July 11, 2022) the 2020_2045 mailout.xlsx file had been removed from the Broward MPO website. As part of a conservative analysis, 2019 counts were used as the base year in this analysis.
[2] Exhibit 5 includes Growth Rate calculations within the study area. GR=1.67%

Table 5: Intersection Operational Analyses Summary

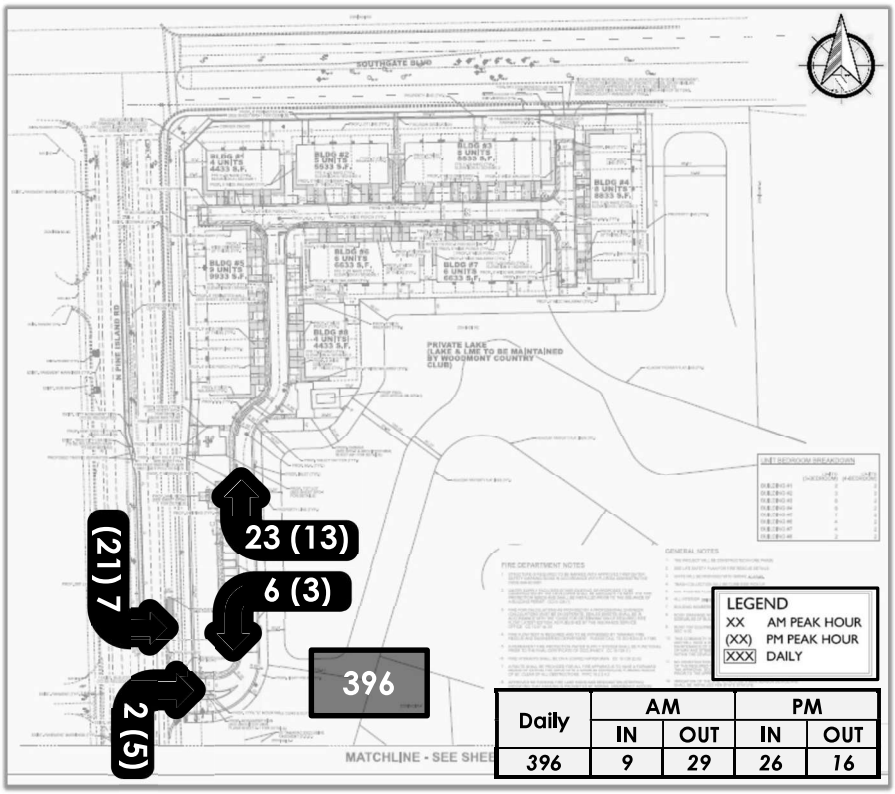
			AM											
		MOEs	Eastbound			Westbound			Northbound			Southbound		
			L	T	R	L	T	R	L	T	R	L	T	R
Southgate Blvd and Pine Island Rd/Coral Springs Dr	2021	Volume	**132**	**444**	**118**	**334**	**589**	**187**	**132**	**850**	**315**	**280**	**1,249**	**125**
		95% Queue Length, Q_{95} (veh)	8.5	13.5	7.8	20.4	28.0	27.4	6.7	20.7	15.7	13.1	31.1	5.7
		Control Delay (s/veh)	57.8	57.5	53.9	153.9	92.3	93.5	44.3	39.7	38.6	51.5	42.0	26.3
		Level of Service (LOS)	E	E	D	F	F	F	D	D	D	D	D	C
	2025 W/O Project	Volume	**141**	**474**	**126**	**357**	**629**	**200**	**141**	**908**	**337**	**299**	**1,334**	**134**
		95% Queue Length, Q_{95} (veh)	9.3	14.4	8.2	25.0	32.0	31.2	8.3	23.2	17.5	16.3	34.9	6.2
		Control Delay (s/veh)	64.0	57.9	53.7	195.5	110.1	111.0	61.0	44.2	42.8	70.0	46.8	27.1
		Level of Service (LOS)	E	E	D	F	F	F	E	D	D	E	D	C
	2025 W/ Project	Volume	**141**	**474**	**127**	**362**	**629**	**200**	**144**	**912**	**353**	**299**	**1,335**	**134**
		95% Queue Length, Q_{95} (veh)	9.3	14.4	8.3	25.9	32.0	31.2	8.7	23.4	18.5	16.5	35.0	6.2
		Control Delay (s/veh)	64.0	57.9	53.8	202.4	110.1	111.0	64.8	44.5	44.1	71.1	46.9	27.1
		Level of Service (LOS)	E	E	D	F	F	F	E	D	D	E	D	C
Tamarac Town Square/Driveway and Pine Island Rd	2021	Volume	**22**	**0**	**49**	**-**	**-**	**-**	**132**	**1,103**	**0**	**5**	**1,473**	**42**
		95% Queue Length, Q_{95} (veh)	3.7	-	0.5	-			1.5	-		-		
		Control Delay (s/veh)	25.3			-			18.4	-		-		
		Level of Service (LOS)	D			-			C	-		-		
	2025 W/O Project	Volume	**24**	**0**	**52**	**-**	**-**	**-**	**141**	**1,178**	**0**	**5**	**1,574**	**45**
		95% Queue Length, Q_{95} (veh)	4.3	-	0.6	-			1.9	-		-		
		Control Delay (s/veh)	32.4			-			21.2	-		-		
		Level of Service (LOS)	D			-			C	-		-		
	2025 W/ Project	Volume	**24**	**0**	**52**	**6**	**0**	**23**	**141**	**1,178**	**2**	**12**	**1,574**	**45**
		95% Queue Length, Q_{95} (veh)	4.6	-	0.6	1.5	-	0.2	1.9	-		0.1	-	
		Control Delay (s/veh)	45.5			25.2			21.2	-		11.6	-	
		Level of Service (LOS)	E			D			C	-		B	-	

			PM											
		MOEs	Eastbound			Westbound			Northbound			Southbound		
			L	T	R	L	T	R	L	T	R	L	T	R
Southgate Blvd and Pine Island Rd/Coral Springs Dr	2021	Volume	**170**	**418**	**85**	**305**	**349**	**212**	**109**	**1,270**	**202**	**216**	**1,395**	**144**
		95% Queue Length, Q_{95} (veh)	10.7	13.3	5.8	14.9	19.4	18.8	4.7	32.7	9.4	17.0	34.3	6.2
		Control Delay (s/veh)	59.3	62.8	57.6	123.7	75.9	79.3	38.5	45.1	29.5	74.8	40.5	23.5
		Level of Service (LOS)	E	E	E	F	E	E	D	D	C	E	D	C
	2025 W/O Project	Volume	**182**	**447**	**91**	**326**	**373**	**226**	**116**	**1,357**	**216**	**231**	**1,490**	**154**
		95% Queue Length, Q_{95} (veh)	11.4	14.0	6.1	17.6	20.8	20.1	5.5	39.4	10.4	20.3	40.7	6.9
		Control Delay (s/veh)	61.1	61.3	55.7	140.3	77.6	80.8	46.6	59.8	32.7	116.5	51.2	25.5
		Level of Service (LOS)	E	E	E	F	E	F	D	E	C	F	D	C
	2025 W/ Project	Volume	**182**	**447**	**94**	**340**	**373**	**226**	**118**	**1,359**	**225**	**231**	**1,494**	**154**
		95% Queue Length, Q_{95} (veh)	11.4	14.0	6.3	19.9	20.8	20.1	5.7	39.6	10.9	20.4	41.1	6.9
		Control Delay (s/veh)	61.1	61.3	55.9	158.2	77.6	80.8	47.9	60.1	33.1	117.3	51.9	25.6
		Level of Service (LOS)	E	E	E	F	E	F	D	E	C	F	D	C
Tamarac Town Square/Driveway and Pine Island Rd	2021	Volume	**37**	**0**	**152**	**-**	**-**	**-**	**164**	**1,480**	**0**	**2**	**1,614**	**75**
		95% Queue Length, Q_{95} (veh)	7.1	-	2.9	-			2.7	-		-		
		Control Delay (s/veh)	29.3[1]			-			25.3	-		-		
		Level of Service (LOS)	D[1]			-			D	-		-		
	2025 W/O Project	Volume	**40**	**0**	**162**	**-**	**-**	**-**	**175**	**1,581**	**0**	**2**	**1,724**	**80**
		95% Queue Length, Q_{95} (veh)	7.1	-	3.7	-			3.6	-		-		
		Control Delay (s/veh)	65.5			-			32.3	-		-		
		Level of Service (LOS)	F			-			D	-		-		
	2025 W/ Project	Volume	**40**	**0**	**162**	**3**	**0**	**13**	**175**	**1,581**	**5**	**23**	**1,724**	**80**
		95% Queue Length, Q_{95} (veh)	7.1	-	3.7	1.2	-	0.1	3.6	-		0.2	-	
		Control Delay (s/veh)	70.9			52.3			32.3	-		15.1	-	
		Level of Service (LOS)	F			F			D	-		C	-	

[1]HCM 6th TWSC did not report a Control Delay or LOS for the EB approach. Therefore, EBLn2 Control Delay and LOS are being reported.

5. DRIVEWAYS

According to the National Cooperative Highway Research Program (NCHRP) Report 457, a left-turn lane is recommended on the unstopped approach of any intersection when the combination of intersection volumes intersect above or to the right of the appropriate trend line shown in Figure 2-5 of the NCHRP 457 Report. However, four (4) lane divided roads are not included in Figure 2-5. On the other hand, the November 2019 FDOT Access Management Guidebook includes recommended guidelines for exclusive right-turn lanes to unsignalized driveways based on the NCHRP Report 420, Impacts of Access Management Techniques.



Daily	AM		PM	
	IN	OUT	IN	OUT
396	9	29	26	16

Figure 4: Project Driveway Volumes

Figure 4 provides Daily, AM and PM peak hour driveway volumes for the Woodmont property. Exhibit 7 includes detailed analysis evaluating the need for left turn lanes at the proposed driveways. As shown in Exhibit 7, the proposed driveway operations will not warrant exclusive left turn lanes. Similarly, a right turn lane is not warranted at the proposed driveway. However, based on a *Microsoft Teams Meeting* with Broward County staff on July 19, 2022, a southbound left turn lane at the project entrance is being required as shown on the proposed site plan.

6. CONCLUSIONS AND RECOMMENDATIONS

The Woodmont property is located at the southeast corner of Pine Island Road and Southgate Boulevard, in the City of Tamarac, Florida. The applicant is proposing 50 townhomes on the subject site. This development will most likely generate[1] 396 net daily trips where 38 (9 In/29 Out) trips will occur during the AM peak hour and 42 (26 In/16 Out) during the PM peak hour. Project build-out is expected in the year 2025.

The closest major intersection to the project is the intersection of Southgate Blvd and Pine Island Rd/Coral Springs Dr. The proposed project will generate an additional overall intersection delay of 1.6 seconds during the peak hour where additional improvements are not required to maintain the existing LOS and where project traffic is not increasing the LOS on any approach/movement.

A right turn lane is not warranted at the proposed driveway. However, based on a *Microsoft Teams Meeting* with Broward County staff on July 19, 2022, a southbound left turn lane at the project entrance is being required as shown on the proposed site plan.

The proposed Woodmont project will generate less daily traffic than the traffic approved[2] for the site under the Woodmont Country Club Future Land Use Amendment. The subject site had a Commercial designation with a maximum of 28,000 SF when the Woodmont Country Club amended its Future Land Use plan from Commercial Recreation to Low Density Residential & Commercial. Exhibit 8 includes the approved traffic study for the Woodmont Country Club Future Land Use Amendment.

Furthermore, the proposed development will generate less than one percent (1%) of the adopted Level of Service (LOS) in all links during both daily and peak-hour conditions.

[1] Trip Generation based on Average Rates from the ITE Trip Generation Manual, 11th Edition:
Daily = 337. AM= 20 (5 In/15 Out). PM = 26 (16 In/10 Out)

[2] Gross Trips:

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Shopping Center	28,000 SF	2,969	45	28	73	133	138	271

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Exhibit 1: Property Appraiser

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MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	NW 81 STREET, TAMARAC FL 33321	ID #	4941 04 26 0040
Property Owner	WOODMONT COUNTRY CLUB INC	Millage	3112
Mailing Address	7801 NW 80 AVE TAMARAC FL 33321	Use	38
Abbr Legal Description	LAND SEC 4 GOLF COURSE PLAT PB 88-20 B & PT 4,5-49-41 4-31 B POR OF TRS A,B AND C DESC IN OR 12165/803, LESS POD E AS DESC IN INSTR 114501567 & LESS LAKES TO CITY PER INSTR 116134206 & INSTR 116364450 AKA: GOLF COURSE		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$360,460	$5,500	$365,960	$357,690	
2021	$360,460	$5,500	$365,960	$325,180	
2020	$360,460	$5,500	$365,960	$295,620	$7,324.47

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$365,960	$365,960	$365,960	$365,960
Portability	0	0	0	0
Assessed/SOH	$357,690	$365,960	$357,690	$357,690
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$357,690	$365,960	$357,690	$357,690

Sales History

Date	Type	Price	Book/Page or CIN
11/30/1984	SW*	$6,222,100	12165 / 803

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$13,939	25.86	GC
Adj. Bldg. S.F. (Card, Sketch)		239
Eff./Act. Year Built: 1998/1997		

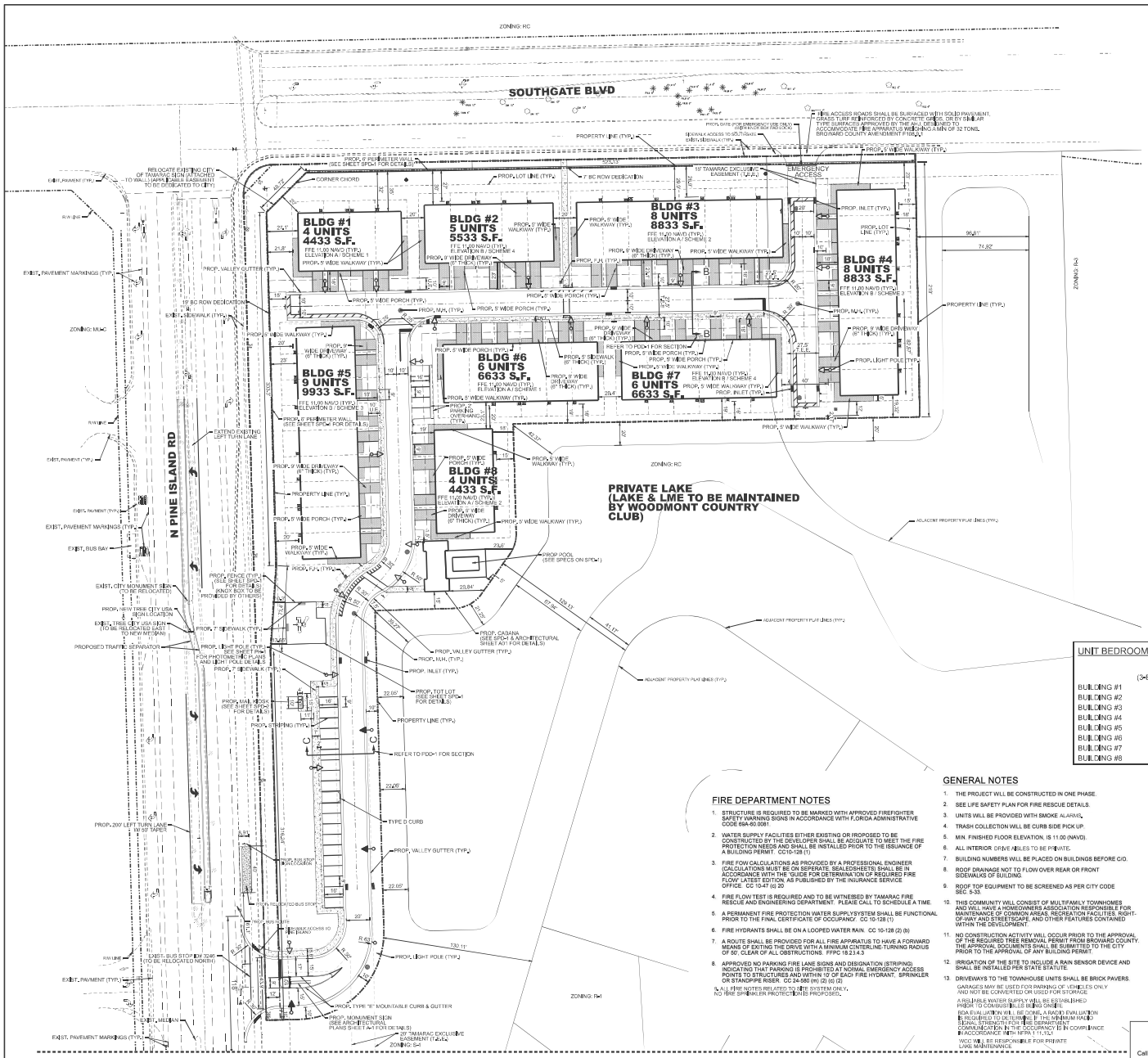
Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
31								
C								
239								

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Exhibit 2: Conceptual Site Plan

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N

0 40 80

FEET

SCALE: 1"=40'

SUBJECT PROPERTY : WOODMONT
FEMA FLOOD ZONE 'X'

SITE DATA TABLE

PARKING & LOADING CALCULATIONS

REQUIRED

2.00 SPACES PER BUILDING UNIT (3 BEDROOMS): 34 X 2 = 68

2.50 SPACES PER BUILDING UNIT (4 BEDROOMS): 16 X 2.5 = 40

10% ADDITIONAL (GUEST PARKING): 11

119 SPACES REQUIRED

PROVIDED

PARKING SPACES (DRIVEWAY & GARAGE)
= 2 SPACES/DU 100 SPACES

GUESTPARKING SPACES (9' X 18')
= 25 SPACES

TOTAL = 125 SPACES

SETBACK INFORMATION

	(MIN. PERMITTED)	MIN PROVIDED
SOUTHGATE BLVD:	20'	23'
REAR:	15'	18'
N PINE ISLAND ROAD	20'	23'
CORNER CORD	20'	20'

CODE REQUIREMENTS

BUILDING UNITS	REQUIRED (3 FLOORS)	PROVIDED (2 FLOORS)
4 UNIT BUILDING ELEVATION:	40'	25' - 2"
5 UNIT BUILDING ELEVATION:	40'	26' - 8 3/8"
6 UNIT BUILDING ELEVATION:	40'	26' - 8 3/8"
8 UNIT BUILDING ELEVATION:	40'	28' - 4 7/8"
9 UNIT BUILDING ELEVATION:	40'	26' - 8 3/8"

UNIT BEDROOM BREAKDOWN

	UNITS (3-BEDROOM)	UNITS (4-BEDROOM)
BUILDING #1	2	2
BUILDING #2	3	2
BUILDING #3	6	2
BUILDING #4	6	2
BUILDING #5	7	2
BUILDING #6	4	2
BUILDING #7	4	2
BUILDING #8	2	2

ZONING:

CURRENT ZONING: NEIGHBORHOOD COMMERCIAL (NC)

PROPOSED ZONING: MULTI-FAMILY RESIDENTIAL R-3

FUTURE LAND USE:

EXISTING FUTURE LAND USE: COMMERCIAL

PROPOSED FUTURE LAND USE: LOW-MEDIUM RESIDENTIAL (UP TO 10 DU'S PER ACRE)

NUMBER OF UNITS: 50
(34x 3 BEDROOM UNITS, 16x 4 BEDROOM UNITS)

DENSITY: 8 DU/ACRE

SITE AREA INFORMATION

GROSS ACREAGE		6,245 AC.
R.O.W. DEDICATION	11,761 SF.	0.27AC
NET ACREAGE:	187,747 SF.	4.31 AC.
TOTAL AREA	187,747 SF.	4.31 AC.
BUILDING #1	4,433 SF.	0.10AC
BUILDING #2	5,533 SF.	0.13AC
BUILDING #3	8,833 SF.	0.20AC
BUILDING #4	8,833 SF.	0.20AC
BUILDING #5	9,933 SF.	0.23AC
BUILDING #6	6,633 SF.	0.15AC
BUILDING #7	6,633 SF.	0.15AC
BUILDING #8	4,433 SF.	0.10AC
CABANA	821 SF.	0.02AC
BUILDINGS (TOTAL)	56,085 SF.	1.29AC (30%)
IMPERVIOUS AREAS	50,530 SF.	1.16 AC. (27%) (70% MAX)
PERVIOUS AREAS (GREEN AREAS)	81,021SF.	1.86AC. (43%) (30% MIN)

FIRE DEPARTMENT NOTES

1. STRUCTURE IS REQUIRED TO BE MARKED WITH APPROVED FIREFIGHTER SAFETY WARNING SIGNS IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE 69A-60.0081.
2. WATER SUPPLY FACILITIES EITHER EXISTING OR PROPOSED TO BE CONSTRUCTED BY THE DEVELOPER SHALL BE ADEQUATE TO MEET THE FIRE PROTECTION NEEDS AND SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. CC10-128 (1)
3. FIRE FOW CALCULATIONS AS PROVIDED BY A PROFESSIONAL ENGINEER (CALCULATIONS MUST BE ON SEPERATE, SEALEDSHEETS) SHALL BE IN ACCORDANCE WITH THE "GUIDE FOR DETERMINATION OF REQUIRED FIRE FLOW" LATEST EDITION, AS PUBLISHED BY THE INSURANCE SERVICE OFFICE. CC 10-47 (c) 20
4. FIRE FLOW TEST IS REQUIRED AND TO BE WITNESSED BY TAMARAC FIRE RESCUE AND ENGINEERING DEPARTMENT. PLEASE CALL TO SCHEDULE A TIME.
5. A PERMANENT FIRE PROTECTION WATER SUPPLYSYSTEM SHALL BE FUNCTIONAL PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY. CC 10-128 (1)
6. FIRE HYDRANTS SHALL BE ON A LOOPED WATER MAIN. CC 10-128 (2) (b)
7. A ROUTE SHALL BE PROVIDED FOR ALL FIRE APPARATUS TO HAVE A FORWARD MEANS OF EXITING THE DRIVE WITH A MINIMUM CENTERLINE-TURNING RADIUS OF 50'. CLEAR OF ALL OBSTRUCTIONS. FFPC 18.2.3.4.3
8. APPROVED NO PARKING FIRE LANE SIGNS AND DESIGNATION (STRIPING) INDICATING THAT PARKING IS PROHIBITED AT NORMAL EMERGENCY ACCESS POINTS TO STRUCTURES AND WITHIN 10' OF EACH FIRE HYDRANT. SPRINKLER OR STANDPIPE RISER. CC 24-580 (m) (2) (c) (2)
9. ALL FIRE NOTES RELATED TO FIRE SYSTEM ONLY.
NO FIRE SPRINKLER PROTECTION IS PROPOSED.

GENERAL NOTES

1. THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
2. SEE LIFE SAFETY PLAN FOR FIRE RESCUE DETAILS.
3. UNITS WILL BE PROVIDED WITH SMOKE ALARMS.
4. TRASH COLLECTION WILL BE CURB SIDE PICK UP.
5. MIN. FINISHED FLOOR ELEVATION. IS 11.00 (NAVD).
6. ALL INTERIOR DRIVE AISLES TO BE PRIVATE.
7. BUILDING NUMBERS WILL BE PLACED ON BUILDINGS BEFORE C/O.
8. ROOF DRAINAGE NOT TO FLOW OVER REAR OR FRONT SIDEWALKS OF BUILDING.
9. ROOF TOP EQUIPMENT TO BE SCREENED AS PER CITY CODE SEC. 5-33.
10. THIS COMMUNITY WILL CONSIST OF MULTIFAMILY TOWNHOMES AND WILL HAVE A HOMEOWNERS ASSOCIATION RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS, RECREATION FACILITIES, RIGHT-OF-WAY AND STREETSCAPE, AND OTHER FEATURES CONTAINED WITHIN THE DEVELOPMENT.
11. NO CONSTRUCTION ACTIVITY WILL OCCUR PRIOR TO THE APPROVAL OF THE REQUIRED TREE REMOVAL PERMIT FROM BROWARD COUNTY. THE APPROVAL DOCUMENTS SHALL BE SUBMITTED TO THE CITY PRIOR TO THE APPROVAL OF ANY BUILDING PERMIT.
12. IRRIGATION OF THE SITE TO INCLUDE A RAIN SENSOR DEVICE AND SHALL BE INSTALLED PER STATE STATUTE.
13. DRIVEWAYS TO THE TOWNHOUSE UNITS SHALL BE BRICK PAVERS.
GARAGES MAY BE USED FOR PARKING OF VEHICLES ONLY AND NOT BE CONVERTED OR USED FOR STORAGE
A RELIABLE WATER SUPPLY WILL BE ESTABLISHED PRIOR TO COMBUSTIBLES BEING ONSITE
SDA EVALUATION WILL BE DONE, A RADIO EVALUATION IS REQUIRED TO DETERMINE IF THE MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATION IN THE OCCUPANCY IS IN COMPLIANCE IN ACCORDANCE WITH NFPA 1 11.10.1
WCC WILL BE RESPONSIBLE FOR PRIVATE LANE MAINTENANCE

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

HSQ GROUP, INC.
Engineers • Planners • Surveyors
1001 Yamato Road Suite 105
Boca Raton, Florida 33431 (561) 620-0021

NO	DATE	BY	REVISIONS

WOODMONT

SITE PLAN

DATE:	01/09/20
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

TAMARA TODD LICENSE No 84179 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 2/26/2021
TODD, P.E. FLORIDA REGISTRATION NO. - 84179

PROJECT:	2105-39
SHEET:	SP-1

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Exhibit 3: ITE Trip Generation

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Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

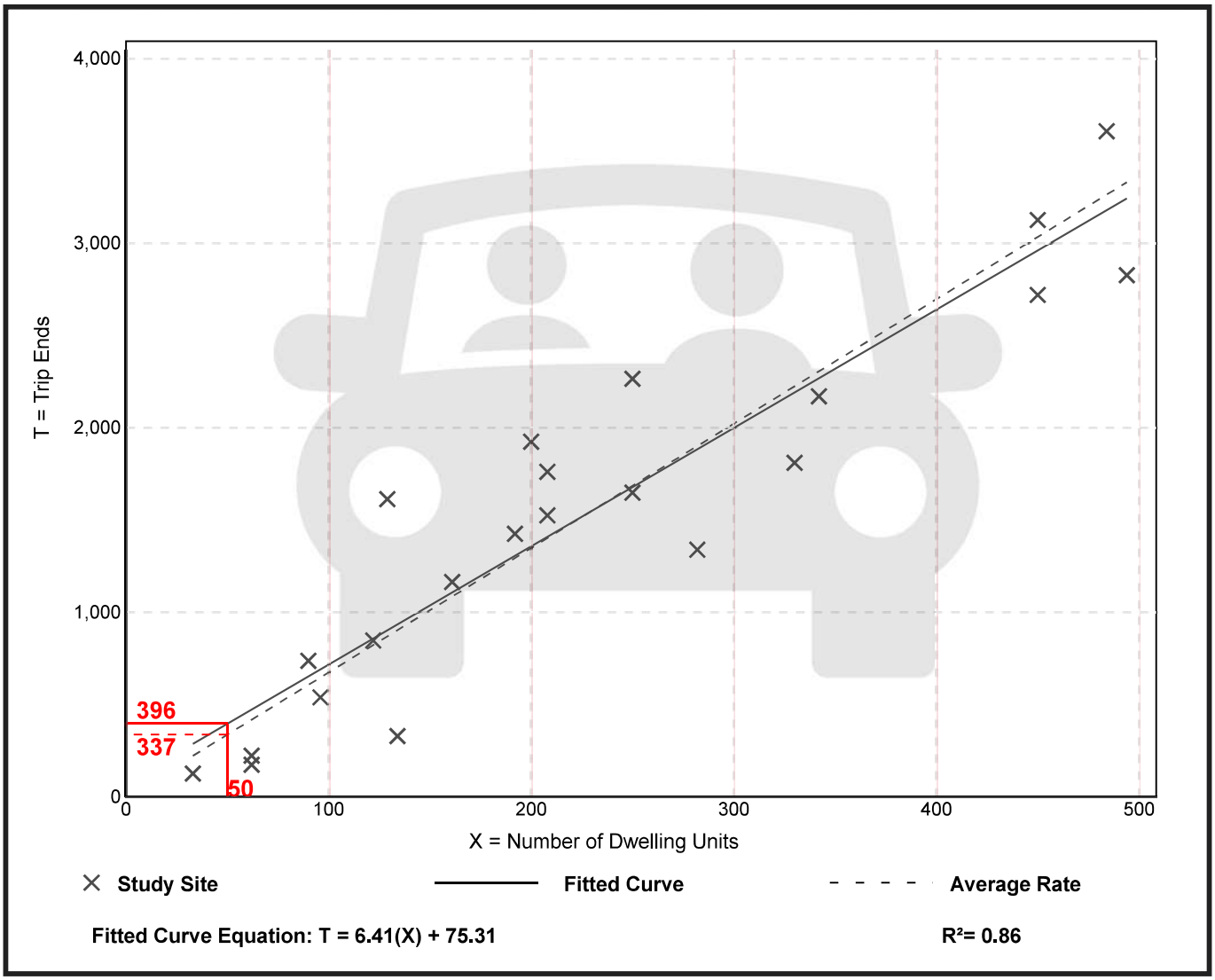
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



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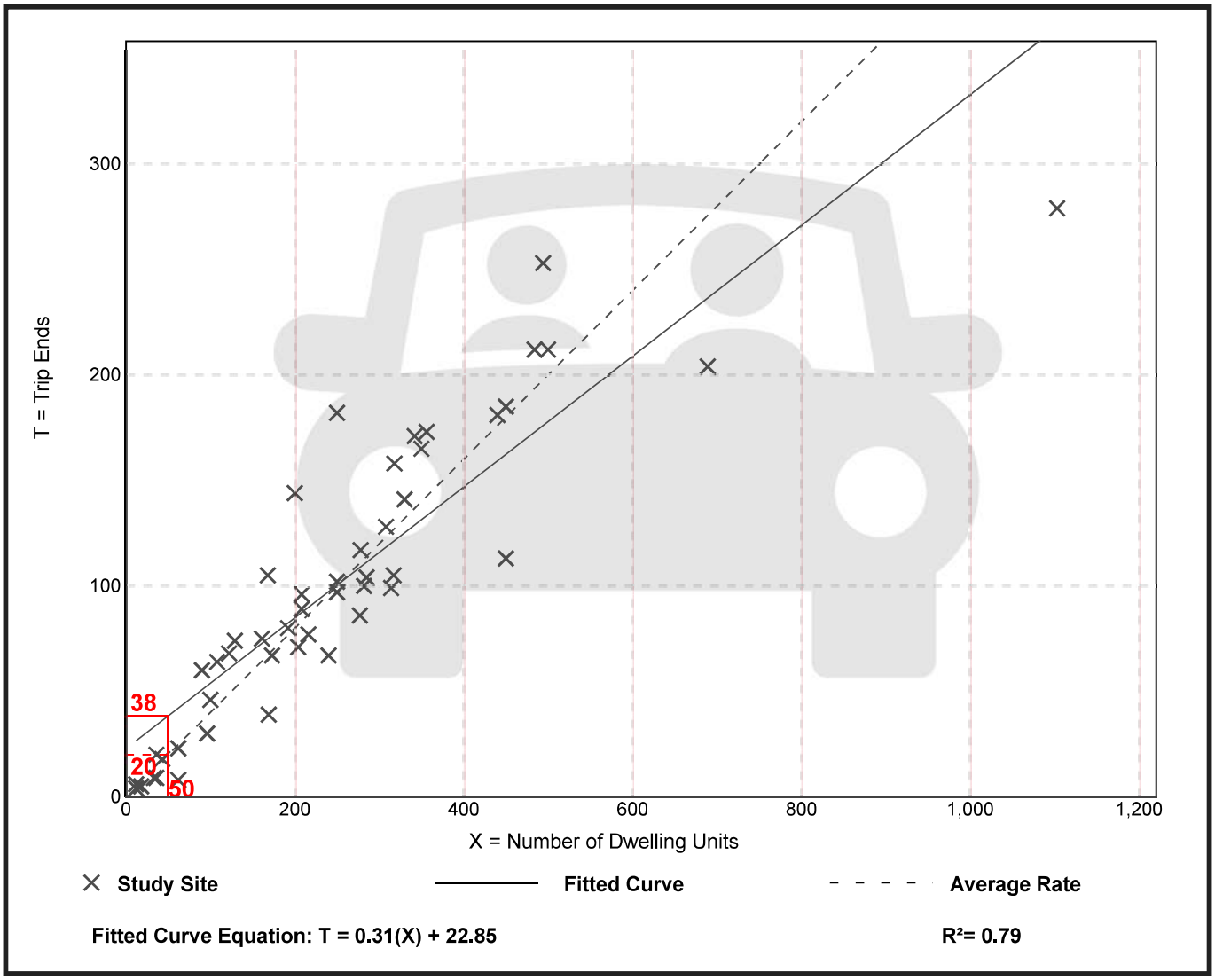
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



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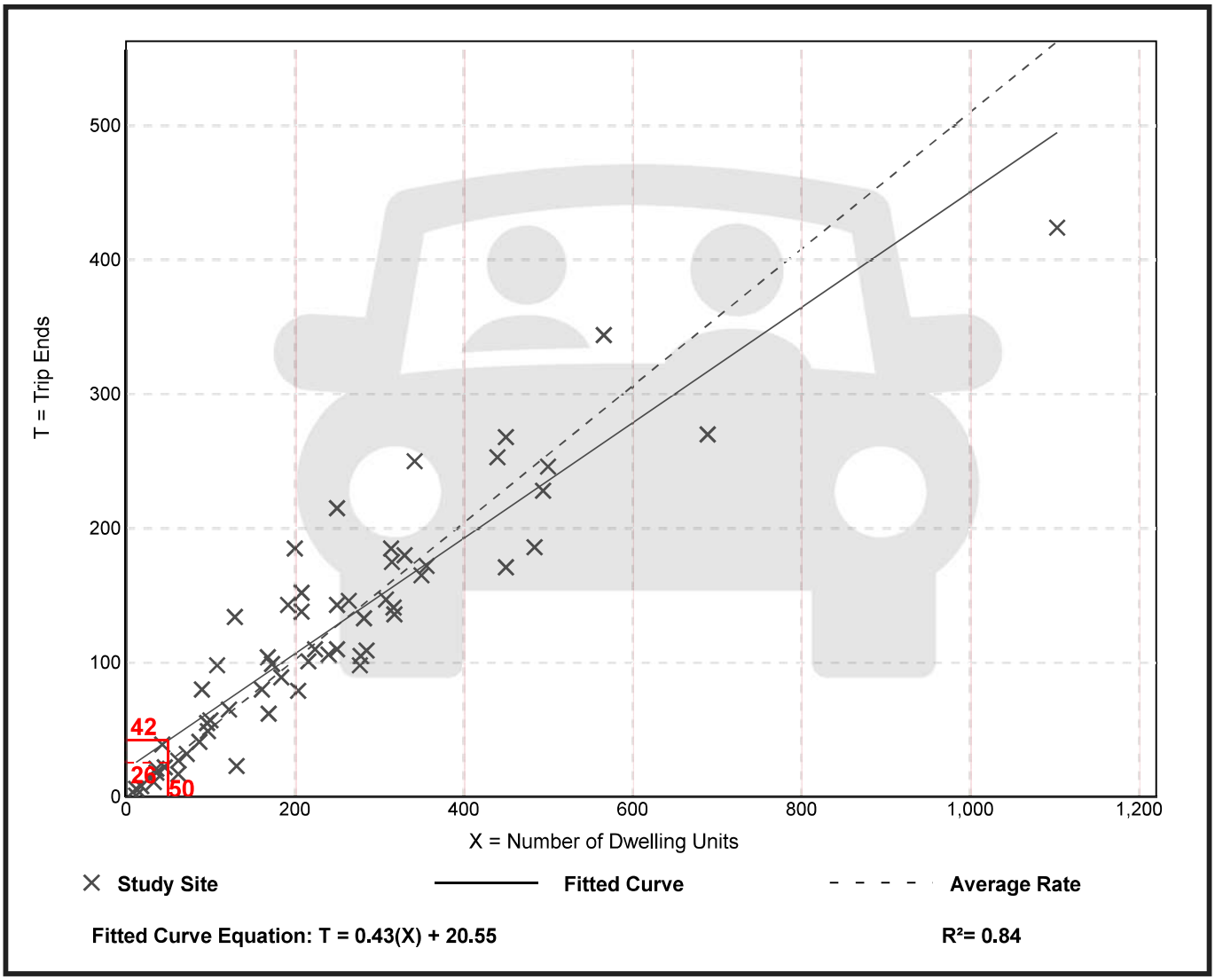
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



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Exhibit 4: 2019, 2040 & 2045 Report Excerpt

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APPENDIX C: North / South Roadways Capacity and Level of Service Analysis 2019, 2040 & 2045

			2019					2019					2040					2040					2045					2045				
			Design	Daily Conditions				Peak Hour Conditions					Design	Daily Conditions				Peak Hour Conditions					Design	Daily Conditions				Peak Hour Conditions				
ID	N/S Roadway	Segment	Code	AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS		Code	Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS		Code	Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	
315	Pine Island Rd	N of McNab Rd	422	28,500	37,810	0.75	C	2,708	3,401	0.80	C		422	47,800	37,810	1.26	F	4,541	3,401	1.33	F		422	47,800	37,810	1.26	F	4,541	3,401	1.33	F	
317	Coral Sprgs Dr	N of Southgate Blvd	422	22,500	37,810	0.60	C	2,138	3,401	0.63	C		422	39,100	37,810	1.03	F	3,715	3,401	1.09	F		422	39,100	37,810	1.03	F	3,715	3,401	1.09	F	
ID	E/W Roadway	Segment	Code	AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS		Code	Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS		Code	Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	
742	Southgate Blvd	E of Coral Ridge Dr	474	10,000	35,820	0.28	C	950	3,222	0.29	C		474	24,300	35,820	0.68	C	2,309	3,222	0.72	C		474	24,300	35,820	0.68	C	2,309	3,222	0.72	C	
744	Southgate Blvd	E of Coral Sprgs Dr	474	16,600	35,820	0.46	C	1,577	3,222	0.49	C		474	21,700	35,820	0.61	C	2,062	3,222	0.64	C		474	21,700	35,820	0.61	C	2,062	3,222	0.64	C	
718	NW 81 St	E of Nob Hill Rd	464	3,500	29,160	0.12	C	333	2,628	0.13	C		464	4,500	29,160	0.15	C	428	2,628	0.16	C		464	4,500	29,160	0.15	C	428	2,628	0.16	C	
720	NW 81 St	E of Pine Island Rd	464	5,400	29,160	0.19	C	513	2,628	0.19	C		464	4,700	29,160	0.16	C	447	2,628	0.17	C		464	4,700	29,160	0.16	C	447	2,628	0.17	C	

Source: http://www.browardmpo.org/index.php/data

e - estimated traffic volumes; capacity - maximum LOS "D" service volume, not actual capacity; r - maximum LOS "D" service volume reduced by 5%

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Exhibit 5: Growth Rate

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Woodmont - Area Wide Growth Rate

Roadway	From	To	F-DOT	
			2014	2019
Pine Island Rd	McNab Rd	NW 81st St	24,000	28,500
Coral Sprgs Dr	NW 81st St	Southgate Blvd	25,500	26,000
Coral Sprgs Dr	Southgate Blvd	Atlantic Blvd	22,000	22,500
Southgate Blvd	Coral Ridge Dr	Pine Island Rd	15,000	16,600
Southgate Blvd	Pine Island Rd	University Dr		
NW 81st St	Coral Ridge Dr	NW 80th Ave	2,900	3,500
		Σ	89,400	97,100

Base Year (Σ 2013 from F-DOT)	89,400
Future Year (Σ 2018 from F-DOT)	97,100
Area Wide Growth	**1.67%**

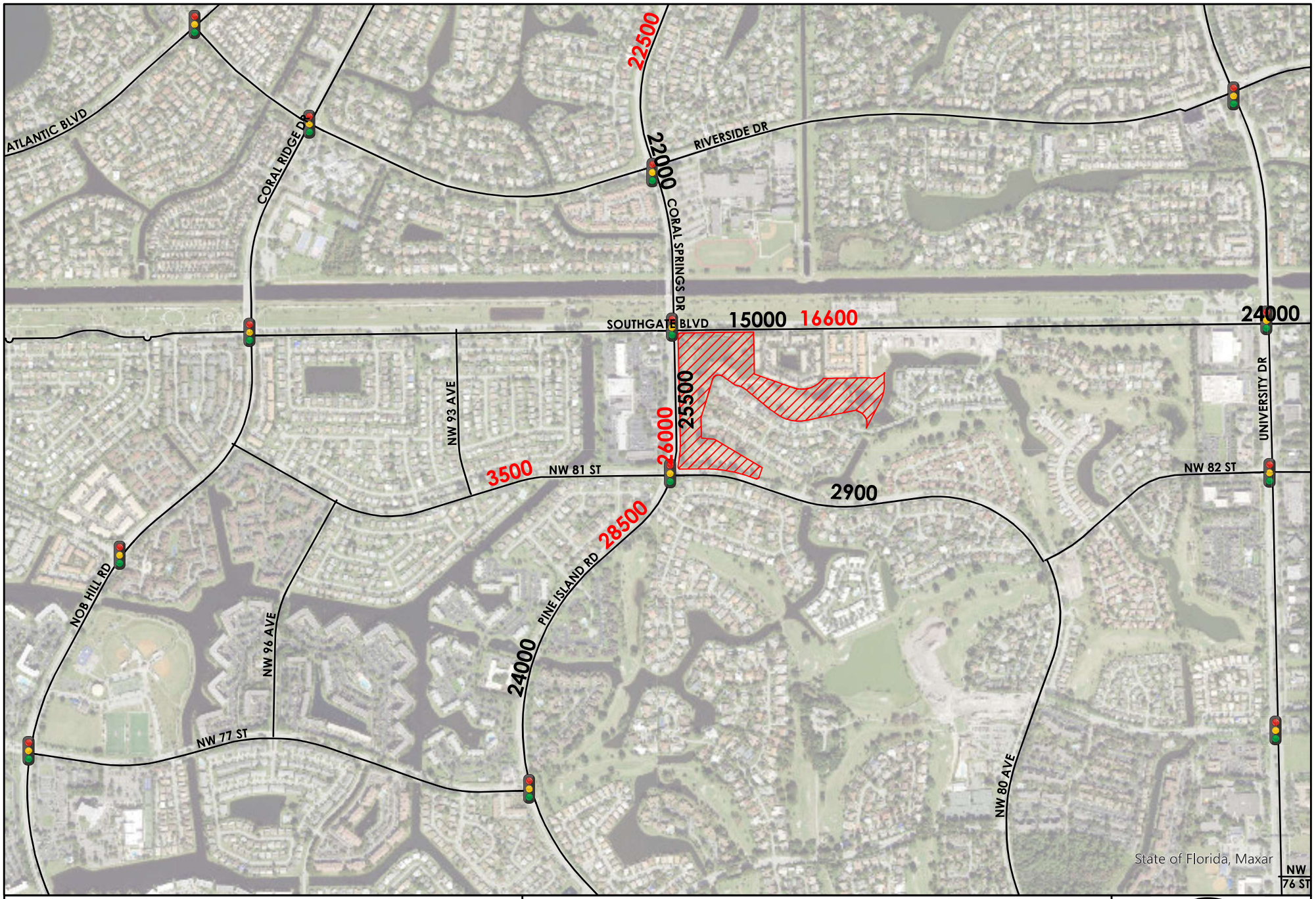
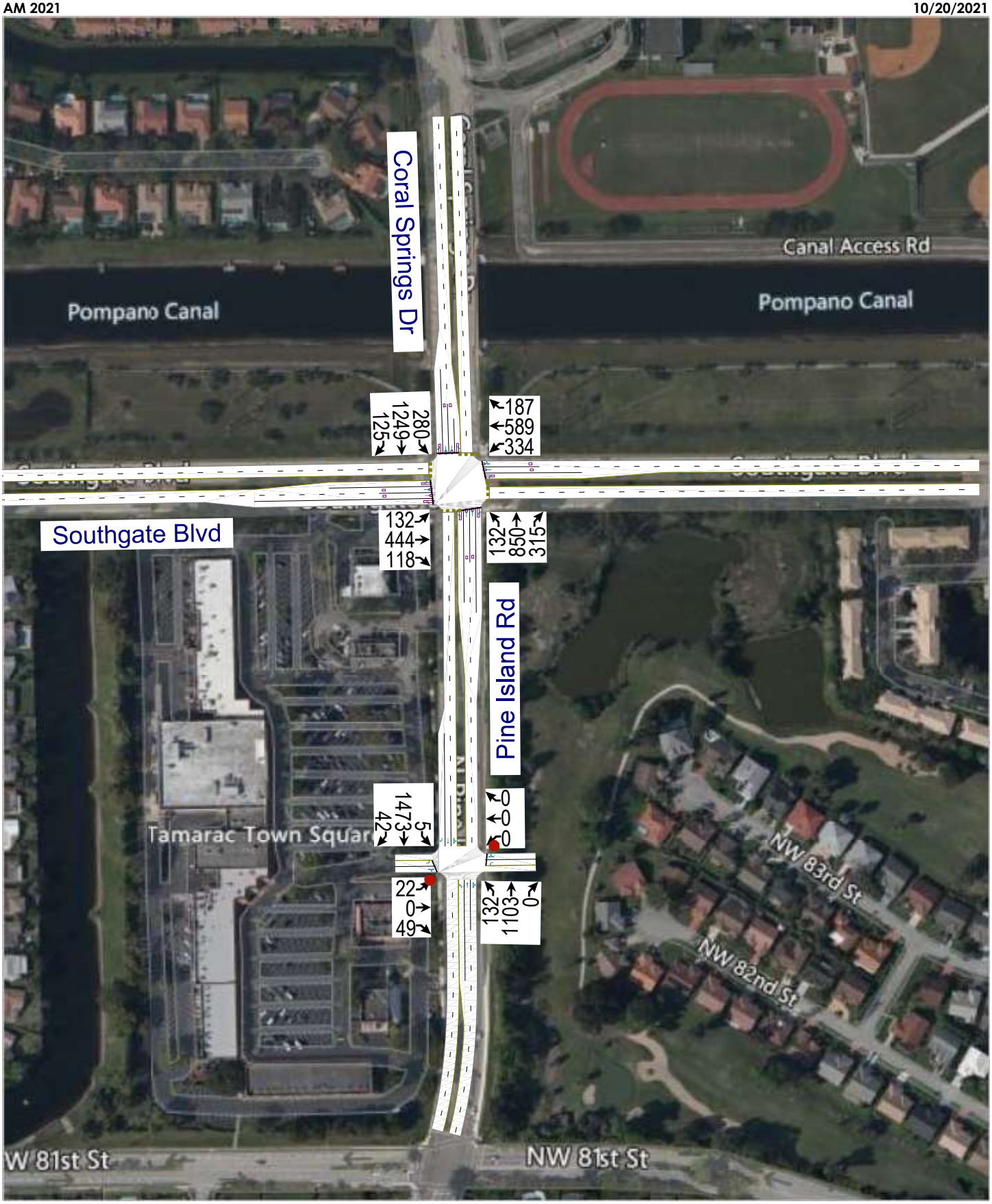


Exhibit 5:
2014 Vs 2019 AADT
WOODMONT

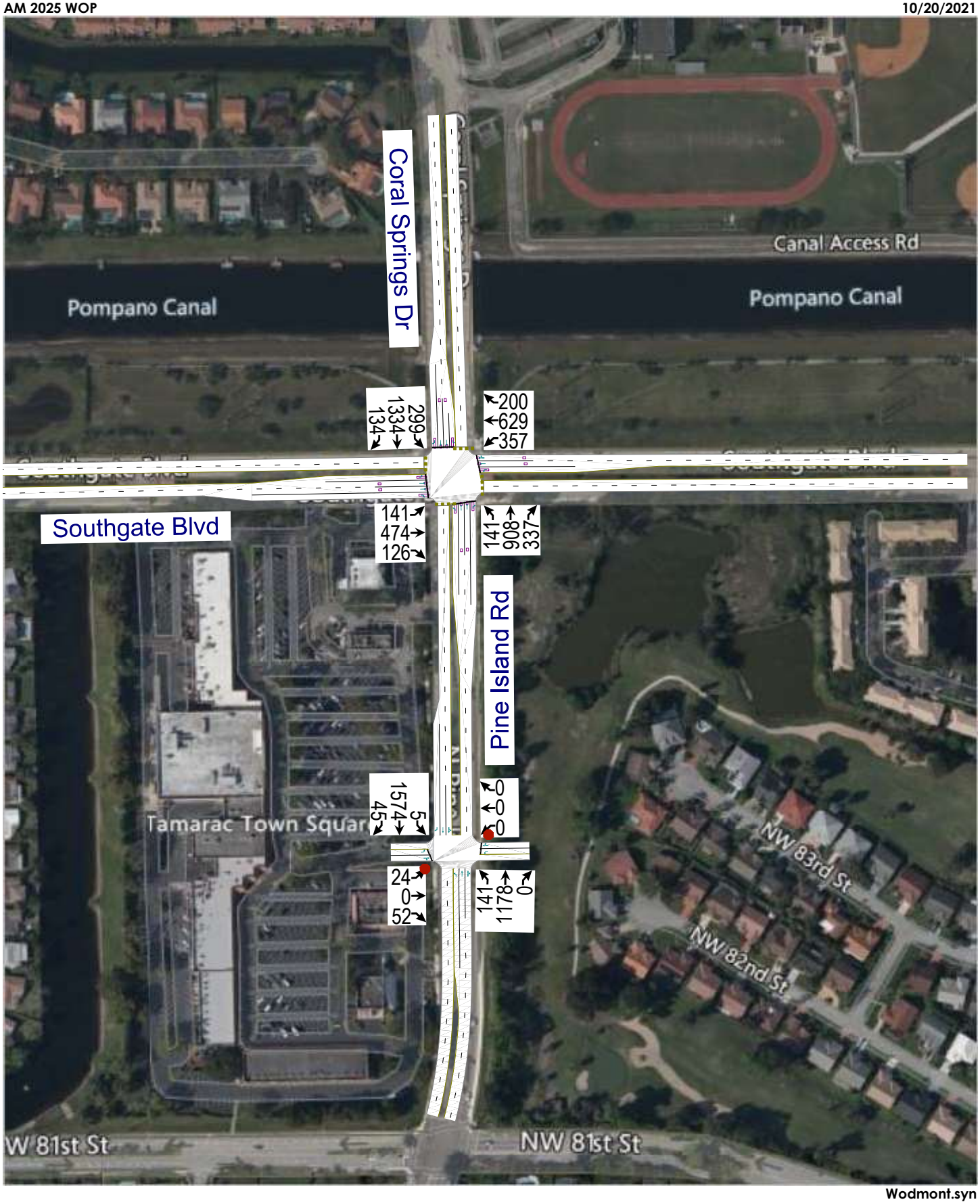
JFO GROUP INC

Exhibit 6: Synchro Intersection Analyses

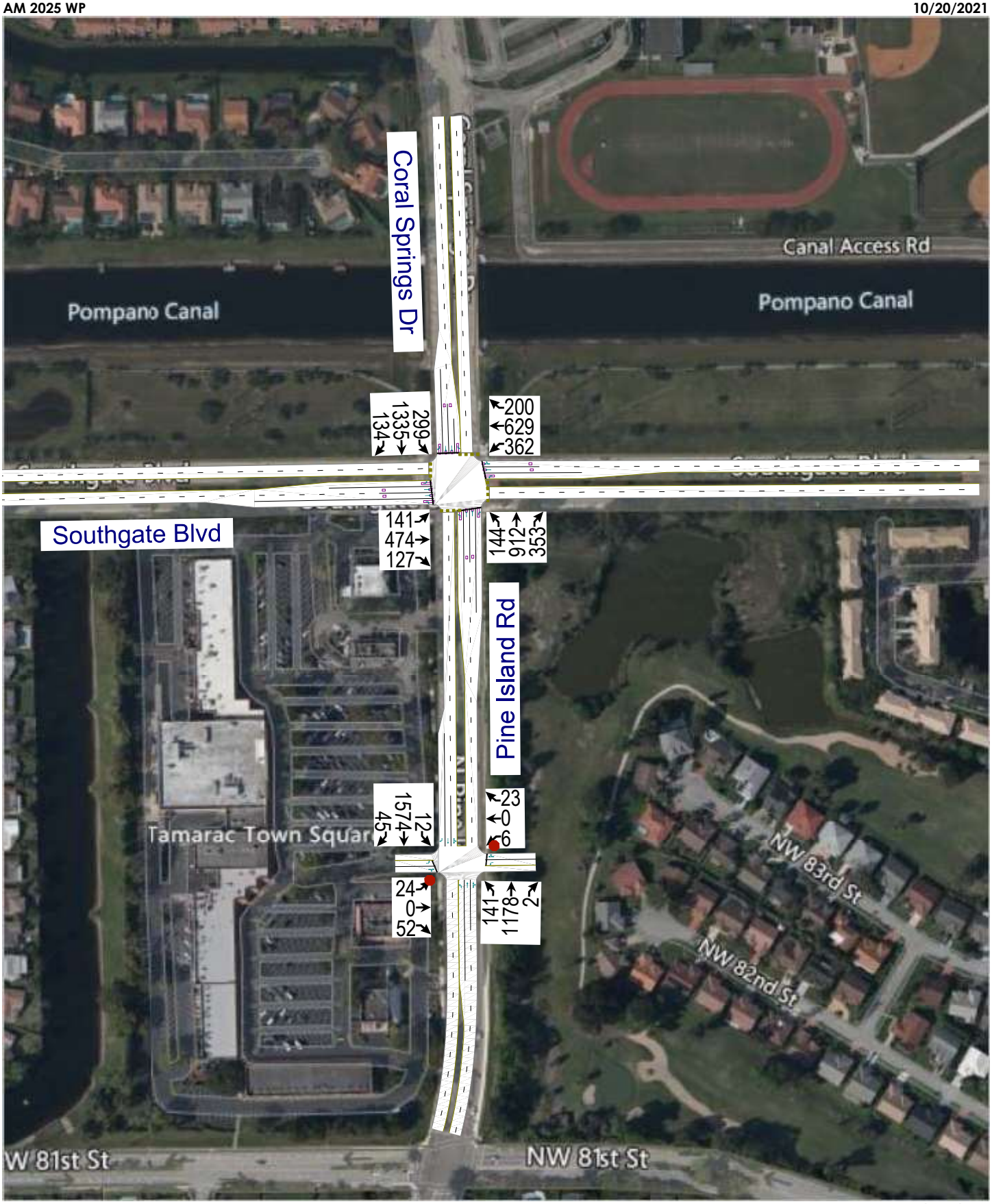
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Coral Springs Dr
Canal Access Rd
Pompano Canal
Pompano Canal
280
1249
125
187
589
334
Southgate Blvd
132
444
118
132
850
315
Pine Island Rd
Tamarac Town Squar
5
1473
42
0
0
0
22
0
49
132
1103
0
NW 83rd St
NW 82nd St
W 81st St
NW 81st St

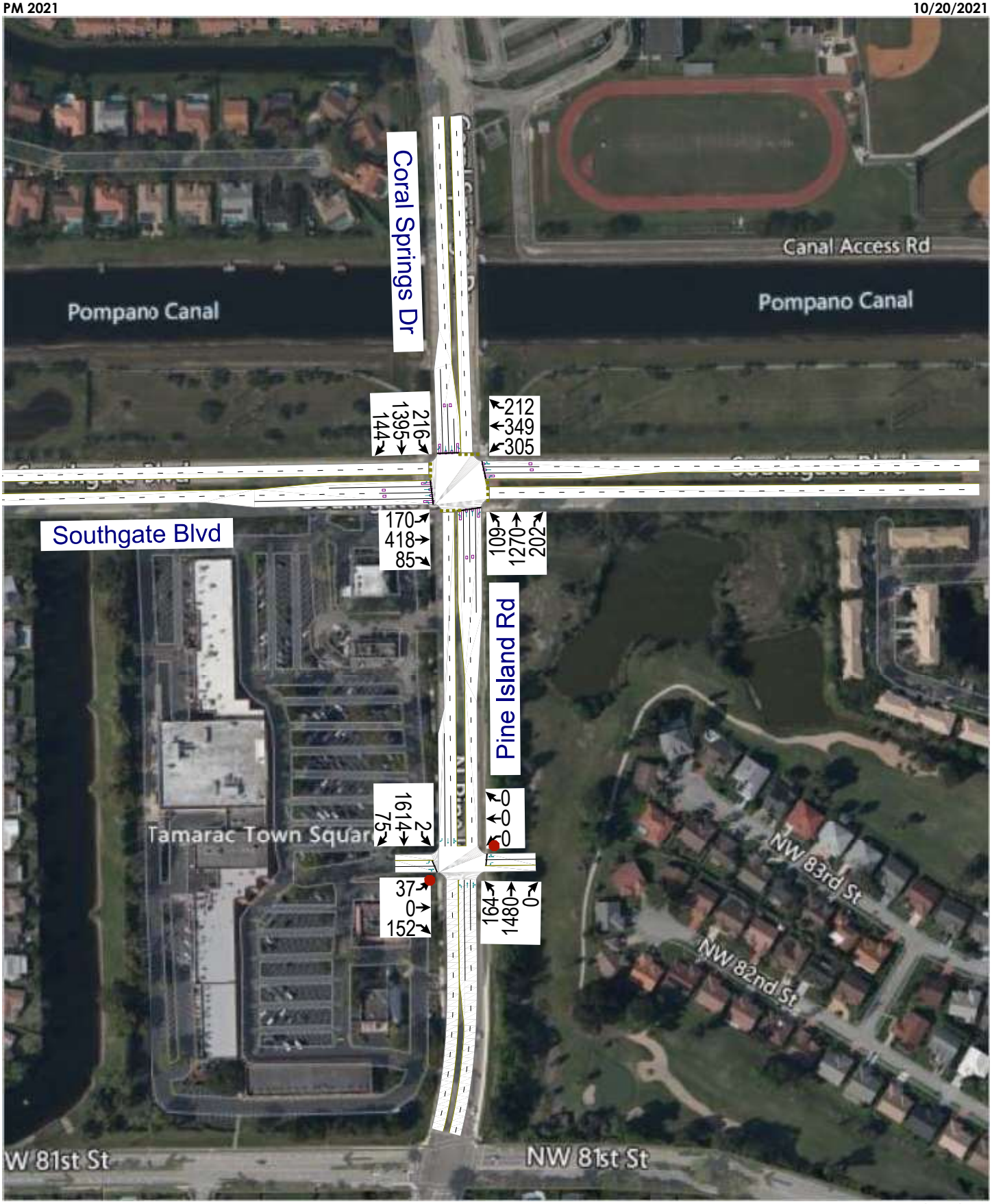
Wodmont.syn


Coral Springs Dr
Canal Access Rd
Pompano Canal
Pompano Canal
299
1334
134
200
629
357
Southgate Blvd
141
474
126
141
908
337
Pine Island Rd
Tamarac Town Squar
5
1574
45
0
0
0
24
0
52
141
1178
0
NW 83rd St
NW 82nd St
W 81st St
NW 81st St

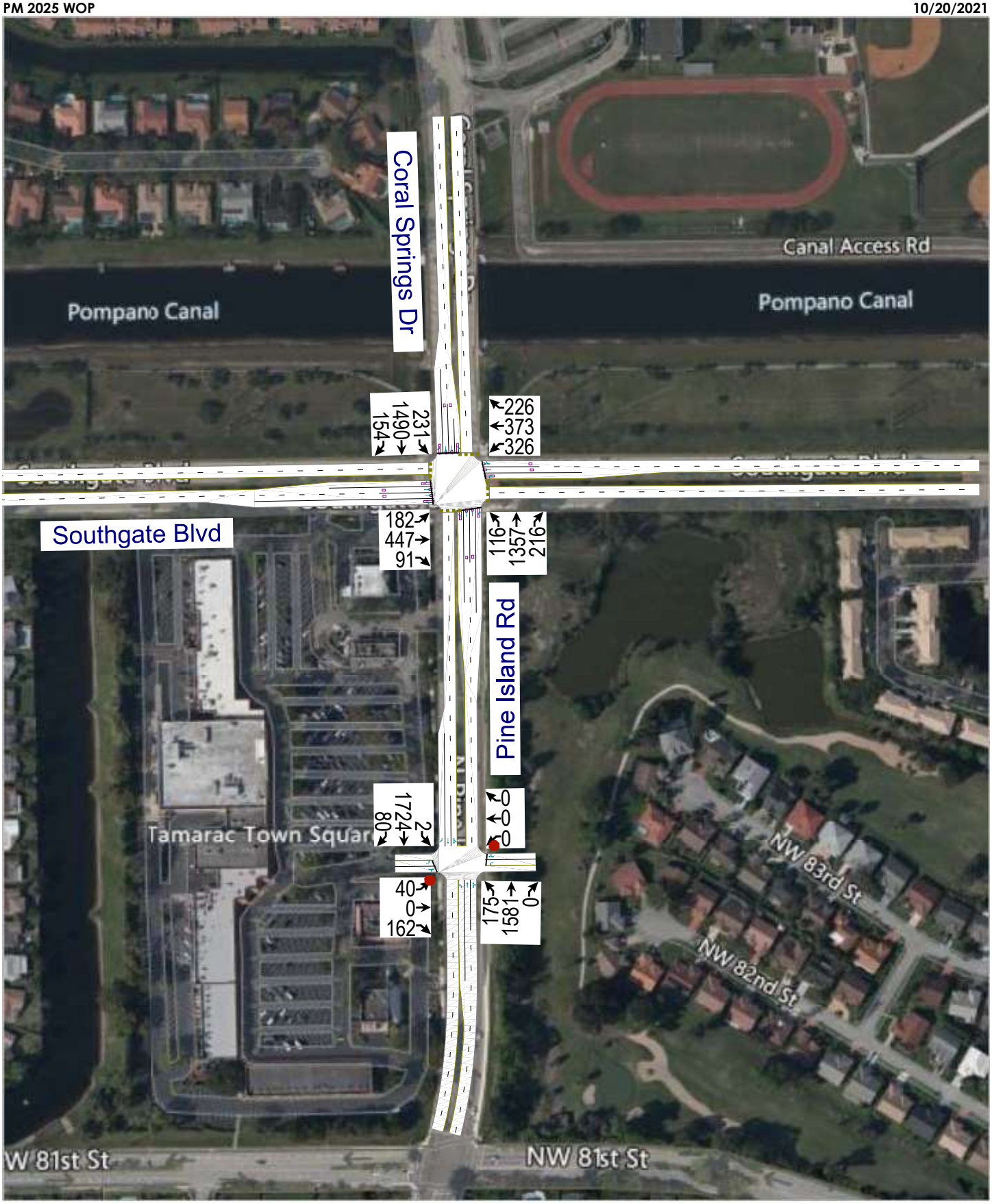
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Coral Springs Dr
Canal Access Rd
Pompano Canal
Pompano Canal
299
1335
134
200
629
362
Southgate Blvd
141
474
127
144
912
353
Pine Island Rd
12
1574
45
23
0
6
Tamarac Town Squar
24
0
52
141
1178
2
NW 83rd St
NW 82nd St
W 81st St
NW 81st St

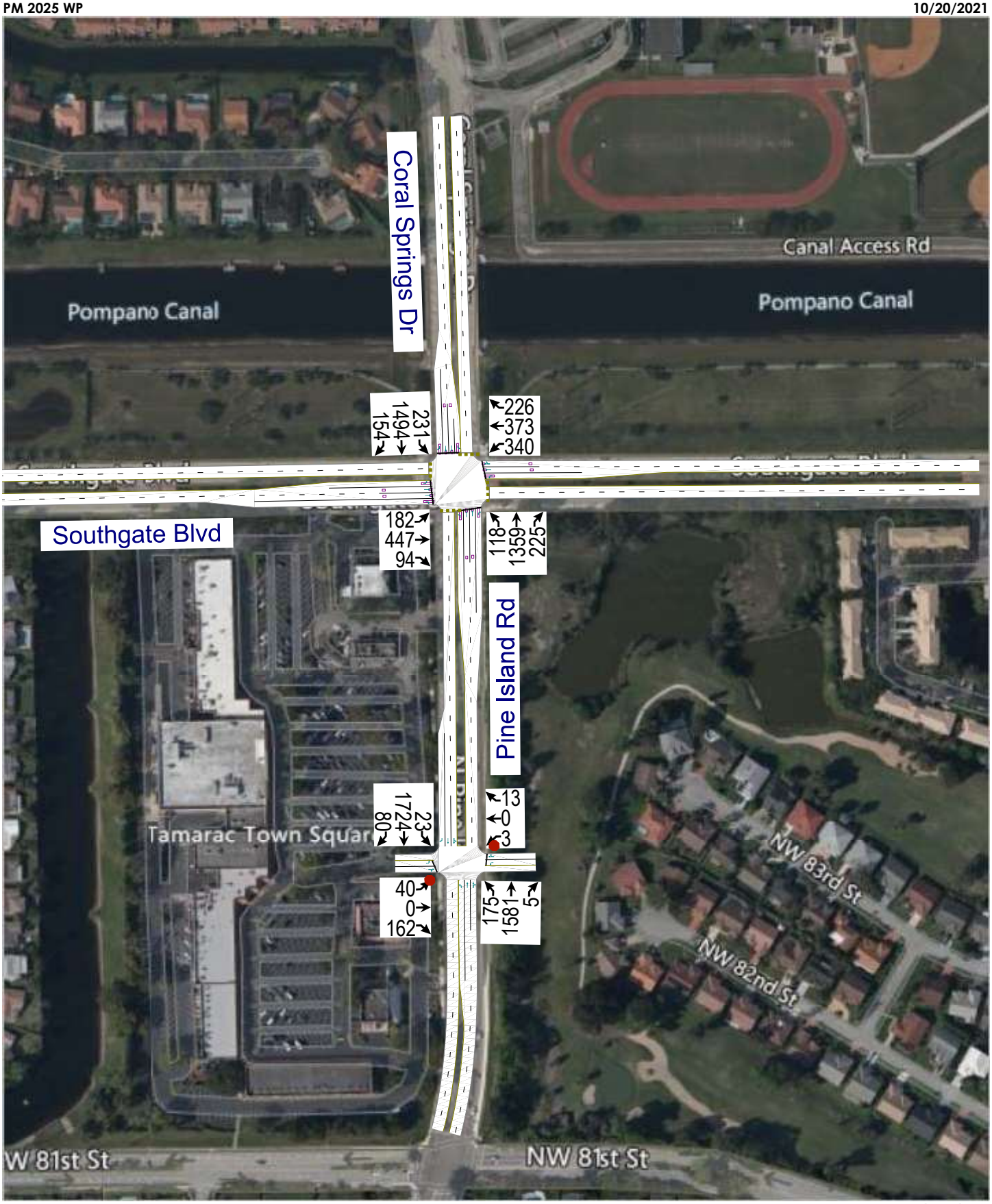
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Coral Springs Dr
Canal Access Rd
Pompano Canal
Pompano Canal
216
1395
144
212
349
305
Southgate Blvd
170
418
85
109
1270
202
Pine Island Rd
Tamarac Town Squar
2
1614
75
0
0
0
37
0
152
164
1480
0
NW 83rd St
NW 82nd St
W 81st St
NW 81st St

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Coral Springs Dr
Canal Access Rd
Pompano Canal
Pompano Canal
231
1490
154
226
373
326
Southgate Blvd
182
447
91
116
1357
216
Pine Island Rd
Tamarac Town Squar
2
1724
80
0
0
0
40
0
162
175
1581
0
NW 83rd St
NW 82nd St
W 81st St
NW 81st St

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Coral Springs Dr
Canal Access Rd
Pompano Canal
Pompano Canal
231
1494
154
226
373
340
Southgate Blvd
182
447
94
118
1359
225
Pine Island Rd
Tamarac Town Square
23
1724
80
13
0
3
40
0
162
175
1581
5
NW 83rd St
NW 82nd St
W 81st St
NW 81st St

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Intersection Volume Development



Southgate Blvd and Pine Island Rd/Coral Springs Dr
Woodmont

Input Data

GR	=	1.67%
Peak Season	=	1.07
Traffic Count Year	=	2021
Buildout Year	=	2025
Years	=	4

AM Peak Hour		PM Peak Hour		Woodmont
In	Out	In	Out	
9	29	26	16	50 Townhomes

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 13-Oct-21	123	415	110	312	550	175	123	794	294	262	1,167	117
Existing Conditions	**132**	**444**	**118**	**334**	**589**	**187**	**132**	**850**	**315**	**280**	**1,249**	**125**
2025 Historic Growth	141	474	126	357	629	200	141	908	337	299	1,334	134
Vested Development	0	0	0	0	0	0	0	0	0	0	0	0
Future Conditions	**141**	**474**	**126**	**357**	**629**	**200**	**141**	**908**	**337**	**299**	**1,334**	**134**
% Project Traffic	-	-	10%	55%	-	-	10%	15%	55%	-	15%	-
Project Traffic Direction	-	-	IN	IN	-	-	OUT	OUT	OUT	-	IN	-
Project Traffic	-	-	1	5	-	-	3	4	16	-	1	-
2025 Future Conditions with Build	**141**	**474**	**127**	**362**	**629**	**200**	**144**	**912**	**353**	**299**	**1,335**	**134**

PM Peak Hour

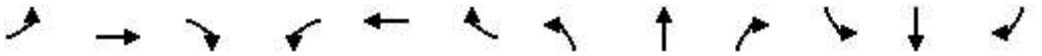
PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 13-Oct-21	159	391	79	285	326	198	102	1,187	189	202	1,304	135
Existing Conditions	**170**	**418**	**85**	**305**	**349**	**212**	**109**	**1,270**	**202**	**216**	**1,395**	**144**
2025 Historic Growth	182	447	91	326	373	226	116	1,357	216	231	1,490	154
Vested Development	0	0	0	0	0	0	0	0	0	0	0	0
Future Conditions	**182**	**447**	**91**	**326**	**373**	**226**	**116**	**1,357**	**216**	**231**	**1,490**	**154**
% Project Traffic	-	-	10%	55%	-	-	10%	15%	55%	-	15%	-
Project Traffic Direction	-	-	IN	IN	-	-	OUT	OUT	OUT	-	IN	-
Project Traffic	-	-	3	14	-	-	2	2	9	-	4	-
2025 Future Conditions with Build	**182**	**447**	**94**	**340**	**373**	**226**	**118**	**1,359**	**225**	**231**	**1,494**	**154**

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	132	444	118	334	589	132	850	315	280	1249	125
Future Volume (vph)	132	444	118	334	589	132	850	315	280	1249	125
Turn Type	pm+pt	NA	Perm	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		3	8	5	2		1	6	
Permitted Phases	4		4	8		2		2	6		6
Detector Phase	7	4	4	3	8	5	2	2	1	6	6
Switch Phase											
Minimum Initial (s)	4.0	6.0	6.0	4.0	6.0	4.0	7.0	7.0	4.0	7.0	7.0
Minimum Split (s)	11.0	25.0	25.0	11.0	25.0	10.5	24.5	24.5	10.5	24.5	24.5
Total Split (s)	23.0	46.0	46.0	23.0	46.0	16.0	64.0	64.0	27.0	75.0	75.0
Total Split (%)	14.4%	28.8%	28.8%	14.4%	28.8%	10.0%	40.0%	40.0%	16.9%	46.9%	46.9%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
Act Effct Green (s)	49.1	35.2	35.2	57.5	41.1	68.0	58.0	58.0	84.5	68.1	68.1
Actuated g/C Ratio	0.31	0.22	0.22	0.36	0.26	0.42	0.36	0.36	0.53	0.43	0.43
v/c Ratio	0.69	0.60	0.26	1.05	0.91	0.89	0.70	0.46	0.90	0.87	0.18
Control Delay	54.0	58.9	3.8	103.6	71.0	86.0	47.2	14.5	59.9	49.8	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	54.0	58.9	3.8	103.6	71.0	86.0	47.2	14.5	59.9	49.8	6.2
LOS	D	E	A	F	E	F	D	B	E	D	A
Approach Delay		48.6			80.9		43.2			48.2	
Approach LOS		D			F		D			D	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 20 (13%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.05	
Intersection Signal Delay: 54.5	Intersection LOS: D
Intersection Capacity Utilization 95.1%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 3: Pine Island Rd/Coral Springs Dr & Southgate Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	132	444	118	334	589	187	132	850	315	280	1249	125
Future Volume (veh/h)	132	444	118	334	589	187	132	850	315	280	1249	125
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	139	467	124	352	620	197	139	895	332	295	1315	132
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	184	771	344	304	647	205	199	1443	644	332	1623	724
Arrive On Green	0.07	0.22	0.22	0.10	0.24	0.24	0.06	0.41	0.41	0.11	0.46	0.46
Sat Flow, veh/h	1781	3554	1585	1781	2654	842	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	139	467	124	352	415	402	139	895	332	295	1315	132
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1719	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	9.6	19.0	10.6	16.0	36.9	37.0	7.3	32.0	25.2	15.0	51.1	7.9
Cycle Q Clear(g_c), s	9.6	19.0	10.6	16.0	36.9	37.0	7.3	32.0	25.2	15.0	51.1	7.9
Prop In Lane	1.00		1.00	1.00		0.49	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	184	771	344	304	433	419	199	1443	644	332	1623	724
V/C Ratio(X)	0.76	0.61	0.36	1.16	0.96	0.96	0.70	0.62	0.52	0.89	0.81	0.18
Avail Cap(c_a), veh/h	232	866	386	304	433	419	201	1443	644	367	1623	724
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	47.4	56.5	53.2	52.9	59.7	59.7	34.1	37.7	35.7	30.2	37.5	25.8
Incr Delay (d2), s/veh	10.3	1.0	0.6	100.9	32.6	33.7	10.1	2.0	2.9	21.2	4.5	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	8.5	13.5	7.8	20.4	28.0	27.4	6.7	20.7	15.7	13.1	31.1	5.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	57.8	57.5	53.9	153.9	92.3	93.5	44.3	39.7	38.6	51.5	42.0	26.3
LnGrp LOS	E	E	D	F	F	F	D	D	D	D	D	C
Approach Vol, veh/h		730			1169			1366			1742	
Approach Delay, s/veh		56.9			111.2			39.9			42.4	
Approach LOS		E			F			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	23.8	71.5	23.0	41.7	15.7	79.6	18.7	46.0
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	20.5	57.5	16.0	39.0	9.5	68.5	16.0	39.0
Max Q Clear Time (g_c+I1), s	17.0	34.0	18.0	21.0	9.3	53.1	11.6	39.0
Green Ext Time (p_c), s	0.3	8.3	0.0	3.3	0.0	9.0	0.1	0.0

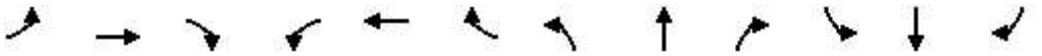
Intersection Summary	
HCM 6th Ctrl Delay	59.9
HCM 6th LOS	E

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	141	474	126	357	629	141	908	337	299	1334	134
Future Volume (vph)	141	474	126	357	629	141	908	337	299	1334	134
Turn Type	pm+pt	NA	Perm	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		3	8	5	2		1	6	
Permitted Phases	4		4	8		2		2	6		6
Detector Phase	7	4	4	3	8	5	2	2	1	6	6
Switch Phase											
Minimum Initial (s)	4.0	6.0	6.0	4.0	6.0	4.0	7.0	7.0	4.0	7.0	7.0
Minimum Split (s)	11.0	25.0	25.0	11.0	25.0	10.5	24.5	24.5	10.5	24.5	24.5
Total Split (s)	23.0	46.0	46.0	23.0	46.0	16.0	64.0	64.0	27.0	75.0	75.0
Total Split (%)	14.4%	28.8%	28.8%	14.4%	28.8%	10.0%	40.0%	40.0%	16.9%	46.9%	46.9%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
Act Effct Green (s)	53.3	39.0	39.0	57.5	41.3	66.4	56.9	56.9	83.9	67.9	67.9
Actuated g/C Ratio	0.33	0.24	0.24	0.36	0.26	0.42	0.36	0.36	0.52	0.42	0.42
v/c Ratio	0.72	0.58	0.26	1.18	0.97	0.98	0.76	0.50	1.03	0.93	0.19
Control Delay	57.4	56.4	4.5	143.1	80.4	109.1	50.1	16.7	94.8	56.1	7.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	57.4	56.4	4.5	143.1	80.4	109.1	50.1	16.7	94.8	56.1	7.1
LOS	E	E	A	F	F	F	D	B	F	E	A
Approach Delay		47.8			99.3		48.0			59.0	
Approach LOS		D			F		D			E	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 20 (13%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 120	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.18	
Intersection Signal Delay: 63.7	Intersection LOS: E
Intersection Capacity Utilization 100.1%	ICU Level of Service G
Analysis Period (min) 15	

Splits and Phases: 3: Pine Island Rd/Coral Springs Dr & Southgate Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	141	474	126	357	629	200	141	908	337	299	1334	134
Future Volume (veh/h)	141	474	126	357	629	200	141	908	337	299	1334	134
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	148	499	133	376	662	211	148	956	355	315	1404	141
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	182	784	350	297	646	206	182	1372	612	334	1604	715
Arrive On Green	0.08	0.22	0.22	0.10	0.24	0.24	0.06	0.39	0.39	0.12	0.45	0.45
Sat Flow, veh/h	1781	3554	1585	1781	2651	844	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	148	499	133	376	444	429	148	956	355	315	1404	141
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1718	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	10.2	20.4	11.4	16.0	39.0	39.0	8.0	36.1	28.3	17.8	57.3	8.6
Cycle Q Clear(g_c), s	10.2	20.4	11.4	16.0	39.0	39.0	8.0	36.1	28.3	17.8	57.3	8.6
Prop In Lane	1.00		1.00	1.00		0.49	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	182	784	350	297	433	419	182	1372	612	334	1604	715
V/C Ratio(X)	0.81	0.64	0.38	1.26	1.02	1.03	0.81	0.70	0.58	0.94	0.88	0.20
Avail Cap(c_a), veh/h	223	866	386	297	433	419	182	1372	612	340	1604	715
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	47.0	56.5	53.1	52.2	60.5	60.5	37.2	41.2	38.8	36.0	39.8	26.4
Incr Delay (d2), s/veh	17.0	1.3	0.7	143.3	49.6	50.5	23.8	2.9	4.0	33.9	7.0	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	9.3	14.4	8.2	25.0	32.0	31.2	8.3	23.2	17.5	16.3	34.9	6.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	64.0	57.9	53.7	195.5	110.1	111.0	61.0	44.2	42.8	70.0	46.8	27.1
LnGrp LOS	E	E	D	F	F	F	E	D	D	E	D	C
Approach Vol, veh/h		780			1249			1459			1860	
Approach Delay, s/veh		58.3			136.1			45.6			49.2	
Approach LOS		E			F			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	26.4	68.3	23.0	42.3	16.0	78.7	19.3	46.0
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	20.5	57.5	16.0	39.0	9.5	68.5	16.0	39.0
Max Q Clear Time (g_c+I1), s	19.8	38.1	18.0	22.4	10.0	59.3	12.2	41.0
Green Ext Time (p_c), s	0.1	8.2	0.0	3.5	0.0	6.4	0.1	0.0

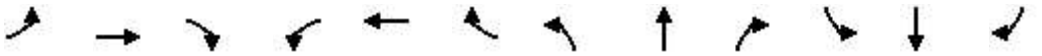
Intersection Summary	
HCM 6th Ctrl Delay	69.9
HCM 6th LOS	E

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	141	474	127	362	629	144	912	353	299	1335	134
Future Volume (vph)	141	474	127	362	629	144	912	353	299	1335	134
Turn Type	pm+pt	NA	Perm	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		3	8	5	2		1	6	
Permitted Phases	4		4	8		2		2	6		6
Detector Phase	7	4	4	3	8	5	2	2	1	6	6
Switch Phase											
Minimum Initial (s)	4.0	6.0	6.0	4.0	6.0	4.0	7.0	7.0	4.0	7.0	7.0
Minimum Split (s)	11.0	25.0	25.0	11.0	25.0	10.5	24.5	24.5	10.5	24.5	24.5
Total Split (s)	23.0	46.0	46.0	23.0	46.0	16.0	64.0	64.0	27.0	75.0	75.0
Total Split (%)	14.4%	28.8%	28.8%	14.4%	28.8%	10.0%	40.0%	40.0%	16.9%	46.9%	46.9%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
Act Effct Green (s)	53.3	39.0	39.0	57.6	41.3	66.4	56.9	56.9	83.9	67.9	67.9
Actuated g/C Ratio	0.33	0.24	0.24	0.36	0.26	0.42	0.36	0.36	0.52	0.42	0.42
v/c Ratio	0.72	0.58	0.26	1.19	0.97	1.01	0.76	0.52	1.03	0.94	0.19
Control Delay	57.5	56.4	4.6	148.7	80.3	116.2	50.3	17.0	95.7	56.2	7.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	57.5	56.4	4.6	148.7	80.3	116.2	50.3	17.0	95.7	56.2	7.1
LOS	E	E	A	F	F	F	D	B	F	E	A
Approach Delay		47.7			101.1		48.7			59.2	
Approach LOS		D			F		D			E	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 20 (13%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 120	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.19	
Intersection Signal Delay: 64.4	Intersection LOS: E
Intersection Capacity Utilization 100.5%	ICU Level of Service G
Analysis Period (min) 15	

Splits and Phases: 3: Pine Island Rd/Coral Springs Dr & Southgate Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	141	474	127	362	629	200	144	912	353	299	1335	134
Future Volume (veh/h)	141	474	127	362	629	200	144	912	353	299	1335	134
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	148	499	134	381	662	211	152	960	372	315	1405	141
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	182	784	350	297	646	206	182	1368	610	334	1604	715
Arrive On Green	0.08	0.22	0.22	0.10	0.24	0.24	0.06	0.38	0.38	0.13	0.45	0.45
Sat Flow, veh/h	1781	3554	1585	1781	2651	844	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	148	499	134	381	444	429	152	960	372	315	1405	141
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1718	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	10.2	20.4	11.5	16.0	39.0	39.0	8.3	36.4	30.2	18.1	57.4	8.6
Cycle Q Clear(g_c), s	10.2	20.4	11.5	16.0	39.0	39.0	8.3	36.4	30.2	18.1	57.4	8.6
Prop In Lane	1.00		1.00	1.00		0.49	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	182	784	350	297	433	419	182	1368	610	334	1604	715
V/C Ratio(X)	0.81	0.64	0.38	1.28	1.02	1.03	0.84	0.70	0.61	0.94	0.88	0.20
Avail Cap(c_a), veh/h	223	866	386	297	433	419	182	1368	610	338	1604	715
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	47.0	56.5	53.1	52.2	60.5	60.5	37.4	41.5	39.6	36.8	39.8	26.4
Incr Delay (d2), s/veh	17.0	1.3	0.7	150.2	49.6	50.5	27.4	3.0	4.5	34.3	7.0	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	9.3	14.4	8.3	25.9	32.0	31.2	8.7	23.4	18.5	16.5	35.0	6.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	64.0	57.9	53.8	202.4	110.1	111.0	64.8	44.5	44.1	71.1	46.9	27.1
LnGrp LOS	E	E	D	F	F	F	E	D	D	E	D	C
Approach Vol, veh/h		781			1254			1484			1861	
Approach Delay, s/veh		58.3			138.5			46.5			49.5	
Approach LOS		E			F			D			D	

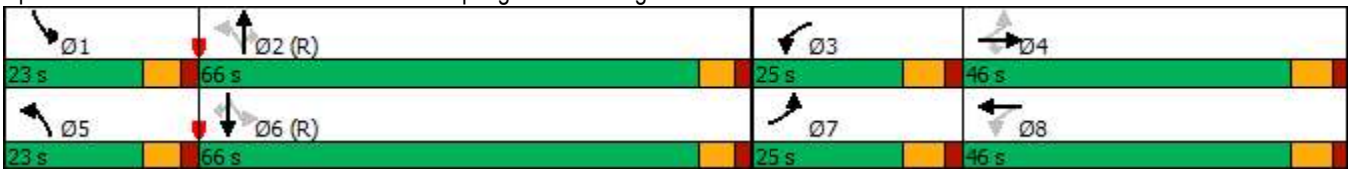
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	26.6	68.1	23.0	42.3	16.0	78.7	19.3	46.0
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	20.5	57.5	16.0	39.0	9.5	68.5	16.0	39.0
Max Q Clear Time (g_c+I1), s	20.1	38.4	18.0	22.4	10.3	59.4	12.2	41.0
Green Ext Time (p_c), s	0.0	8.3	0.0	3.5	0.0	6.4	0.1	0.0

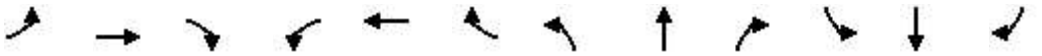
Intersection Summary	
HCM 6th Ctrl Delay	70.7
HCM 6th LOS	E

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	170	418	85	305	349	109	1270	202	216	1395	144
Future Volume (vph)	170	418	85	305	349	109	1270	202	216	1395	144
Turn Type	pm+pt	NA	Perm	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		3	8	5	2		1	6	
Permitted Phases	4		4	8		2		2	6		6
Detector Phase	7	4	4	3	8	5	2	2	1	6	6
Switch Phase											
Minimum Initial (s)	4.0	6.0	6.0	4.0	6.0	4.0	7.0	7.0	4.0	7.0	7.0
Minimum Split (s)	11.0	25.0	25.0	11.0	25.0	10.5	24.5	24.5	10.5	24.5	24.5
Total Split (s)	25.0	46.0	46.0	25.0	46.0	23.0	66.0	66.0	23.0	66.0	66.0
Total Split (%)	15.6%	28.8%	28.8%	15.6%	28.8%	14.4%	41.3%	41.3%	14.4%	41.3%	41.3%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
Act Effct Green (s)	46.4	30.1	30.1	49.8	31.8	75.3	63.7	63.7	90.1	73.3	73.3
Actuated g/C Ratio	0.29	0.19	0.19	0.31	0.20	0.47	0.40	0.40	0.56	0.46	0.46
v/c Ratio	0.75	0.66	0.23	1.06	0.81	0.66	0.95	0.30	0.81	0.91	0.19
Control Delay	56.5	64.4	4.5	110.8	62.6	51.2	61.1	16.2	66.6	49.6	8.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	56.5	64.4	4.5	110.8	62.6	51.2	61.1	16.2	66.6	49.6	8.9
LOS	E	E	A	F	E	D	E	B	E	D	A
Approach Delay		54.9			79.6		54.6			48.3	
Approach LOS		D			E		D			D	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 25 (16%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 120	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.06	
Intersection Signal Delay: 56.8	Intersection LOS: E
Intersection Capacity Utilization 98.0%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 3: Pine Island Rd/Coral Springs Dr & Southgate Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	170	418	85	305	349	212	109	1270	202	216	1395	144
Future Volume (veh/h)	170	418	85	305	349	212	109	1270	202	216	1395	144
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	179	440	89	321	367	223	115	1337	213	227	1468	152
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	237	640	286	302	424	254	172	1584	706	248	1743	777
Arrive On Green	0.09	0.18	0.18	0.11	0.20	0.20	0.05	0.45	0.45	0.09	0.49	0.49
Sat Flow, veh/h	1781	3554	1585	1781	2138	1279	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	179	440	89	321	304	286	115	1337	213	227	1468	152
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1640	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	13.0	18.5	7.8	18.0	26.5	27.1	5.6	53.5	13.8	12.7	57.4	8.6
Cycle Q Clear(g_c), s	13.0	18.5	7.8	18.0	26.5	27.1	5.6	53.5	13.8	12.7	57.4	8.6
Prop In Lane	1.00		1.00	1.00		0.78	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	237	640	286	302	352	325	172	1584	706	248	1743	777
V/C Ratio(X)	0.76	0.69	0.31	1.06	0.86	0.88	0.67	0.84	0.30	0.92	0.84	0.20
Avail Cap(c_a), veh/h	269	866	386	302	433	400	270	1584	706	266	1743	777
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	49.1	61.4	57.0	53.9	62.0	62.3	34.0	39.4	28.4	41.9	35.4	23.0
Incr Delay (d2), s/veh	10.2	1.4	0.6	69.8	13.9	17.0	4.4	5.7	1.1	32.9	5.1	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	10.7	13.3	5.8	14.9	19.4	18.8	4.7	32.7	9.4	17.0	34.3	6.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	59.3	62.8	57.6	123.7	75.9	79.3	38.5	45.1	29.5	74.8	40.5	23.5
LnGrp LOS	E	E	E	F	E	E	D	D	C	E	D	C
Approach Vol, veh/h		708			911			1665			1847	
Approach Delay, s/veh		61.2			93.8			42.6			43.4	
Approach LOS		E			F			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	21.4	77.8	25.0	35.8	14.2	85.0	22.1	38.7
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	16.5	59.5	18.0	39.0	16.5	59.5	18.0	39.0
Max Q Clear Time (g_c+I1), s	14.7	55.5	20.0	20.5	7.6	59.4	15.0	29.1
Green Ext Time (p_c), s	0.1	3.1	0.0	3.0	0.2	0.1	0.1	2.6

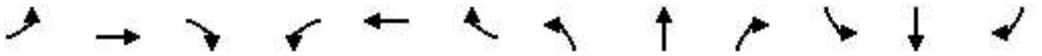
Intersection Summary	
HCM 6th Ctrl Delay	54.5
HCM 6th LOS	D

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	182	447	91	326	373	116	1357	216	231	1490	154
Future Volume (vph)	182	447	91	326	373	116	1357	216	231	1490	154
Turn Type	pm+pt	NA	Perm	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		3	8	5	2		1	6	
Permitted Phases	4		4	8		2		2	6		6
Detector Phase	7	4	4	3	8	5	2	2	1	6	6
Switch Phase											
Minimum Initial (s)	4.0	6.0	6.0	4.0	6.0	4.0	7.0	7.0	4.0	7.0	7.0
Minimum Split (s)	11.0	25.0	25.0	11.0	25.0	10.5	24.5	24.5	10.5	24.5	24.5
Total Split (s)	25.0	46.0	46.0	25.0	46.0	23.0	66.0	66.0	23.0	66.0	66.0
Total Split (%)	15.6%	28.8%	28.8%	15.6%	28.8%	14.4%	41.3%	41.3%	14.4%	41.3%	41.3%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
Act Effct Green (s)	48.3	31.7	31.7	51.1	33.1	72.9	60.9	60.9	88.0	71.2	71.2
Actuated g/C Ratio	0.30	0.20	0.20	0.32	0.21	0.46	0.38	0.38	0.55	0.44	0.44
v/c Ratio	0.81	0.67	0.24	1.14	0.84	0.68	1.06	0.34	0.83	1.00	0.21
Control Delay	63.3	63.6	5.7	134.5	64.2	52.6	89.3	18.0	68.2	65.0	10.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	63.3	63.6	5.7	134.5	64.2	52.6	89.3	18.0	68.2	65.0	10.2
LOS	E	E	A	F	E	D	F	B	E	E	B
Approach Delay		56.2			88.9		77.7			60.9	
Approach LOS		E			F		E			E	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 25 (16%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 140	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.14	
Intersection Signal Delay: 70.7	Intersection LOS: E
Intersection Capacity Utilization 103.2%	ICU Level of Service G
Analysis Period (min) 15	

Splits and Phases: 3: Pine Island Rd/Coral Springs Dr & Southgate Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	182	447	91	326	373	226	116	1357	216	231	1490	154
Future Volume (veh/h)	182	447	91	326	373	226	116	1357	216	231	1490	154
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	192	471	96	343	393	238	122	1428	227	243	1568	162
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	243	693	309	306	447	267	153	1495	667	238	1676	747
Arrive On Green	0.10	0.20	0.20	0.11	0.21	0.21	0.05	0.42	0.42	0.10	0.47	0.47
Sat Flow, veh/h	1781	3554	1585	1781	2138	1279	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	192	471	96	343	326	305	122	1428	227	243	1568	162
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1640	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	13.7	19.7	8.3	18.0	28.4	28.9	6.2	62.3	15.5	16.5	66.8	9.6
Cycle Q Clear(g_c), s	13.7	19.7	8.3	18.0	28.4	28.9	6.2	62.3	15.5	16.5	66.8	9.6
Prop In Lane	1.00		1.00	1.00		0.78	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	243	693	309	306	371	343	153	1495	667	238	1676	747
V/C Ratio(X)	0.79	0.68	0.31	1.12	0.88	0.89	0.80	0.96	0.34	1.02	0.94	0.22
Avail Cap(c_a), veh/h	268	866	386	306	433	400	244	1495	667	238	1676	747
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	47.5	59.8	55.2	52.5	61.3	61.5	37.5	44.9	31.3	52.8	40.0	24.9
Incr Delay (d2), s/veh	13.6	1.6	0.6	87.8	16.3	19.3	9.1	14.8	1.4	63.7	11.2	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	11.4	14.0	6.1	17.6	20.8	20.1	5.5	39.4	10.4	20.3	40.7	6.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	61.1	61.3	55.7	140.3	77.6	80.8	46.6	59.8	32.7	116.5	51.2	25.5
LnGrp LOS	E	E	E	F	E	F	D	E	C	F	D	C
Approach Vol, veh/h		759			974			1777			1973	
Approach Delay, s/veh		60.6			100.7			55.4			57.2	
Approach LOS		E			F			E			E	

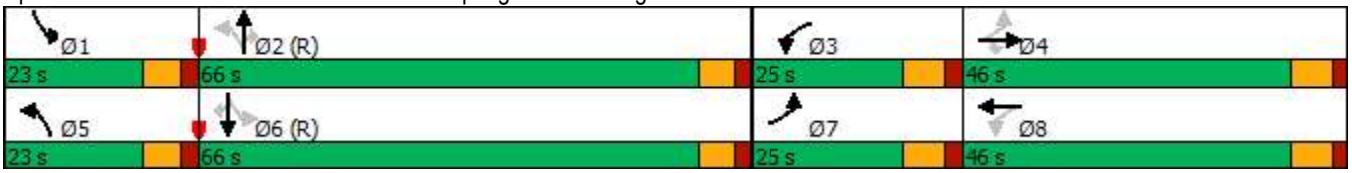
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	23.0	73.8	25.0	38.2	14.8	82.0	22.8	40.4
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	16.5	59.5	18.0	39.0	16.5	59.5	18.0	39.0
Max Q Clear Time (g_c+I1), s	18.5	64.3	20.0	21.7	8.2	68.8	15.7	30.9
Green Ext Time (p_c), s	0.0	0.0	0.0	3.2	0.2	0.0	0.1	2.5

Intersection Summary	
HCM 6th Ctrl Delay	64.8
HCM 6th LOS	E

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	182	447	94	340	373	118	1359	225	231	1494	154
Future Volume (vph)	182	447	94	340	373	118	1359	225	231	1494	154
Turn Type	pm+pt	NA	Perm	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		3	8	5	2		1	6	
Permitted Phases	4		4	8		2		2	6		6
Detector Phase	7	4	4	3	8	5	2	2	1	6	6
Switch Phase											
Minimum Initial (s)	4.0	6.0	6.0	4.0	6.0	4.0	7.0	7.0	4.0	7.0	7.0
Minimum Split (s)	11.0	25.0	25.0	11.0	25.0	10.5	24.5	24.5	10.5	24.5	24.5
Total Split (s)	25.0	46.0	46.0	25.0	46.0	23.0	66.0	66.0	23.0	66.0	66.0
Total Split (%)	15.6%	28.8%	28.8%	15.6%	28.8%	14.4%	41.3%	41.3%	14.4%	41.3%	41.3%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
Act Effct Green (s)	48.3	31.7	31.7	51.1	33.1	73.0	60.9	60.9	87.9	71.1	71.1
Actuated g/C Ratio	0.30	0.20	0.20	0.32	0.21	0.46	0.38	0.38	0.55	0.44	0.44
v/c Ratio	0.81	0.67	0.24	1.19	0.84	0.69	1.06	0.35	0.83	1.00	0.21
Control Delay	63.3	63.6	6.4	151.8	64.2	53.5	90.0	18.9	68.2	66.2	10.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	63.3	63.6	6.4	151.8	64.2	53.5	90.0	18.9	68.2	66.2	10.3
LOS	E	E	A	F	E	D	F	B	E	E	B
Approach Delay		56.1			95.9		78.0			61.8	
Approach LOS		E			F		E			E	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 25 (16%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 130	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.19	
Intersection Signal Delay: 72.4	Intersection LOS: E
Intersection Capacity Utilization 104.1%	ICU Level of Service G
Analysis Period (min) 15	

Splits and Phases: 3: Pine Island Rd/Coral Springs Dr & Southgate Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	182	447	94	340	373	226	118	1359	225	231	1494	154
Future Volume (veh/h)	182	447	94	340	373	226	118	1359	225	231	1494	154
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	192	471	99	358	393	238	124	1431	237	243	1573	162
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	243	693	309	306	447	267	153	1495	667	238	1673	746
Arrive On Green	0.10	0.20	0.20	0.11	0.21	0.21	0.05	0.42	0.42	0.10	0.47	0.47
Sat Flow, veh/h	1781	3554	1585	1781	2138	1279	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	192	471	99	358	326	305	124	1431	237	243	1573	162
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1640	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	13.7	19.7	8.6	18.0	28.4	28.9	6.3	62.5	16.3	16.5	67.2	9.6
Cycle Q Clear(g_c), s	13.7	19.7	8.6	18.0	28.4	28.9	6.3	62.5	16.3	16.5	67.2	9.6
Prop In Lane	1.00		1.00	1.00		0.78	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	243	693	309	306	371	343	153	1495	667	238	1673	746
V/C Ratio(X)	0.79	0.68	0.32	1.17	0.88	0.89	0.81	0.96	0.36	1.02	0.94	0.22
Avail Cap(c_a), veh/h	268	866	386	306	433	400	243	1495	667	238	1673	746
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	47.5	59.8	55.3	52.5	61.3	61.5	37.5	45.0	31.6	53.0	40.2	24.9
Incr Delay (d2), s/veh	13.6	1.6	0.6	105.6	16.3	19.3	10.4	15.1	1.5	64.4	11.7	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	11.4	14.0	6.3	19.9	20.8	20.1	5.7	39.6	10.9	20.4	41.1	6.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	61.1	61.3	55.9	158.2	77.6	80.8	47.9	60.1	33.1	117.3	51.9	25.6
LnGrp LOS	E	E	E	F	E	F	D	E	C	F	D	C
Approach Vol, veh/h		762			989			1792			1978	
Approach Delay, s/veh		60.5			107.8			55.7			57.8	
Approach LOS		E			F			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	23.0	73.8	25.0	38.2	14.9	81.8	22.8	40.4
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	16.5	59.5	18.0	39.0	16.5	59.5	18.0	39.0
Max Q Clear Time (g_c+I1), s	18.5	64.5	20.0	21.7	8.3	69.2	15.7	30.9
Green Ext Time (p_c), s	0.0	0.0	0.0	3.2	0.2	0.0	0.1	2.5

Intersection Summary	
HCM 6th Ctrl Delay	66.4
HCM 6th LOS	E

KMF TRAFFIC Group, LLC
www.kmftraffic.net
Stuart, FL (772) 221-7971

Manual Traffic Count - All Traffic
N Pine Island Rd and South Gate Blvd
Coral Spring, FL

File Name : NPSGPK
Site Code : JO2121
Start Date : 10/13/2021
Page No : 1

Groups Printed- ALL TRAFFIC

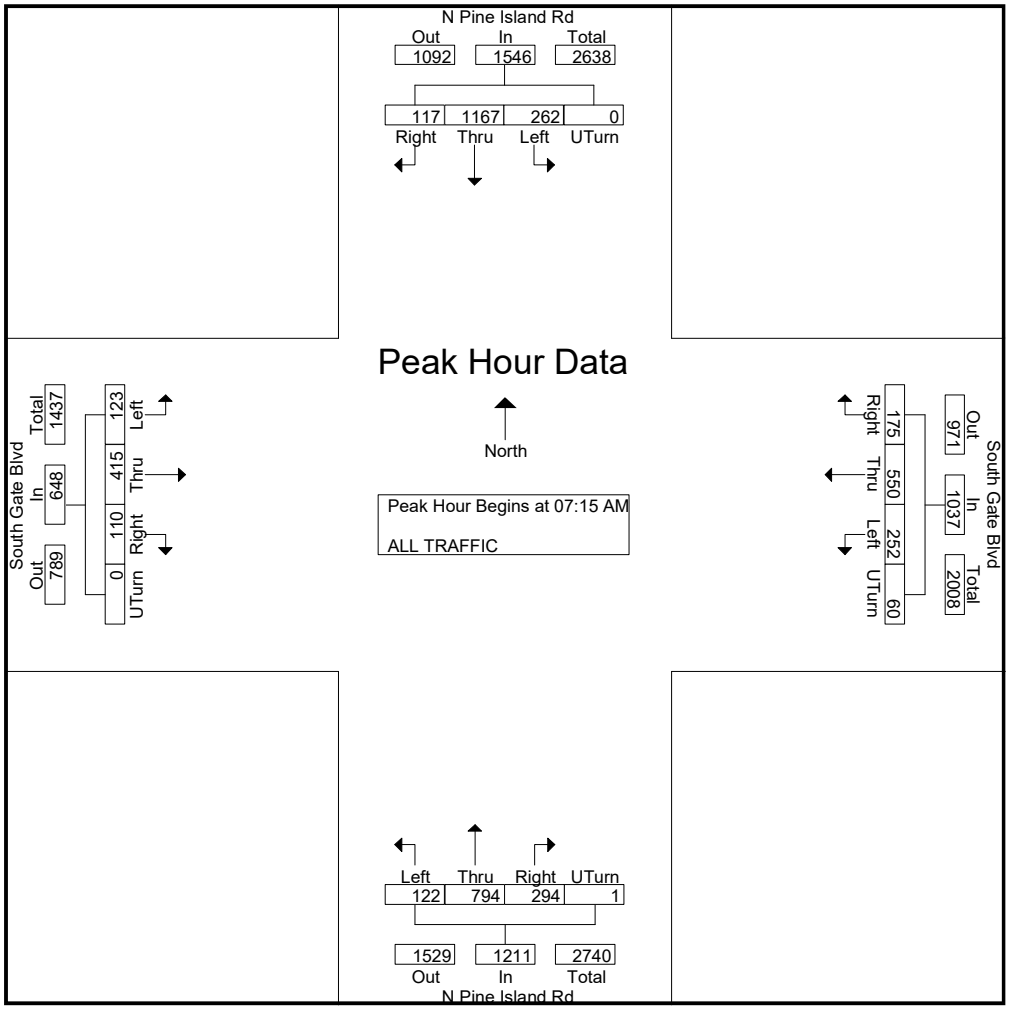
	N Pine Island Rd NB				N Pine Island Rd SB				South Gate Blvd EB				South Gate Blvd WB				
Start Time	Right	Thru	Left	UTurn	Right	Thru	Left	UTurn	Right	Thru	Left	UTurn	Right	Thru	Left	UTurn	Int. Total
07:00 AM	71	258	18	2	16	146	38	0	27	73	22	0	104	127	37	4	943
07:15 AM	118	229	33	0	28	203	41	0	29	127	48	0	59	126	34	15	1090
07:30 AM	94	225	42	1	32	307	69	0	30	131	20	0	46	168	54	24	1243
07:45 AM	42	176	27	0	31	336	76	0	18	102	20	0	33	139	77	21	1098
Total	325	888	120	3	107	992	224	0	104	433	110	0	242	560	202	64	4374
08:00 AM	40	164	20	0	26	321	76	0	33	55	35	0	37	117	87	0	1011
08:15 AM	33	175	6	0	21	278	48	0	35	78	31	0	29	85	37	0	856
08:30 AM	36	169	6	0	30	189	61	1	32	66	20	0	39	65	38	0	752
08:45 AM	40	167	10	0	15	187	36	1	23	74	35	0	30	70	44	0	732
Total	149	675	42	0	92	975	221	2	123	273	121	0	135	337	206	0	3351
*** BREAK ***																	
04:00 PM	42	185	13	1	8	300	41	0	28	79	31	1	26	69	64	0	888
04:15 PM	27	205	14	0	27	307	51	0	26	45	14	0	28	54	34	0	832
04:30 PM	31	224	11	1	24	212	32	1	32	76	34	0	55	76	71	0	880
04:45 PM	51	281	18	0	29	281	44	0	25	78	32	0	43	52	64	0	998
Total	151	895	56	2	88	1100	168	1	111	278	111	1	152	251	233	0	3598
05:00 PM	51	295	33	1	44	354	48	0	18	91	25	0	48	74	51	0	1133
05:15 PM	41	293	20	3	25	333	55	2	17	125	54	0	65	97	88	0	1218
05:30 PM	49	287	16	1	38	313	58	1	24	87	31	1	39	71	68	0	1084
05:45 PM	48	312	28	0	28	304	37	1	20	88	48	0	46	84	78	0	1122
Total	189	1187	97	5	135	1304	198	4	79	391	158	1	198	326	285	0	4557
Grand Total	814	3645	315	10	422	4371	811	7	417	1375	500	2	727	1474	926	64	15880
Apprch %	17	76.2	6.6	0.2	7.5	77.9	14.5	0.1	18.2	59.9	21.8	0.1	22.8	46.2	29	2	
Total %	5.1	23	2	0.1	2.7	27.5	5.1	0	2.6	8.7	3.1	0	4.6	9.3	5.8	0.4	

KMF TRAFFIC Group, LLC
www.kmftraffic.net
Stuart, FL (772) 221-7971

Manual Traffic Count - All Traffic
N Pine Island Rd and South Gate Blvd
Coral Spring, FL

File Name : NPSGPK
Site Code : JO2121
Start Date : 10/13/2021
Page No : 2

	N Pine Island Rd NB					N Pine Island Rd SB					South Gate Blvd EB					South Gate Blvd WB					
Start Time	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	118	229	33	0	380	28	203	41	0	272	29	127	48	0	204	59	126	34	15	234	1090
07:30 AM	94	225	42	1	362	32	307	69	0	408	30	131	20	0	181	46	168	54	24	292	1243
07:45 AM	42	176	27	0	245	31	336	76	0	443	18	102	20	0	140	33	139	77	21	270	1098
08:00 AM	40	164	20	0	224	26	321	76	0	423	33	55	35	0	123	37	117	87	0	241	1011
Total Volume	294	794	122	1	1211	117	1167	262	0	1546	110	415	123	0	648	175	550	252	60	1037	4442
% App. Total	24.3	65.6	10.1	0.1		7.6	75.5	16.9	0		17	64	19	0		16.9	53	24.3	5.8		
PHF	.623	.867	.726	.250	.797	.914	.868	.862	.000	.872	.833	.792	.641	.000	.794	.742	.818	.724	.625	.888	.893

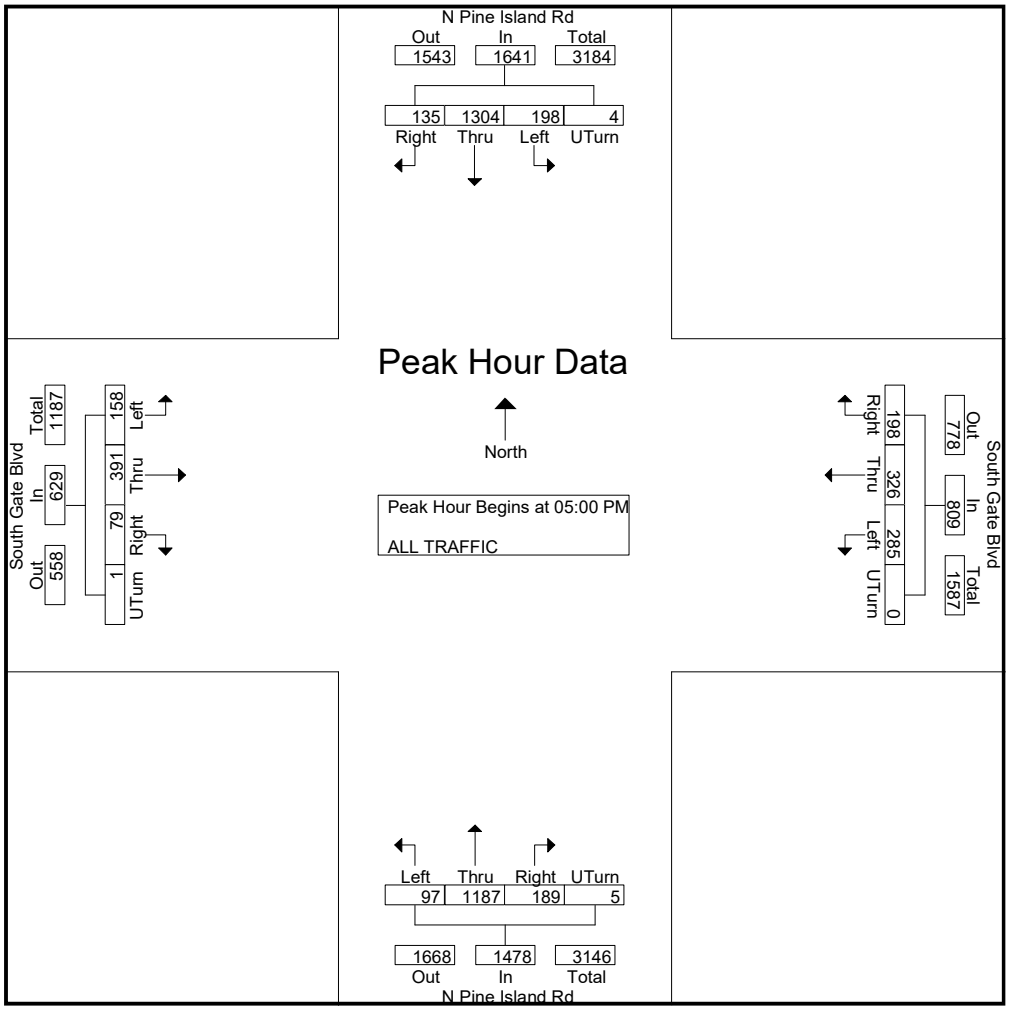


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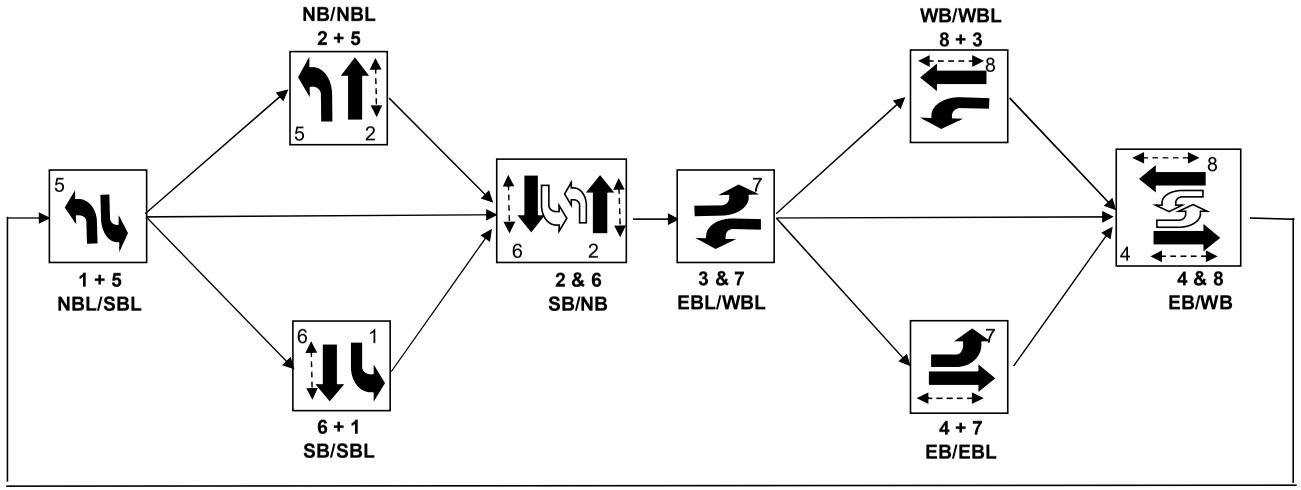
Manual Traffic Count - All Traffic
N Pine Island Rd and South Gate Blvd
Coral Spring, FL

File Name : NPSGPK
Site Code : JO2121
Start Date : 10/13/2021
Page No : 3

	N Pine Island Rd NB					N Pine Island Rd SB					South Gate Blvd EB					South Gate Blvd WB					
Start Time	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	51	295	33	1	380	44	354	48	0	446	18	91	25	0	134	48	74	51	0	173	1133
05:15 PM	41	293	20	3	357	25	333	55	2	415	17	125	54	0	196	65	97	88	0	250	1218
05:30 PM	49	287	16	1	353	38	313	58	1	410	24	87	31	1	143	39	71	68	0	178	1084
05:45 PM	48	312	28	0	388	28	304	37	1	370	20	88	48	0	156	46	84	78	0	208	1122
Total Volume	189	1187	97	5	1478	135	1304	198	4	1641	79	391	158	1	629	198	326	285	0	809	4557
% App. Total	12.8	80.3	6.6	0.3		8.2	79.5	12.1	0.2		12.6	62.2	25.1	0.2		24.5	40.3	35.2	0		
PHF	.926	.951	.735	.417	.952	.767	.921	.853	.500	.920	.823	.782	.731	.250	.802	.762	.840	.810	.000	.809	.935



Sequence of Operation for (1212) Pine Island Road and Southgate Boulevard Tamarac



BROWARD COUNTY TRAFFIC ENGINEERING

ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	1212	**Initial Operation Date**	7/13/79
Controller Type	2070 TS2 (BIU)	**System Number**	1212
Modification Number	10	**Modification Date**	12/14/2018
Drawing/Project No	BC #5436	**FPL Grid Number**	86887048809
Intersection	PINE ISLAND ROAD and SOUTHGATE BOULEVARD		
Municipality	TAMARAC		

Controller Phase	1	2	3	4	5	6	7	8
Face Number	1	2	3	4	5	6	7	8
Direction	SBL	NB	WBL	EB	NBL	SB	EBL	WB
Initial Green(MIN)	4	7	4	6	4	7	4	6
Vehicle Ext.(GAP)	1.5	3.0	1.5	2.5	1.5	3.0	1.5	2.5
Maximum Green I	15	50	15	30	15	50	15	30
Maximum Green II								
Yellow Clearance	4.5	4.5	5.0	5.0	4.5	4.5	5.0	5.0
All Red Clearance	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Phase Recall	OFF	MIN	OFF	OFF	OFF	MIN	OFF	OFF
Detector Delay			3				3	
Walk		7		7		7		7
Pedestrian Clearance		30		28		30		28
Permissive	YES		YES		YES		YES	
Flash Operation		YELLOW		RED		YELLOW		RED

Attachment

NOTES:

1. ANTI-BACKDOWN NORTH/SOUTH: PHASES 2+6 ON--->OMIT PHASES 1+5.
2. DUAL ENTRY HARDWIRED EAST/WEST.
3. MOD 10 UPDATES GAP TIMES AND PEDESTRIAN CLEARANCES ON PHASES 2 & 6 AS WELL AS YELLOW/ ALL RED ON ALL PHASES PER CURRENT STANDARDS. ALSO REFLECTS INSTALLATION OF AUDIBLE PEDESTRIAN FEATURES ON PHASES 2, 4, 6 & 8 PER BROWARD COUNTY PROJECT.

Submitted By _____ **Approved By** _____

Station : 1212 **-** Pine Island Rd & Southgate Blvd (Standard File)

Phase	1 (SL)	2 (NT)	3 (WL)	4 (ET)	5 (NL)	6 (ST)	7 (EL)	8 (WT)	9	10	11	12	13	14	15	16
Walk		7		7		7		7								
Ped Clearance		30		28		30		28								
Min Green	4	7	4	6	4	7	4	6								
Gap Ext	1.5	3	1.5	2.5	1.5	3	1.5	2.5								
Max1	15	50	15	30	15	50	15	30								
Max2																
Yellow Clr	4.5	4.5	5	5	4.5	4.5	5	5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2	2	2	2	2	2	2	2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON	ON	ON	ON	ON	ON	ON								
Auto Flash Entry				ON				ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call									ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry				ON				ON								
Sim Gap Enable									ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk		ON				ON										
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash						
Override Higher Preempt						
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green	6	6	6	6	6	6
Min Walk						
Ped Clear						
Track Green			1	1	1	1
Min Dwell	8	8	8	8	8	8
Max Presence	180	180	180	180	180	180
Track Veh 1			9	9	9	9
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1	2	4	1	3	2	4
Dwell Cyc Veh 2	6	8	6	8	5	7
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Station : 1212 **-** Pine Island Rd & Southgate Blvd (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		100	254																							
6		2	2	160	20	2	1	5	25		27	64	23	46	16	75	23	46								
9		3	3	160	27	3	1	5	25		23	63	24	50	23	63	24	50								
15		4	4	160	25	4	1	5	25		23	66	25	46	23	66	25	46								
20		3	3	160	27	3	1	5	25		23	63	24	50	23	63	24	50								
Day Plan 2											**Easy**															
		3	3	160	27	3	1	5	25		23	63	24	50	23	63	24	50								
1		100	254																							
6	30	3	3	160	27	3	1	5	25		23	63	24	50	23	63	24	50								
Day Plan 3											**Easy**															
		3	3	160	27	3	1	5	25		23	63	24	50	23	63	24	50								
1		100	254																							
6	30	3	3	160	27	3	1	5	25		23	63	24	50	23	63	24	50								
23		100	254																							

Station : 1212 **-** Pine Island Rd & Southgate Blvd (Standard File)

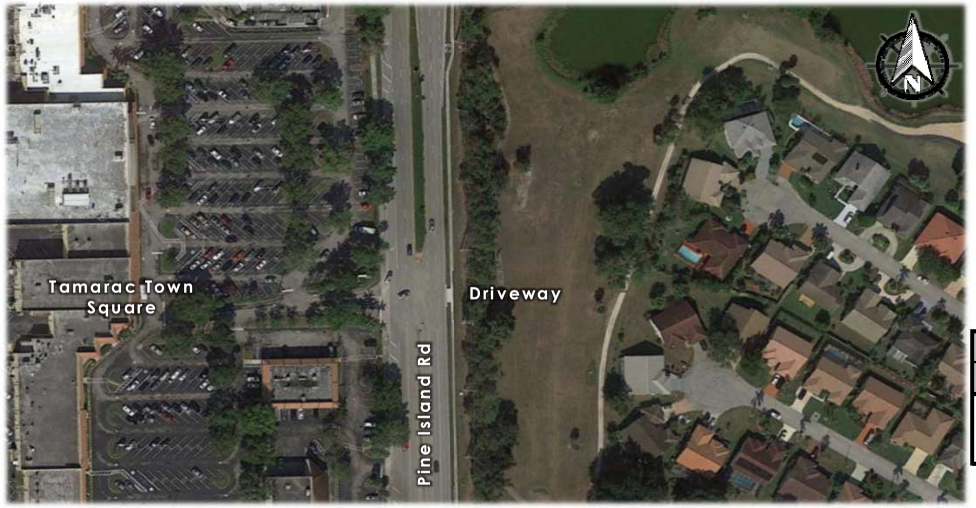
Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											Easy															

Scheduler

	Month											Day of Weekk							Day of Month									1									2									3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1								1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1												1	1	1	1	1		1																																	2
5	1												1							1																																	2
6					1								1																																1	1	1	1	1	1	1	2
7							1											1				1																															2
8							1						1	1	1	1	1						1																														2
9							1						1											1																														2
10									1				1							1	1	1	1	1	1	1	1																											2
11											1						1																																					2
12											1							1																																					2
13												1		1				1																																					2
14												1		1	1	1	1	1																																					2
15												1		1																																									2
16												1		1				1																																					2
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31																																																							1
32																																																							1

User Comments:

Intersection Volume Development



Tamarac Town Square/Driveway and Pine Island Rd
Woodmont

Input Data

GR	=	1.67%
Peak Season	=	1.07
Traffic Count Year	=	2021
Buildout Year	=	2025
Years	=	4

AM Peak Hour		PM Peak Hour		Woodmont
In	Out	In	Out	
9	29	26	16	50 Townhomes

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 13-Oct-21	21	0	46	0	0	0	123	1,031	0	5	1,377	39
Existing Conditions	**22**	**0**	**49**	**0**	**0**	**0**	**132**	**1,103**	**0**	**5**	**1,473**	**42**
2025 Historic Growth	24	0	52	0	0	0	141	1,178	0	5	1,574	45
Vested Development	0	0	0	0	0	0	0	0	0	0	0	0
Future Conditions	**24**	**0**	**52**	**0**	**0**	**0**	**141**	**1,178**	**0**	**5**	**1,574**	**45**
% Project Traffic	-	-	-	20%	-	80%	-	-	20%	80%	-	-
Project Traffic Direction	-	-	-	OUT	-	OUT	-	-	IN	IN	-	-
Project Traffic	-	-	-	6	-	23	-	-	2	7	-	-
2025 Future Conditions with Build	**24**	**0**	**52**	**6**	**0**	**23**	**141**	**1,178**	**2**	**12**	**1,574**	**45**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 13-Oct-21	35	0	142	0	0	0	153	1,383	0	2	1,508	70
Existing Conditions	**37**	**0**	**152**	**0**	**0**	**0**	**164**	**1,480**	**0**	**2**	**1,614**	**75**
2025 Historic Growth	40	0	162	0	0	0	175	1,581	0	2	1,724	80
Vested Development	0	0	0	0	0	0	0	0	0	0	0	0
Future Conditions	**40**	**0**	**162**	**0**	**0**	**0**	**175**	**1,581**	**0**	**2**	**1,724**	**80**
% Project Traffic	-	-	-	20%	-	80%	-	-	20%	80%	-	-
Project Traffic Direction	-	-	-	OUT	-	OUT	-	-	IN	IN	-	-
Project Traffic	-	-	-	3	-	13	-	-	5	21	-	-
2025 Future Conditions with Build	**40**	**0**	**162**	**3**	**0**	**13**	**175**	**1,581**	**5**	**23**	**1,724**	**80**

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	22	0	49	0	0	0	132	1103	0	5	1473	42
Future Vol, veh/h	22	0	49	0	0	0	132	1103	0	5	1473	42
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	200	-	-	-	-	225
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	23	0	52	0	0	0	139	1161	0	5	1551	44

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2420	3000	776	2225	3044	581	1595	0	0	1161	0	0
Stage 1	1561	1561	-	1439	1439	-	-	-	-	-	-	-
Stage 2	859	1439	-	786	1605	-	-	-	-	-	-	-
Critical Hdwy	4.1	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	3.1	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	3.1	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	170	13	340	24	12	457	407	-	-	597	-	-
Stage 1	520	171	-	140	197	-	-	-	-	-	-	-
Stage 2	721	197	-	351	163	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	118	8	340	14	7	457	407	-	-	597	-	-
Mov Cap-2 Maneuver	118	8	-	14	7	-	-	-	-	-	-	-
Stage 1	342	158	-	92	130	-	-	-	-	-	-	-
Stage 2	475	130	-	275	150	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	25.3	0	2	0.4
HCM LOS	D	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	407	-	-	118	340	-	-	597	-	-
HCM Lane V/C Ratio	0.341	-	-	0.196	0.152	-	-	0.009	-	-
HCM Control Delay (s)	18.4	-	-	42.8	17.5	0	0	11.1	0.4	-
HCM Lane LOS	C	-	-	E	C	A	A	B	A	-
HCM 95th %tile Q(veh)	1.5	-	-	0.7	0.5	-	-	0	-	-

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	24	0	52	0	0	0	141	1178	0	5	1574	45
Future Vol, veh/h	24	0	52	0	0	0	141	1178	0	5	1574	45
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	200	-	-	-	-	225
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	25	0	55	0	0	0	148	1240	0	5	1657	47

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2583	3203	829	2375	3250	620	1704	0	0	1240	0	0
Stage 1	1667	1667	-	1536	1536	-	-	-	-	-	-	-
Stage 2	916	1536	-	839	1714	-	-	-	-	-	-	-
Critical Hdwy	4.1	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	3.1	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	3.1	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	148	10	314	18	9	431	369	-	-	557	-	-
Stage 1	493	152	-	121	176	-	-	-	-	-	-	-
Stage 2	704	176	-	326	144	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	88	5	314	9	4	431	369	-	-	557	-	-
Mov Cap-2 Maneuver	88	5	-	9	4	-	-	-	-	-	-	-
Stage 1	295	124	-	72	105	-	-	-	-	-	-	-
Stage 2	422	105	-	219	117	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	32.4	0	2.3	1.1
HCM LOS	D	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	369	-	-	88	314	-	-	557	-	-
HCM Lane V/C Ratio	0.402	-	-	0.287	0.174	-	-	0.009	-	-
HCM Control Delay (s)	21.2	-	-	61.6	18.9	0	0	11.5	1.1	-
HCM Lane LOS	C	-	-	F	C	A	A	B	A	-
HCM 95th %tile Q(veh)	1.9	-	-	1.1	0.6	-	-	0	-	-

Intersection	
Int Delay, s/veh	3.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	24	0	52	6	0	23	141	1178	2	12	1574	45
Future Vol, veh/h	24	0	52	6	0	23	141	1178	2	12	1574	45
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	200	-	-	-	-	225
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	25	0	55	6	0	24	148	1240	2	13	1657	47

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2599	3221	829	2392	3267	621	1704	0	0	1242	0	0
Stage 1	1683	1683	-	1537	1537	-	-	-	-	-	-	-
Stage 2	916	1538	-	855	1730	-	-	-	-	-	-	-
Critical Hdwy	4.1	6.54	6.94	4.1	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	3.1	5.54	-	3.1	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	3.1	5.54	-	3.1	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	146	10	314	174	9	430	369	-	-	556	-	-
Stage 1	490	149	-	526	176	-	-	-	-	-	-	-
Stage 2	704	176	-	723	141	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	60	3	314	63	3	430	369	-	-	556	-	-
Mov Cap-2 Maneuver	60	3	-	63	3	-	-	-	-	-	-	-
Stage 1	294	76	-	315	105	-	-	-	-	-	-	-
Stage 2	398	105	-	306	72	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	45.5	25.2	2.3	2.8
HCM LOS	E	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	369	-	-	60	314	63	430	556	-	-
HCM Lane V/C Ratio	0.402	-	-	0.421	0.174	0.1	0.056	0.023	-	-
HCM Control Delay (s)	21.2	-	-	103.1	18.9	68.4	13.9	11.6	2.8	-
HCM Lane LOS	C	-	-	F	C	F	B	B	A	-
HCM 95th %tile Q(veh)	1.9	-	-	1.6	0.6	0.3	0.2	0.1	-	-

Intersection	
Int Delay, s/veh	4.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	37	0	152	0	0	0	164	1480	0	2	1614	75
Future Vol, veh/h	37	0	152	0	0	0	164	1480	0	2	1614	75
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	200	-	-	-	-	225
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	39	0	160	0	0	0	173	1558	0	2	1699	79

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2828	3607	850	2758	3686	779	1778	0	0	1558	0	0
Stage 1	1703	1703	-	1904	1904	-	-	-	-	-	-	-
Stage 2	1125	1904	-	854	1782	-	-	-	-	-	-	-
Critical Hdwy	4.1	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	3.1	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	3.1	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	120	5	304	9	5	339	346	-	-	421	-	-
Stage 1	485	146	-	71	115	-	-	-	-	-	-	-
Stage 2	640	115	-	320	133	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	0	304	-	0	339	346	-	-	421	-	-
Mov Cap-2 Maneuver	-	0	-	-	0	-	-	-	-	-	-	-
Stage 1	243	0	-	36	58	-	-	-	-	-	-	-
Stage 2	320	58	-	-	0	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s		0	2.5	6.5
HCM LOS	-	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	346	-	-	-	304	-	-	421	-	-
HCM Lane V/C Ratio	0.499	-	-	-	0.526	-	-	0.005	-	-
HCM Control Delay (s)	25.3	-	-	-	29.3	0	0	13.6	6.8	-
HCM Lane LOS	D	-	-	-	D	A	A	B	A	-
HCM 95th %tile Q(veh)	2.7	-	-	-	2.9	-	-	0	-	-

Intersection	
Int Delay, s/veh	5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	40	0	162	0	0	0	175	1581	0	2	1724	80
Future Vol, veh/h	40	0	162	0	0	0	175	1581	0	2	1724	80
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	200	-	-	-	-	225
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	42	0	171	0	0	0	184	1664	0	2	1815	84

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	3019	3851	908	2944	3935	832	1899	0	0	1664	0	0
Stage 1	1819	1819	-	2032	2032	-	-	-	-	-	-	-
Stage 2	1200	2032	-	912	1903	-	-	-	-	-	-	-
Critical Hdwy	4.1	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	3.1	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	3.1	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	102	4	278	7	3	312	310	-	-	383	-	-
Stage 1	457	127	-	59	99	-	-	-	-	-	-	-
Stage 2	618	99	-	295	116	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	54	2	278	1	1	312	310	-	-	383	-	-
Mov Cap-2 Maneuver	54	2	-	1	1	-	-	-	-	-	-	-
Stage 1	186	127	-	24	40	-	-	-	-	-	-	-
Stage 2	251	40	-	114	116	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	65.5	0	3.2	0
HCM LOS	F	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	310	-	-	54	278	-	-	383	-	-
HCM Lane V/C Ratio	0.594	-	-	0.78	0.613	-	-	0.005	-	-
HCM Control Delay (s)	32.3	-	-	182.9	36.5	0	0	14.5	0	-
HCM Lane LOS	D	-	-	F	E	A	A	B	A	-
HCM 95th %tile Q(veh)	3.6	-	-	3.3	3.7	-	-	0	-	-

Intersection	
Int Delay, s/veh	5.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	40	0	162	3	0	13	175	1581	5	23	1724	80
Future Vol, veh/h	40	0	162	3	0	13	175	1581	5	23	1724	80
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	200	-	-	-	-	225
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	42	0	171	3	0	14	184	1664	5	24	1815	84

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	3063	3900	908	2991	3982	835	1899	0	0	1669	0	0
Stage 1	1863	1863	-	2035	2035	-	-	-	-	-	-	-
Stage 2	1200	2037	-	956	1947	-	-	-	-	-	-	-
Critical Hdwy	4.1	6.54	6.94	4.1	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	3.1	5.54	-	3.1	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	3.1	5.54	-	3.1	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	99	3	278	105	3	311	310	-	-	381	-	-
Stage 1	447	121	-	409	99	-	-	-	-	-	-	-
Stage 2	618	99	-	691	110	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	50	1	278	21	1	311	310	-	-	381	-	-
Mov Cap-2 Maneuver	50	1	-	21	1	-	-	-	-	-	-	-
Stage 1	181	121	-	166	40	-	-	-	-	-	-	-
Stage 2	240	40	-	267	110	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	70.9	52.3	3.2	0.2
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	310	-	-	50	278	21	311	381	-	-
HCM Lane V/C Ratio	0.594	-	-	0.842	0.613	0.15	0.044	0.064	-	-
HCM Control Delay (s)	32.3	-	-	210.4	36.5	204.7	17.1	15.1	0	-
HCM Lane LOS	D	-	-	F	E	F	C	C	A	-
HCM 95th %tile Q(veh)	3.6	-	-	3.5	3.7	0.4	0.1	0.2	-	-

KMF TRAFFIC Group, LLC
www.kmftraffic.net
Stuart, FL (772) 221-7971

Manual Traffic Count - All Traffic
N Pine Island Rd and Publix Driveway
Coral Spring, FL

File Name : ampmpk
Site Code : JO2121
Start Date : 10/13/2021
Page No : 1

Groups Printed- ALL TRAFFIC

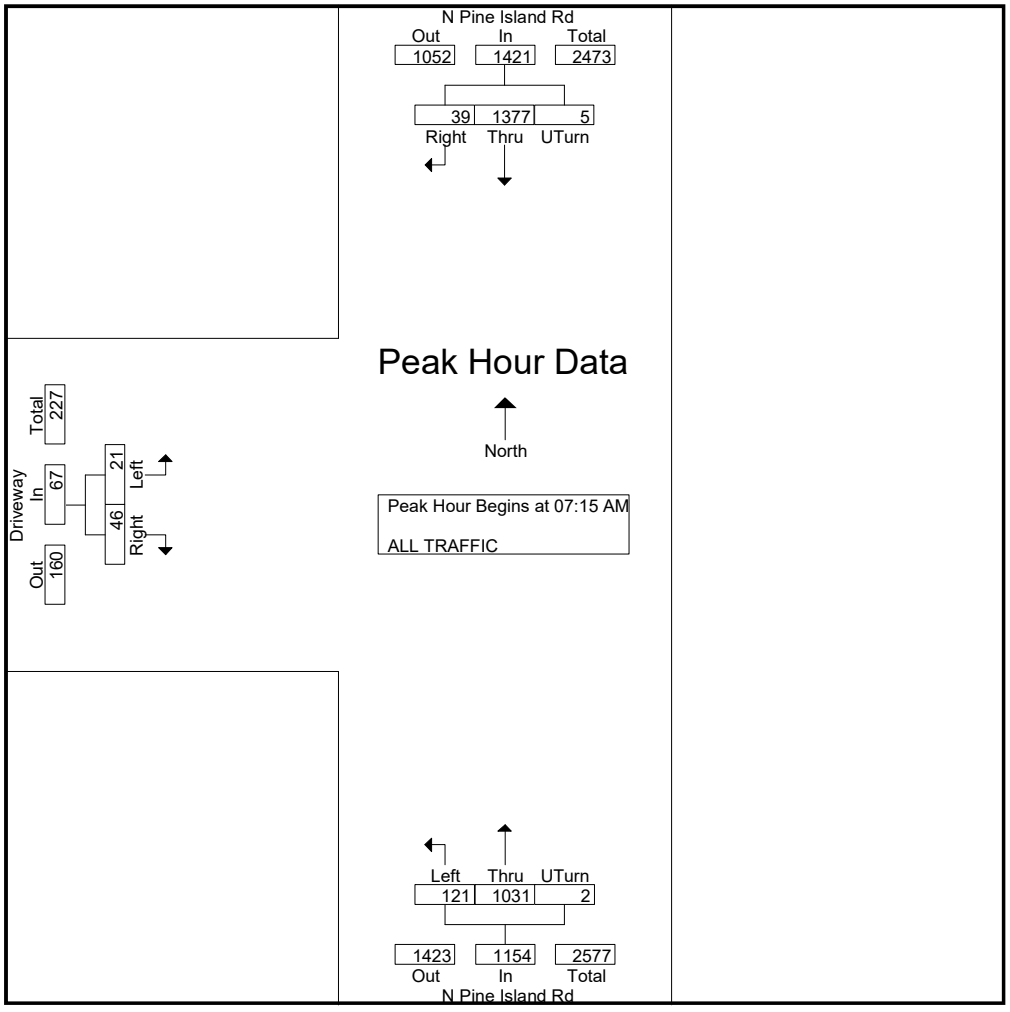
	N Pine Island Rd NB			N Pine Island Rd SB			Driveway EB		
Start Time	Thru	Left	UTurn	Right	Thru	UTurn	Right	Left	Int. Total
07:00 AM	236	30	1	3	157	0	3	4	434
07:15 AM	276	47	1	3	245	1	13	5	591
07:30 AM	267	27	0	13	367	1	14	4	693
07:45 AM	234	22	1	13	398	2	12	7	689
Total	1013	126	3	32	1167	4	42	20	2407
08:00 AM	254	25	0	10	367	1	7	5	669
08:15 AM	181	24	0	13	220	2	19	4	463
08:30 AM	198	35	1	15	199	2	18	5	473
08:45 AM	187	33	0	9	201	0	14	9	453
Total	820	117	1	47	987	5	58	23	2058
*** BREAK ***									
04:00 PM	184	31	0	25	245	2	45	7	539
04:15 PM	230	27	0	18	287	1	31	6	600
04:30 PM	210	41	4	17	299	0	35	9	615
04:45 PM	278	32	0	13	367	0	34	5	729
Total	902	131	4	73	1198	3	145	27	2483
05:00 PM	356	48	0	14	377	0	33	12	840
05:15 PM	321	37	0	25	398	1	29	6	817
05:30 PM	356	33	0	21	357	1	36	8	812
05:45 PM	350	34	1	10	376	0	44	9	824
Total	1383	152	1	70	1508	2	142	35	3293
Grand Total	4118	526	9	222	4860	14	387	105	10241
Apprch %	88.5	11.3	0.2	4.4	95.4	0.3	78.7	21.3	
Total %	40.2	5.1	0.1	2.2	47.5	0.1	3.8	1	

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Manual Traffic Count - All Traffic
N Pine Island Rd and Publix Driveway
Coral Spring, FL

File Name : ampmpk
Site Code : JO2121
Start Date : 10/13/2021
Page No : 2

	N Pine Island Rd NB				N Pine Island Rd SB				Driveway EB			
Start Time	Thru	Left	UTurn	App. Total	Right	Thru	UTurn	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1												
Peak Hour for Entire Intersection Begins at 07:15 AM												
07:15 AM	276	47	1	324	3	245	1	249	13	5	18	591
07:30 AM	267	27	0	294	13	367	1	381	14	4	18	693
07:45 AM	234	22	1	257	13	398	2	413	12	7	19	689
08:00 AM	254	25	0	279	10	367	1	378	7	5	12	669
Total Volume	1031	121	2	1154	39	1377	5	1421	46	21	67	2642
% App. Total	89.3	10.5	0.2		2.7	96.9	0.4		68.7	31.3		
PHF	.934	.644	.500	.890	.750	.865	.625	.860	.821	.750	.882	.953

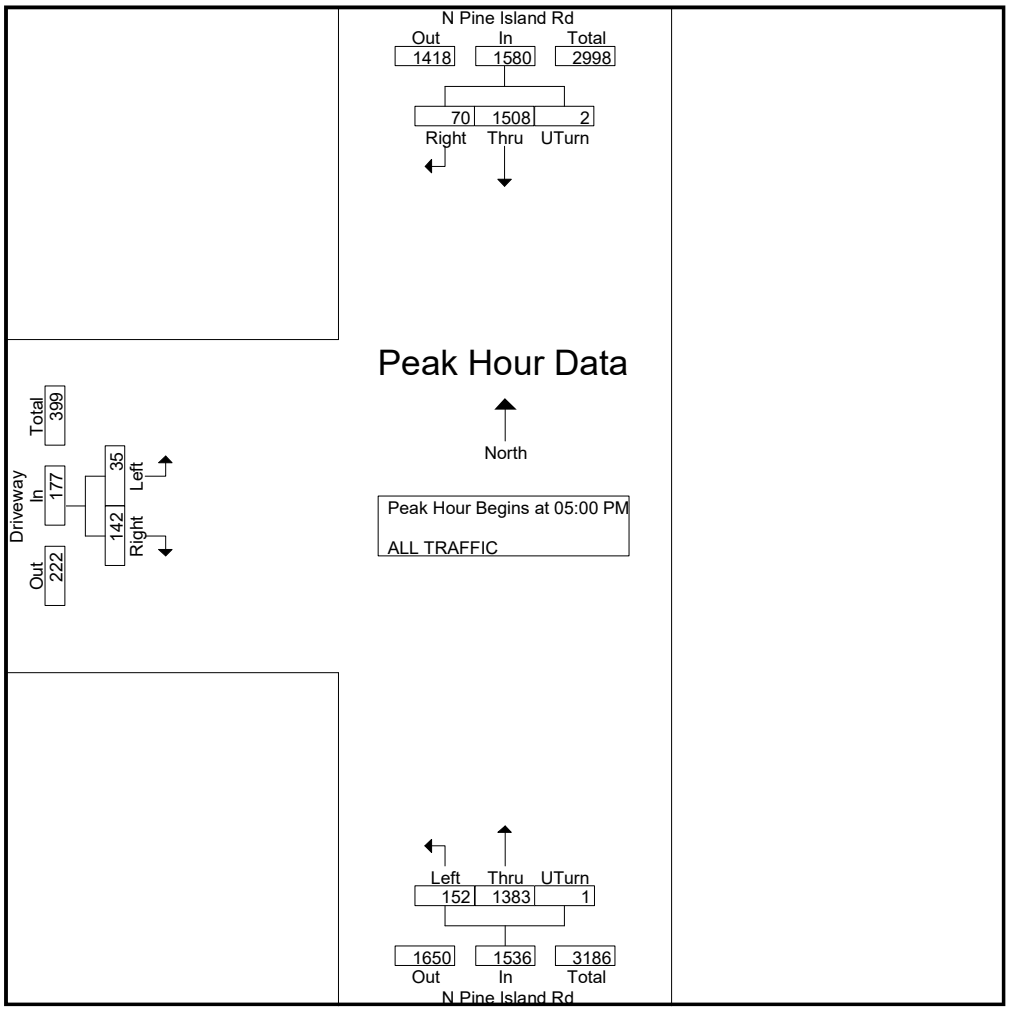


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Manual Traffic Count - All Traffic
N Pine Island Rd and Publix Driveway
Coral Spring, FL

File Name : ampmpk
Site Code : JO2121
Start Date : 10/13/2021
Page No : 3

	N Pine Island Rd NB				N Pine Island Rd SB				Driveway EB			
Start Time	Thru	Left	UTurn	App. Total	Right	Thru	UTurn	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1												
Peak Hour for Entire Intersection Begins at 05:00 PM												
05:00 PM	356	48	0	404	14	377	0	391	33	12	45	840
05:15 PM	321	37	0	358	25	398	1	424	29	6	35	817
05:30 PM	356	33	0	389	21	357	1	379	36	8	44	812
05:45 PM	350	34	1	385	10	376	0	386	44	9	53	824
Total Volume	1383	152	1	1536	70	1508	2	1580	142	35	177	3293
% App. Total	90	9.9	0.1		4.4	95.4	0.1		80.2	19.8		
PHF	.971	.792	.250	.950	.700	.947	.500	.932	.807	.729	.835	.980



2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8630 WEST-W OF US441

MOCF: 0.91

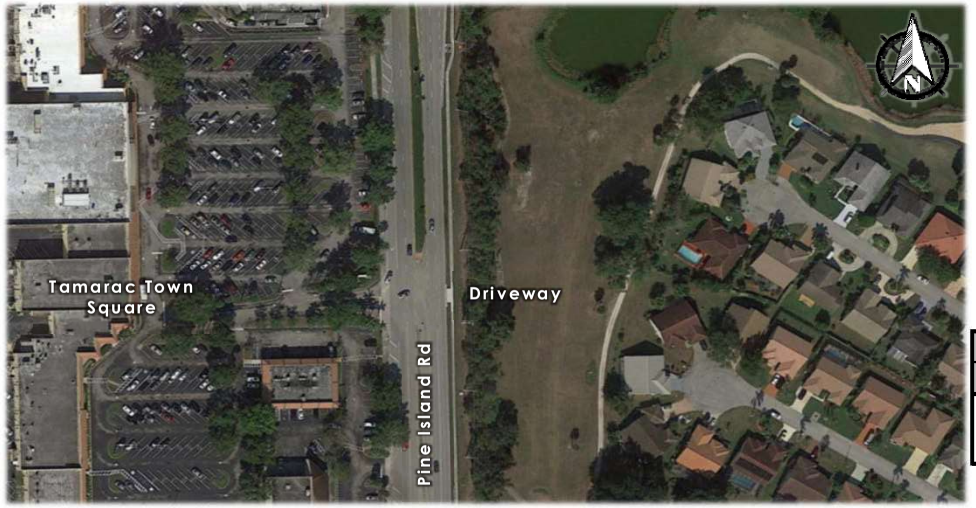
WEEK	DATES	SF	PSCF
* 1	01/01/2020 - 01/04/2020	0.95	1.04
* 2	01/05/2020 - 01/11/2020	0.90	0.99
* 3	01/12/2020 - 01/18/2020	0.85	0.93
* 4	01/19/2020 - 01/25/2020	0.84	0.92
* 5	01/26/2020 - 02/01/2020	0.83	0.91
* 6	02/02/2020 - 02/08/2020	0.83	0.91
* 7	02/09/2020 - 02/15/2020	0.82	0.90
* 8	02/16/2020 - 02/22/2020	0.86	0.95
* 9	02/23/2020 - 02/29/2020	0.89	0.98
*10	03/01/2020 - 03/07/2020	0.93	1.02
*11	03/08/2020 - 03/14/2020	0.97	1.07
*12	03/15/2020 - 03/21/2020	1.01	1.11
*13	03/22/2020 - 03/28/2020	1.11	1.22
14	03/29/2020 - 04/04/2020	1.22	1.34
15	04/05/2020 - 04/11/2020	1.32	1.45
16	04/12/2020 - 04/18/2020	1.42	1.56
17	04/19/2020 - 04/25/2020	1.36	1.49
18	04/26/2020 - 05/02/2020	1.29	1.42
19	05/03/2020 - 05/09/2020	1.23	1.35
20	05/10/2020 - 05/16/2020	1.16	1.27
21	05/17/2020 - 05/23/2020	1.14	1.25
22	05/24/2020 - 05/30/2020	1.11	1.22
23	05/31/2020 - 06/06/2020	1.08	1.19
24	06/07/2020 - 06/13/2020	1.05	1.15
25	06/14/2020 - 06/20/2020	1.02	1.12
26	06/21/2020 - 06/27/2020	1.03	1.13
27	06/28/2020 - 07/04/2020	1.04	1.14
28	07/05/2020 - 07/11/2020	1.04	1.14
29	07/12/2020 - 07/18/2020	1.05	1.15
30	07/19/2020 - 07/25/2020	1.05	1.15
31	07/26/2020 - 08/01/2020	1.04	1.14
32	08/02/2020 - 08/08/2020	1.04	1.14
33	08/09/2020 - 08/15/2020	1.03	1.13
34	08/16/2020 - 08/22/2020	1.03	1.13
35	08/23/2020 - 08/29/2020	1.02	1.12
36	08/30/2020 - 09/05/2020	1.02	1.12
37	09/06/2020 - 09/12/2020	1.01	1.11
38	09/13/2020 - 09/19/2020	1.01	1.11
39	09/20/2020 - 09/26/2020	1.00	1.10
40	09/27/2020 - 10/03/2020	0.99	1.09
41	10/04/2020 - 10/10/2020	0.98	1.08
42	10/11/2020 - 10/17/2020	0.97	1.07
43	10/18/2020 - 10/24/2020	0.97	1.07
44	10/25/2020 - 10/31/2020	0.97	1.07
45	11/01/2020 - 11/07/2020	0.97	1.07
46	11/08/2020 - 11/14/2020	0.98	1.08
47	11/15/2020 - 11/21/2020	0.98	1.08
48	11/22/2020 - 11/28/2020	0.97	1.07
49	11/29/2020 - 12/05/2020	0.97	1.07
50	12/06/2020 - 12/12/2020	0.96	1.05
51	12/13/2020 - 12/19/2020	0.95	1.04
52	12/20/2020 - 12/26/2020	0.90	0.99
53	12/27/2020 - 12/31/2020	0.85	0.93

* PEAK SEASON

Exhibit 7: Driveway Turn Lane Analyses

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Intersection Volume Development



Tamarac Town Square/Driveway and Pine Island Rd
Woodmont

Input Data

GR	=	1.67%
Peak Season	=	1.07
Traffic Count Year	=	2021
Buildout Year	=	2025
Years	=	4

AM Peak Hour		PM Peak Hour		Palm Tower
In	Out	In	Out	
9	29	26	16	50 Townhomes

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 13-Oct-21	21	0	46	0	0	0	123	1,031	0	5	1,377	39
Existing Conditions	**22**	**0**	**49**	**0**	**0**	**0**	**132**	**1,103**	**0**	**5**	**1,473**	**42**
2025 Historic Growth	24	0	52	0	0	0	141	1,178	0	5	1,574	45
Vested Development	0	0	0	0	0	0	0	0	0	0	0	0
Future Conditions	**24**	**0**	**52**	**0**	**0**	**0**	**141**	**1,178**	**0**	**5**	**1,574**	**45**
% Project Traffic	-	-	-	20%	-	80%	-	-	20%	80%	-	-
Project Traffic Direction	-	-	-	OUT	-	OUT	-	-	IN	IN	-	-
Project Traffic	-	-	-	6	-	23	-	-	2	7	-	-
2025 Future Conditions with Build	**24**	**0**	**52**	**6**	**0**	**23**	**141**	**1,178**	**2**	**12**	**1,574**	**45**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 13-Oct-21	35	0	142	0	0	0	153	1,383	0	2	1,508	70
Existing Conditions	**37**	**0**	**152**	**0**	**0**	**0**	**164**	**1,480**	**0**	**2**	**1,614**	**75**
2025 Historic Growth	40	0	162	0	0	0	175	1,581	0	2	1,724	80
Vested Development	0	0	0	0	0	0	0	0	0	0	0	0
Future Conditions	**40**	**0**	**162**	**0**	**0**	**0**	**175**	**1,581**	**0**	**2**	**1,724**	**80**
% Project Traffic	-	-	-	20%	-	80%	-	-	20%	80%	-	-
Project Traffic Direction	-	-	-	OUT	-	OUT	-	-	IN	IN	-	-
Project Traffic	-	-	-	3	-	13	-	-	5	21	-	-
2025 Future Conditions with Build	**40**	**0**	**162**	**3**	**0**	**13**	**175**	**1,581**	**5**	**23**	**1,724**	**80**

Intersection	
Int Delay, s/veh	3.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	24	0	52	6	0	23	141	1178	2	12	1574	45
Future Vol, veh/h	24	0	52	6	0	23	141	1178	2	12	1574	45
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	200	-	-	-	-	225
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	25	0	55	6	0	24	148	1240	2	13	1657	47

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2599	3221	829	2392	3267	621	1704	0	0	1242	0	0
Stage 1	1683	1683	-	1537	1537	-	-	-	-	-	-	-
Stage 2	916	1538	-	855	1730	-	-	-	-	-	-	-
Critical Hdwy	4.1	6.54	6.94	4.1	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	3.1	5.54	-	3.1	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	3.1	5.54	-	3.1	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	146	10	314	174	9	430	369	-	-	556	-	-
Stage 1	490	149	-	526	176	-	-	-	-	-	-	-
Stage 2	704	176	-	723	141	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	60	3	314	63	3	430	369	-	-	556	-	-
Mov Cap-2 Maneuver	60	3	-	63	3	-	-	-	-	-	-	-
Stage 1	294	76	-	315	105	-	-	-	-	-	-	-
Stage 2	398	105	-	306	72	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	45.5	25.2	2.3	2.8
HCM LOS	E	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	369	-	-	60	314	63	430	556	-	-
HCM Lane V/C Ratio	0.402	-	-	0.421	0.174	0.1	0.056	0.023	-	-
HCM Control Delay (s)	21.2	-	-	103.1	18.9	68.4	13.9	11.6	2.8	-
HCM Lane LOS	C	-	-	F	C	F	B	B	A	-
HCM 95th %tile Q(veh)	1.9	-	-	1.6	0.6	0.3	0.2	0.1	-	-

Intersection	
Int Delay, s/veh	5.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	40	0	162	3	0	13	175	1581	5	23	1724	80
Future Vol, veh/h	40	0	162	3	0	13	175	1581	5	23	1724	80
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	200	-	-	-	-	225
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	42	0	171	3	0	14	184	1664	5	24	1815	84

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	3063	3900	908	2991	3982	835	1899	0	0	1669	0	0
Stage 1	1863	1863	-	2035	2035	-	-	-	-	-	-	-
Stage 2	1200	2037	-	956	1947	-	-	-	-	-	-	-
Critical Hdwy	4.1	6.54	6.94	4.1	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	3.1	5.54	-	3.1	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	3.1	5.54	-	3.1	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	99	3	278	105	3	311	310	-	-	381	-	-
Stage 1	447	121	-	409	99	-	-	-	-	-	-	-
Stage 2	618	99	-	691	110	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	50	1	278	21	1	311	310	-	-	381	-	-
Mov Cap-2 Maneuver	50	1	-	21	1	-	-	-	-	-	-	-
Stage 1	181	121	-	166	40	-	-	-	-	-	-	-
Stage 2	240	40	-	267	110	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	70.9	52.3	3.2	0.2
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	310	-	-	50	278	21	311	381	-	-
HCM Lane V/C Ratio	0.594	-	-	0.842	0.613	0.15	0.044	0.064	-	-
HCM Control Delay (s)	32.3	-	-	210.4	36.5	204.7	17.1	15.1	0	-
HCM Lane LOS	D	-	-	F	E	F	C	C	A	-
HCM 95th %tile Q(veh)	3.6	-	-	3.5	3.7	0.4	0.1	0.2	-	-

When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

When Exclusive Right-Turn Lanes are Beneficial

There are instances when adding an exclusive right-turn lane for unsignalized driveways are beneficial to traffic operations and safety. ***Table 27*** provides some guidance for this situation based on the speed limit of the roadway and how many right turns occur per hour. Locations where the Auto and Truck Modal Emphasis is "High" may be appropriate for consideration of Exclusive Right Turn Lanes.

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway[10]

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125[1]
Over 45 mph	35 – 55[2]
Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.	
Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.	
[1] The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	
[2] The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

Source: NCHRP Report 420 (Impacts of Access Management Techniques)

These recommendations are primarily based on the research done in NCHRP Report 420, Impacts of Access Management Techniques, Chapter 4 – Unsignalized Access Spacing (Technique 1B), and Use of Speed Differential as a Measure to Evaluate the Need for Right-Turn Deceleration Lane at Unsignalized Intersections.

In the *NCHRP Report 420*, the observed high-speed roads, 30 to 40 right-turn vehicles per hour caused evasive maneuvers on 5 - 10 percent of the following through vehicles. For lower speed roadways, 80 to 110 right-turn vehicles caused 15 - 20 percent of the following through vehicles to make evasive maneuvers. The choice of acceptable percentages of through vehicles impacted is a decision based on reasonable expectations of the different roadways.

In this study, by modeling speed differentials, a better understanding of the impacts of through volume and driveway radius was discovered.

[10] May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

Exhibit 8: Woodmont Country Club LUPA Traffic

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Revised June 16, 2014
Revised February 12, 2013
December 21, 2012

Woodmont Country Club INC
7801 NW 80 Avenue
Tamarac, FL 33321

Re: Woodmont Country Club – LUPA Traffic Statement
Property ID #s: 4941-04-26-0010 / 0020 / 0040 / 0041 / 0042 & 0043

Land Design South (LDS) has been retained to evaluate the traffic impact for the proposed Land Use Plan Amendment (LUPA) at the **Woodmont Country Club** property. The project encompasses 39.69 acres as a result of the shortening of the existing golf courses from 36 holes to 27 holes. As shown in Table 1, The Applicant is proposing land use plan changes on seven (7) parcels, from the current Commercial Recreation land use designation to:

Table 1: Parcel Summary

Parcel	Proposed Land Use	ITE Land Use Equivalent	Gross Acreage	Intensity
A	Low (0-5) Residential	Single Family Detached Housing	9.47	47 du
B	Low (0-5) Residential	Single Family Detached Housing	7.10	31 du
C	Low (0-5) Residential	Single Family Detached Housing	5.55	21 du
D	Commercial	Shopping Center/Retail	4.58	28,000 SF
E	Low (0-5) Residential	Single Family Detached Housing	6.58	19 du
F	Low (0-5) Residential	Single Family Detached Housing	3.41	14 du
G	Low (0-5) Residential	Single Family Detached Housing	3.00	20 du

The purpose of this analysis is to evaluate the traffic impact of the proposed land use changes to seven (7) parcels and to determine compliance with the *City of Tamarac and the Broward County Comprehensive Plan – Transportation Element.*

The seven (7) parcels are located within the **Woodmont Country Club**, bound by Southgate Boulevard to the north, McNab Road to the south, Pine Island Road to the west and University Drive to the east, in the City of Tamarac, Broward County, Florida. Property ID Numbers associated with this project are: 4941-04-26-0010 / 0020 / 0040 / 0041 / 0042 & 0043.

Project trip generation rates available from the *ITE Trip Generation 8th Edition* were used to determine the project trip generation and pass-by, under the Proposed Land Use designation. Table 2 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. As part of a conservative analysis, no credit was taken for the golf course trip generation.

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501 SE Port St. Lucie Boulevard | Port St. Lucie | Florida 34986 | (772) 871-7778
919 Lake Baldwin Lane | Orlando | Florida 32814 | (407) 233-1367

Table 2: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached	210	9.57	25%	75%	0.75	63%	37%	1.01
Shopping Center/Retail	820	Ln(T) = 0.65 Ln(X) + 5.83	61%	39%	Ln(T) = 0.59 Ln(X) + 2.32	49%	51%	Ln(T) = 0.67 Ln(X) + 3.37

Table 3 summarizes Daily, AM and PM peak trip generation due to the existing golf courses (18 holes) as well as under the Proposed Future Land Use designations for the seven (7) parcels.

Table 3: Trip Generation

Land Use		Intensity	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Proposed Single Family Detached									
Pod A		47 DU	450	9	26	35	30	17	47
Pod B+G		51 DU	488	10	28	38	33	19	52
Pod C		21 DU	201	4	12	16	13	8	21
Pod E		19 DU	182	4	10	14	12	7	19
Pod F		14 DU	134	3	8	11	9	5	14
Proposed Residential Use		**152 DU**	**1,455**	**30**	**84**	**114**	**97**	**56**	**153**
Proposed Shopping Center									
Parcel F			28,000 SF	2,969	45	28	73	133	138	271
	Pass-by[1]: Ln(T)=-0.29 Ln(X)+5.00		56.47%	1,677	25	16	41	75	78	153
	Net Trips Parcel F			1,292	20	12	32	58	60	118
Proposed Commercial Use			28,000 SF	1,292	20	12	32	58	60	118
Proposed Woodmont Country Club TOTAL TRIPS			**2,747**	**50**	**96**	**146**	**155**	**116**	**271**

[1]Source: Trip Generation Handbook, Second Edition

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. The distribution for the **Woodmont Country Club** is based on the Technical Memorandum dated August 16, 2012, approved by the City on September 6, 2012.

Exhibit A includes the trip assignment for each parcel. Exhibit B includes a detailed impact analysis on each roadway link within the study area during PM peak hour conditions. This analysis shows the distribution and determination of the project traffic impact as a percentage of the adopted LOS 'D' on the roadway links for each Parcel. Exhibit C shows the aggregated traffic distribution for all the parcels. In addition, project impact and the percent trip assignment for all parcels is shown in Exhibit D. All links within the radius of influence are impacted less than three percent (3%) of the LOS 'D' Link Service Volumes, therefore a capacity analysis is not required. Exhibit E includes an excerpt from the Roadway Level of Service Analysis prepared by the Broward Metropolitan Planning Organization, as can be seen on this analysis, the following links will be expected to operate at a Level of Service higher than the adopted LOS 'D' in 2035.

- NW 44 St, E of West Inverrary Blvd to NW 31 Ave
- Commercial Blvd, E of Nob Hill Rd to Rock Island Rd
- Mc Nab Road, E of University Dr to SW 81 Ave.
- Mc Nab Road, E of Rock Island Rd to SR 7
- Southgate Blvd, E of University Dr to Rock Island Rd
- Atlantic Blvd, E of Rock Island Rd to SR 7

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- Coral Ridge Dr, N of Atlantic Blvd to Royal Palm Blvd
- Pine Island Rd, N of NW 44 to Southgate Blvd
- University Dr, N of NW 44 to Southgate Blvd
- University Dr, N of Atlantic Blvd to Shadowwood Dr
- Rock Island Road, N of NW 44 to Southgate Blvd

In addition, Exhibit G includes a Level of Service analysis of all internal roads within the **Woodmont Country Club**. As can be seen in this analysis, all internal roads will operate at Level of Service 'D' or better. Likewise, Exhibit H includes CMA and HCS analyses at University Dr and Southgate Blvd. Table 4 includes a summary of the analyses. As can be seen in Exhibit H, the biggest project impact to the intersection during the AM will be in the NBT and NBRT direction. In addition, the biggest impact to the intersection during the PM will be to the WBLT and SBT movements. The total additional delay caused by the project to the intersection is 0.6 seconds during both the AM and PM peak-hours. Note that the most critical movement for the intersection is the SBLT movement during the PM where the proposed project has no impact to this movement.

Table 4: University Dr and Southgate Blvd Control Delay and Critical Movement Analyses

	Eastbound			Westbound			Northbound			Southbound			Total Delay
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	
AM Peak 2018 without Project	71.4	65.2	-	122.7	117.3	-	76.8	**52.4**	**30.4**	99.9	53.5	-	70.5
AM Peak 2018 with Project	71.7	65.9	-	125.8	118.1	-	77.0	**52.7**	**30.7**	99.9	53.9	-	71.1
PM Peak 2018 without Project	78.4	49.5	-	**73.2**	65.4	-	93.8	73.7	26.5	153.8	**43.2**	-	65.1
PM Peak 2018 with Project	79.6	49.7	-	**75.0**	66.1	-	95.9	74.7	26.7	153.8	**43.7**	-	65.7
2018 AM CMA without project	1,299												
2018 AM CMA with project	1,305												
2018 PM CMA without project	1,405												
2018 PM CMA with project	1,413												

Based on the turning movement counts projected for the year 2018 and included in Exhibit H, the bidirectional projected traffic on University Drive between NW 78th Street and Southgate Boulevard was calculated for both the AM and PM peak-hour and then the project traffic was added. As can be seen in Table 5, this section of the road will operate at Level of Service 'D' or better at project build-out.

Table 5: University Drive between NW 78th Street and Southgate Boulevard

	AM		PM	
	NB	SB	NB	SB
2018 without Project	1,651	2,145	2,102	1,956
Level of Service	C	D	D	C
Project Traffic	23	11	17	28
2018 with Project	1,674	2,156	2,119	1,984
Level of Service	*C*	*D*	*D*	*C*

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919 Lake Baldwin Lane | Orlando | Florida 32814 | (407) 233-1367

The proposed development for the **Woodmont Country Club** has been evaluated following the *City of Tamarac and the Broward County Comprehensive Plan – Transportation Element.* This analysis shows that the **Woodmont Country Club** will generate less than three percent (3%) of the adjacent roadway peak-hour LOS in all links included within the Radius of Influence. Therefore, the proposed development meets the *City of Tamarac and the Broward County Comprehensive Plan – Transportation Element.*

Sincerely,

LAND DESIGN SOUTH

JUAN F. ORTEGA LICENSE No. 63422 STATE OF FLORIDA PROFESSIONAL ENGINEER

06/16/14.

Dr. Juan F. Ortega, P.E.
FL Registration No. 63422
Engineering Business C.O.A. 27550

Encl.: **Exhibit A:** Trip Distribution and Assignment Figures (Individual Parcels)
Exhibit B: Traffic Impact Analysis Table
Exhibit C: Traffic Assignment Figure (all Parcels)
Exhibit D: Trips and Impact Figure (all Parcels)
Exhibit E: Broward Metropolitan Planning Organization (MPO), Roadway Level of Service Analysis – Excerpt
Exhibit F: Conceptual Master Plan
Exhibit G: Traffic Counts
Exhibit H: University Dr and Southgate Blvd CMA and HCS analyses

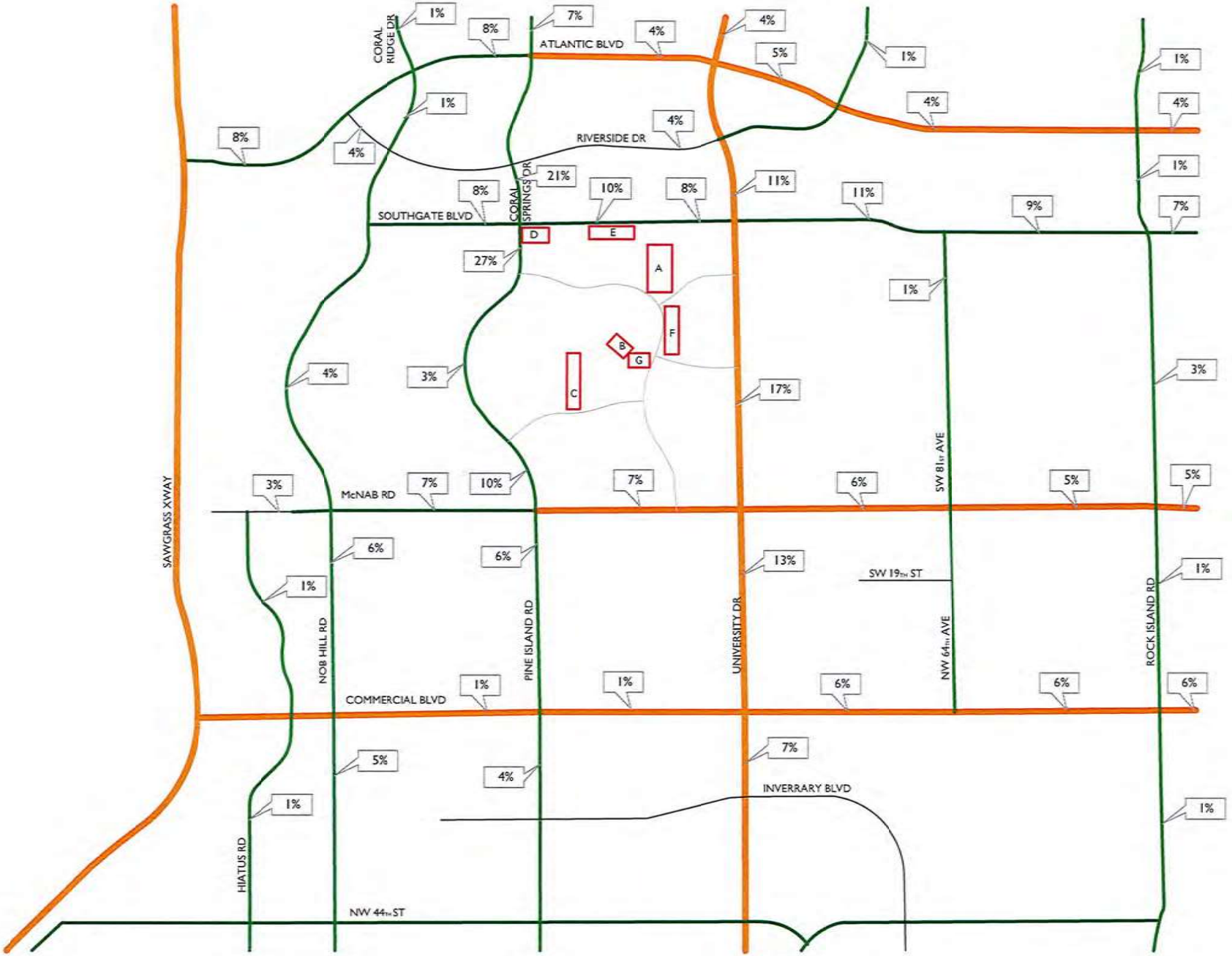
400 Columbia Drive, Suite 110 | **West Palm Beach** | Florida 33409 | (561) 478-8501
501 SE Port St. Lucie Boulevard | **Port St. Lucie** | Florida 34986 | (772) 871-7778
919 Lake Baldwin Lane | **Orlando** | Florida 32814 | (407) 233-1367

Woodmont Country Club - Trip Distribution

E/W Roadway	Segment	Design Code	LOS Capacity*	Pod A		Pod B+G		Pod C		Pod E		Pod F		Pod D		Total Traffic	% Impact	Assignament for ALL Parcels
				%	Project Traffic	%	Project Traffic	%	Project Traffic	%	Project Traffic	%	Project Traffic	%	Project Traffic			
Atlantic Blvd	E of Sawgrass Xway	422	3,560	13%	6	13%	7	10%	2	13%	2	13%	2	3%	4	23	0.65%	8%
Atlantic Blvd	E of Coral Ridge Dr	422	3,560	10%	5	10%	5	5%	1	10%	2	10%	1	6%	7	21	0.59%	8%
Atlantic Blvd	E of Coral Spgs Dr	622	5,360	5%	2	5%	3	0%	0	5%	1	5%	1	3%	4	11	0.21%	4%
Atlantic Blvd	E of University Dr	632	4,880	5%	2	5%	3	7%	1	10%	2	5%	1	3%	4	13	0.27%	5%
Atlantic Blvd	E of Riverside Dr	632	4,880	5%	2	5%	3	7%	1	10%	2	5%	1	2%	2	11	0.23%	4%
Atlantic Blvd	E of Rock Island Rd	632	4,880	5%	2	5%	3	7%	1	8%	2	5%	1	1%	1	10	0.20%	4%
Riverside Dr	S of Atlantic Blvd	222	1,520	3%	1	5%	2	5%	1	3%	1	3%	0	6%	7	12	0.79%	4%
Riverside Dr	E of Coral Spgs Dr	222	1,520	0%	0	0%	0	0%	0	0%	0	0%	0	9%	11	11	0.72%	4%
Riverside Dr	E of University Dr	422	3,382	0%	0	0%	0	0%	0	0%	0	0%	0	1%	1	1	0.03%	0%
Riverside Dr	N of Atlantic Blvd	422	3,382	0%	0	0%	0	0%	0	0%	0	0%	0	2%	2	2	0.06%	1%
Southgate Blvd	E of Sawgrass Xway	464	2,093	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0.00%	0%
Southgate Blvd	E of Coral Ridge Dr	474	2,898	5%	2	5%	3	5%	1	10%	2	5%	1	10%	12	21	0.72%	8%
Southgate Blvd	E of Coral Spgs Dr	474	2,898	0%	0	0%	0	0%	0	30%	0	0%	4	20%	24	28	0.97%	10%
Southgate Blvd	W of University	474	2,898	0%	0	0%	0	0%	0	70%	0	0%	10	10%	12	22	0.76%	8%
Southgate Blvd	E of University Dr	474	2,898	15%	7	15%	8	15%	3	20%	4	15%	2	5%	6	30	1.04%	11%
Southgate Blvd	E of SW 81 Ave	474	2,898	14%	7	14%	7	14%	3	19%	4	14%	2	3%	4	27	0.93%	10%
Southgate Blvd	E of Rock Island Rd	474	2,898	12%	6	12%	6	10%	2	15%	3	12%	2	1%	1	20	0.69%	7%
McNab Rd	E of Hiatus Rd	274	1,332	2%	1	2%	1	2%	0	2%	0	2%	0	2%	2	4	0.30%	1%
McNab Rd	E of NW 104 Ave	474	2,898	2%	1	2%	1	2%	0	2%	0	2%	0	5%	6	8	0.28%	3%
McNab Rd	E of Nob Hill Rd	422	3,382	10%	5	10%	5	10%	2	5%	1	10%	1	5%	6	20	0.59%	7%
McNab Rd	E of Pine Island Rd	622	5,092	10%	5	10%	5	35%	7	0%	0	10%	1	0%	0	18	0.35%	7%
McNab Rd	E of University Dr	632	4,880	10%	5	10%	5	15%	3	10%	2	10%	1	0%	0	16	0.33%	6%
McNab Rd	E of SW 81 Ave	632	4,880	8%	4	8%	4	15%	3	8%	2	8%	1	0%	0	14	0.29%	5%
McNab Rd	E of Rock Island Rd	632	4,880	8%	4	8%	4	15%	3	8%	2	8%	1	0%	0	14	0.29%	5%
Commercial Blvd	E of Sawgrass Xway	632	4,880	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0.00%	0%
Commercial Blvd	E of Nob Hill Rd	632	4,880	2%	1	2%	1	0%	0	2%	0	2%	0	2%	2	4	0.08%	1%
Commercial Blvd	E of Pine Island Rd	632	4,880	2%	1	2%	1	5%	1	2%	0	2%	0	1%	1	4	0.08%	1%
Commercial Blvd	E of University Dr	632	4,880	10%	5	10%	5	10%	2	10%	2	10%	1	0%	0	15	0.31%	6%
Commercial Blvd	E of SW 81 Ave	632	4,880	10%	5	10%	5	10%	2	8%	2	10%	1	0%	0	15	0.31%	6%
Commercial Blvd	E of Rock Island Rd	632	4,880	10%	5	10%	5	10%	2	8%	2	10%	1	0%	0	15	0.31%	6%
NW 44 St	E of Wellebr Park	464	2,093	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0.00%	0%
NW 44 St	E of Hiatus Rd	474	2,898	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0.00%	0%
NW 44 St	E of Nob Hill Rd	474	2,898	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0.00%	0%
NW 44 St	E of Pine Island Rd	474	2,898	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0.00%	0%
NW 44 St	E of West Invernay Blvd	374	1,399	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0.00%	0%
N/S Roadway																		
Hiatus Rd	N of NW 44 St	422	3,382	2%	1	2%	1	1%	0	2%	0	2%	0	0%	0	2	0.06%	1%
Hiatus Rd	N of Commercial	422	3,382	2%	1	2%	1	2%	0	2%	0	2%	0	1%	1	3	0.09%	1%
Nob Hill Rd	N of NW 44 St	422	3,382	8%	4	8%	4	5%	1	8%	2	8%	1	1%	1	13	0.38%	5%
Nob Hill Rd	N of Commercial Blvd	422	3,382	8%	4	8%	4	8%	2	8%	2	8%	1	3%	4	17	0.50%	6%
Nob Hill Rd	N of McNab Rd	432	3,220	0%	0	0%	0	5%	1	5%	1	0%	0	8%	9	11	0.34%	4%
Coral Ridge Dr	N of Riverside Dr	432	3,220	2%	1	2%	1	0%	0	2%	0	2%	0	2%	2	4	0.12%	1%
Coral Ridge Dr	N of Atlantic Blvd	432	3,220	2%	1	2%	1	0%	0	2%	0	2%	0	1%	1	3	0.09%	1%
Pine Island Rd	N of NW 44 St	422	3,382	5%	2	5%	3	5%	1	5%	1	5%	1	2%	2	10	0.30%	4%
Pine Island Rd	N of Commercial Blvd	422	3,382	5%	2	5%	3	10%	2	5%	1	5%	1	5%	6	15	0.44%	6%
Pine Island Rd	N of McNab Rd	432	3,220	10%	5	10%	5	10%	2	10%	2	10%	1	10%	12	27	0.84%	10%
Pine Island Rd	N of NW 75th St	432	3,220	5%	2	5%	3	0%	0	10%	2	5%	1	0%	0	8	0.25%	3%
Pine Island Rd	NW 81st St	432	3,220	20%	9	20%	10	15%	3	10%	2	20%	3	40%	47	74	2.30%	27%
Coral Spgs Dr	N of Southgate Blvd	432	3,220	15%	7	15%	8	10%	2	10%	2	15%	2	30%	35	56	1.74%	21%
Coral Spgs Dr	N of Atlantic Blvd	432	3,220	10%	5	10%	5	5%	1	5%	1	10%	1	6%	7	20	0.62%	7%
University Dr	N of NW 44 St	632	4,880	13%	6	13%	7	15%	3	5%	1	13%	2	0%	0	19	0.59%	7%
University Dr	N of Commercial Blvd	632	4,880	25%	12	25%	13	20%	4	15%	3	25%	4	0%	0	36	0.74%	13%
University Dr	N of McNab Rd	632	4,880	30%	14	30%	16	30%	6	25%	5	30%	4	0%	0	45	0.92%	17%
University Dr	N of Southgate Blvd	632	4,880	15%	7	15%	8	15%	3	25%	5	15%	2	5%	6	31	0.64%	11%
University Dr	N of Atlantic Blvd	632	4,880	5%	2	5%	3	8%	2	10%	2	5%	1	1%	1	11	0.23%	4%
SW 81 Ave	N of McNab Rd	474	2,898	1%	0	1%	1	1%	0	1%	0	1%	0	2%	2	3	0.10%	1%
NW 64 Ave	N of NW 19 St	464	2,093	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0.00%	0%
Rock Island Rd	N of NW 44 St	422	3,382	2%	1	2%	1	2%	0	2%	0	2%	0	0%	0	2	0.06%	1%
Rock Island Rd	N of Commercial Blvd	422	3,382	2%	1	2%	1	2%	0	2%	0	2%	0	0%	0	2	0.06%	1%
Rock Island Rd	N of McNab Rd	432	3,220	5%	2	5%	3	2%	0	2%	0	5%	1	1%	1	7	0.22%	3%
Rock Island Rd	N of Southgate Blvd	432	3,220	1%	0	1%	1	2%	0	2%	0	1%	0	1%	1	2	0.06%	1%
Rock Island Rd	N of Atlantic Blvd	432	3,220	1%	0	1%	1	2%	0	2%	0	1%	0	1%	1	2	0.06%	1%

Trips	
Parcel	Net Peak Hr
A	47
B+G	52
C	21
E	19
F	14
D	118
Σ	271

* Broward MPO Roadway Capacity and Level of Service Analysis for 2009 and 2035



N.T.S.

LEGEND
2L
4L
6L
ASSIGNMENT = XY%

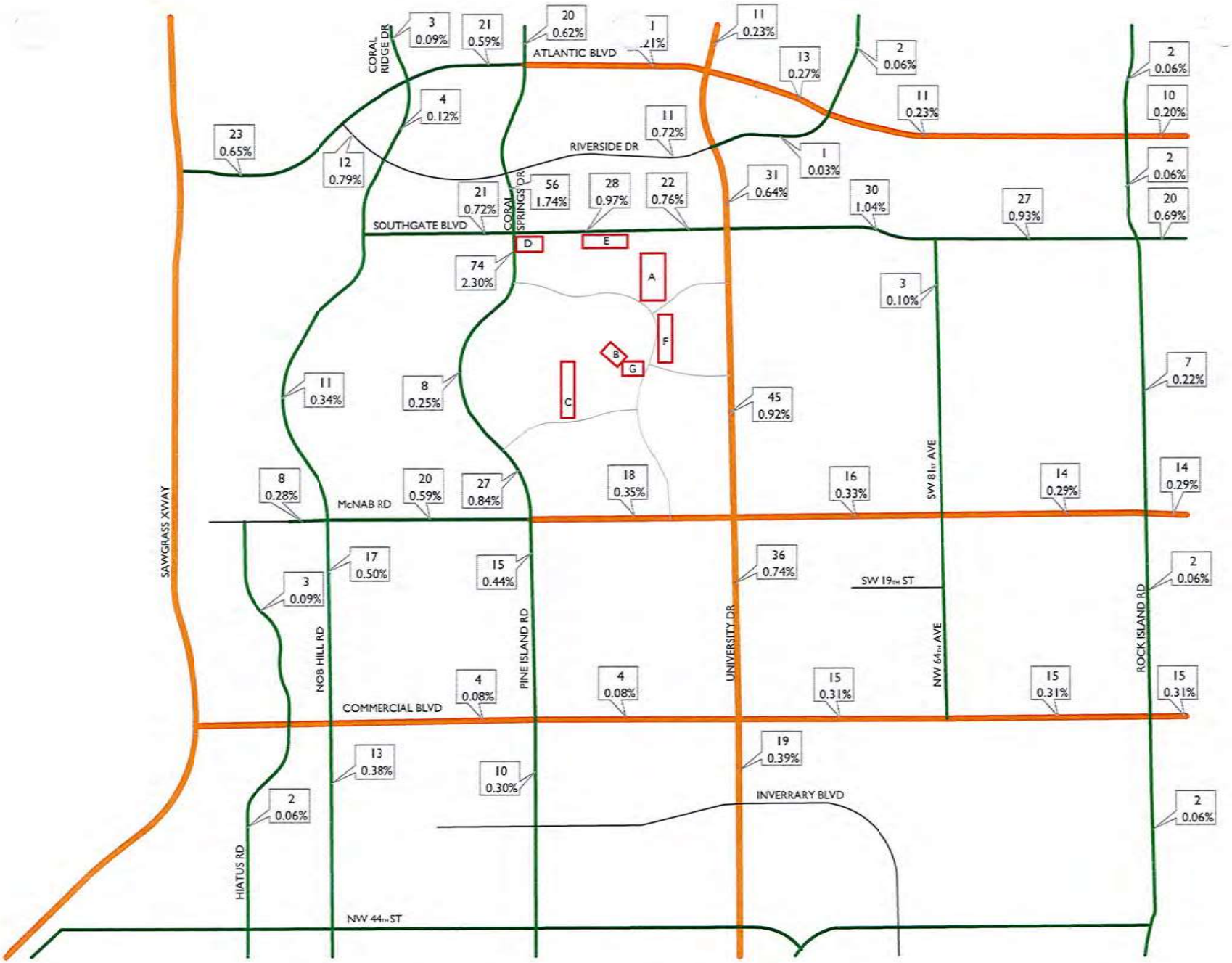
WOODMONT COUNTRY CLUB

LDS N 22

TRAFFIC ASSIGNMENT (ALL PARCELS)

LAND DESIGN SOUTH

Exhibit C



N.T.S.

LEGEND
2L
4L
6L
NUMBER OF TRIPS = XX
% OF LOS 'D' CAPACITY = YZ%

WOODMONT COUNTRY CLUB

LDS No. 1389.2

TOTAL NUMBER OF TRIPS & CORRESPONDING % OF LOS 'D' CAPACITY

LAND DESIGN SOUTH

Exhibit D

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Exhibit 9: Traffic Impact Study Review

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Traf Tech
ENGINEERING, INC.

August 20, 2022

Mr. Robert W. Johnson, III
Senior Planner
City of Tamarac
7525 NW 88th Avenue
Tamarac, Florida 33321-2401

Re: Woodmont POD D
Traffic Impact Study Review

Dear Rob:

Traf Tech Engineering, Inc. has reviewed the traffic impact study associated with the proposed Woodmont POD D development to be located in the City of Tamarac, Florida. The subject site is generally located in the southeast corner of the intersection at Pine Island Road and Southgate Boulevard. The proposed development on this site consists of 50 townhome dwelling units. Based upon our review, we offer the following comments:

- The vehicle delays reported for the existing and future operations at the Tamarac Town Square / Future Driveway Location on Pine Island Road appear to be significantly over-reporting. Additionally, the delay reported for the eastbound approach in the PM peak hour remains constant (1,645.2 seconds / vehicle) for the 2021, 2025 w/out project and 2025 with project scenario. (Actually, the Synchro output produced no delay value for the 2021 scenario.) Perhaps the gap acceptances can be adjusted in order to produce more accurate and realistic results. In addition, it is likely that many motorists are executing eastbound left-turn movements at this intersection in two-stages. Although the median width is less than 25 feet, it may be appropriate to take this condition into consideration for this movement as well as the future westbound left-turn movement.
- The turn lane warrant analysis indicates that a southbound left-turn lane and a northbound right-turn lane are not warranted at the project driveway. However, the latest site plan indicates that a southbound left-turn lane will be constructed. This proposed action should be referenced in this section of the report.
- The site plan presented in Exhibit 2 is not consistent with the most recent site plan submitted for review. The updated / latest site plan should be presented in the traffic report.

We have no additional comments on the traffic impact analysis at this time. If you have any questions, please do not hesitate to contact us.

Sincerely,

TRAF TECH ENGINEERING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 582-0988 Fax: (954) 582-0989

Woodmont POD D
Traffic Impact Study Review
Review Date: August 20, 2022

- The vehicle delays reported for the existing and future operations at the Tamarac Town Square /Future Driveway Location on Pine Island Road appear to be significantly over-reporting. Additionally, the delay reported for the eastbound approach in the PM peak hour remains constant (1,645.2 seconds / vehicle) for the 2021, 2025 w/out project and 2025 with project scenario. (Actually, the Synchro output produced no delay value for the 2021 scenario.) Perhaps the gap acceptances can be adjusted in order to produce more accurate and realistic results. In addition, it is likely that many motorists are executing eastbound left-turn movements at this intersection in two-stages. Although the median width is less than 25 feet, it may be appropriate to take this condition into consideration for this movement as well as the future westbound left-turn movement.

  [JFO->] *Agree. Traffic Impact Study has been revised. As part of a conservative analysis, it was assumed that the eastbound and westbound left movements will operate in two-stages with a Critical Headway of 4.1 seconds where the northbound and southbound left movements will remain as a single stage gap with the default Critical Gap value of 4.1 seconds.*

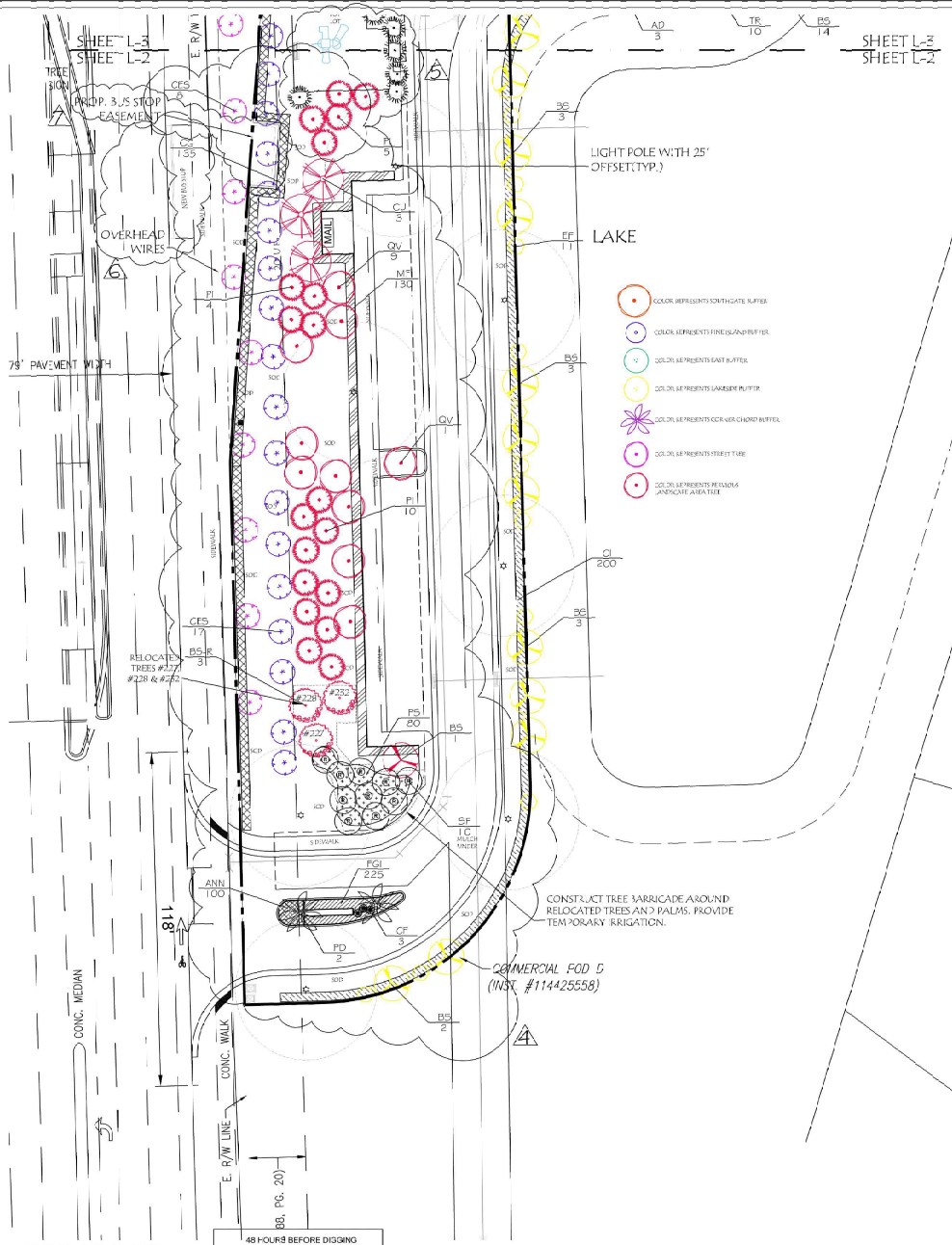
- The turn lane warrant analysis indicates that a southbound left-turn lane and a northbound right-turn lane are not warranted at the project driveway. However, the latest site plan indicates that a southbound left-turn lane will be constructed. This proposed action should be referenced in this section of the report.

  [JFO->] *Traffic Impact Study has been revised accordingly. The proposed driveway for the project is on Pine Island Road, a county road. Based on a Microsoft Teams Meeting with Broward County staff on July 19, 2022, a southbound left turn lane at the project entrance is being required by the County as shown on the proposed site plan.*

- The site plan presented in Exhibit 2 is not consistent with the most recent site plan submitted for review. The updated / latest site plan should be presented in the traffic report.

  [JFO->] *Traffic Impact Study has been revised accordingly.*

At the request of City Staff, Traffic Study revised September 23, 2022 was modified to include the latest site plan for the project. Everything else included in the Traffic Studies dated January 23, 2023 and March 20, 2024 is the same as the one revised on September 23, 2022.



PLANT LIST

SYMBO.	BOTANICAL NAME	COMMON NAME	CAL./CONT.	HEIGHT	SPREAD	SPACING	QUANTITY	NATIVE	TYPE	NOTES
SHADE TREES										
BS	Bursera simaruba	Gumbo Limbo	3"	15'	6'	as shown	33	YES	SHADE	4.5' clear trunk
BS-R	Bursera simaruba (Existing)	Gumbo Limbo				as shown	3	YES	SHADE	Relocate as shown
	Bursera simaruba (Existing)	Gumbo Limbo				as shown	1	YES	SHADE	To remain
CE	Conocarpus erectus	Green Buttonwood	3"	15'	6'	as shown	10	YES	SHADE	Standard, 4.5' clear trunk
CL	Coccoloba uvifera	Sea Grape	3"	15'	6'	as shown	3	YES	SHADE	Standard, 4.5' clear trunk
LS	Lagerstroemia speciosum	Queen's Crape Myrtle	3"	15'	6'	as shown	10		SHADE	4.5' clear trunk
PI	Pinus elliottii	Slash Pine	3"	15'	6'	as shown	45	YES	SHADE	4.5' clear trunk
QV	Quercus virginiana	Live Oak	3"	15'	6'	as shown	50	YES	SHADE	4.5' clear trunk
	Swietenia mahagoni (Existing)	Mahogany					1	YES	SHADE	To remain
SMALL TREES										
CES	Conocarpus erectus sericeus	Silver Buttonwood	2"	10'	4'	as shown	62	YES	SMALL TREE	Standard, 4' clear trunk
EF	Eugenia foetida	Spanish Stopper	2"	10'	4'	as shown	33	YES	SMALL TREE	30" clear trunk
LI	Lagerstroemia indica	Crape Myrtle	2"	10'	4'	as shown	35		SMALL TREE	Standard, 30" clear trunk
IA	Ilex x attenuata 'East Palatka'	East Palatka Holly	2"	10'	4'	as shown	10	YES	SMALL TREE	4.5' clear trunk
PALMS										
AE	Aiphanes merrillii	Christmas Palm		14 oah		as shown	45		PALM	Triple Trunk
BN	Bismarckia nobilis	Bismarck Palm	8' c.t.	25'	15'	as shown	3		PALM	
PD	Phoenix dactylifera 'Medjool'	Medjool Date Palm		24' c.t.	20'+	as shown	2		PALM	Florida Fancy, Heavy Caliper, 24' Min, straight trk. Min ht. 32' to "nut". Matching
PE	Ptychosperma elegans	Solitaire Palm		18'	6'	as shown	20		PALM	Matching
SP	Sabal palmetto (existing)	Cabbage Palm		22'		as shown	13	YES	PALM	Relocate as shown
TR	Thrinax radiata	Florida Thatch Palm		12'	8'	as shown	50	YES	PALM	
SHRUBS										
CF	Cordyline fruticosa 'Auntie Lou'	Auntie Lou Ti Plant	3 gallon	3'	24"	as shown	3			Full, unmasked foliage
CG	Clusia guttifera	Small Leaf Clusia	3	3'	3'	24" O.C.	305	YES		Full to Base
CI	Chrysobalanus icaco 'Red Tip'	Red-Tip Cocoplum	3 gallon	24"	18"	24" O.C.	1,102	YES		
MF	Myrcianthes fragrans	Simpson's Stopper	36"	24"	24" O.C.	180	YES			
PS	Pennisetum setaceum 'Alba'	White Fountain Grass	3 gallon	18"	18"	30" O.C.	80			
GROUNDCOVER										
ANN	Annuals	Seasonal Color	4"	8"	8"	12" o.c.	100			
FGI	Ficus microcarpa 'Green Island	Green Island Ficus	3 gallon	12"	12"	12" O.C.	1,845			Full, compact
LM	Liriope muscari 'Superblue'	Super Blue Liriope	3 gallon	15"	13"	18" O.C.	615			
SOD	Stenotaphrum secundatum	St. Augustine Floratam								

*CONTAINER SIZE IS FOR REFERENCE ONLY. HEIGHT AND SPREAD LISTED ARE MINIMUM REQUIREMENTS FOR ALL PLANT MATERIAL. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE #1 AND MEET ALL GOVERNMENTAL CODES AND ORDINANCES

NOTE:
IRRIGATION TO BE PROVIDED BY LOCAL WELL OR COMBINATION WELL AND LAKE AS PER APPROPRIATE WATER USE PERMIT. POTABLE WATER SHALL NOT BE USED FOR IRRIGATION.

CAUTION: PLEASE NOTE
Contractor shall ensure all permits required by the work from any state or local departments or utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

48 HOURS BEFORE DIGGING
CALL 811
TOLL FREE
SUNSHINE STATE UTILITIES LOCATION
ONE CALL CENTER OF FLORIDA

PLANTING PLAN

SITE PLAN APPROVAL
AUGUST 1, 2025

CHRISTOPHER S DAVIDSON
Digitally signed by CHRISTOPHER S DAVIDSON
Date: 2025.08.01 15:22:34 -04'00'

0 40 80
20
SCALE: 1" = 20'

NORTH

BY	DATE	CHK'D	DESCRIPTION
SD	1/24/25	SD	Resubmittal
SD	10/16/24	SD	Resubmittal
SD	10/03/24	SD	Resubmittal
SD	10/11/24	SD	Building locations/City comments
SD	3/15/24	SD	Roadway geo/Lot lot/City comments
SD	3/23/24	SD	Property line change and bus stop

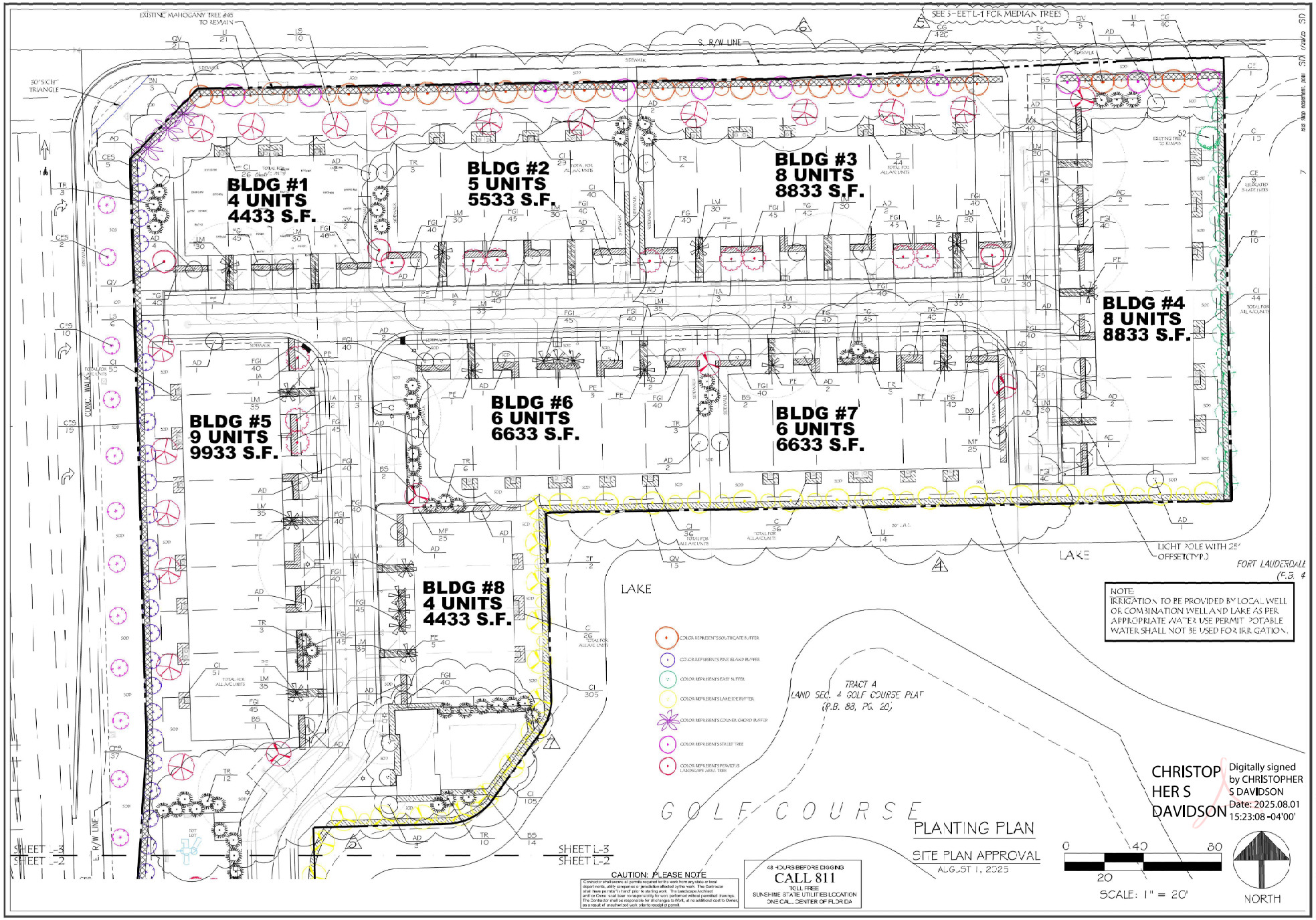
PROJECT DATA:
DATE: 11/11/2024
JOB NUMBER:
DESIGNED BY: SD
DRAWN BY: SD
CAD NAME:

DAVIDSON DESIGN STUDIO, INC.
LANDSCAPE ARCHITECTURE & SITE PLANNING
235 Commercial Blvd., Suite 206
Lauderdale-By-The-Sea, Florida 33308
(954) 649-0000

PROJECT:
WOODMONT
TAMARAC, FLORIDA
ADDRESS: 200 NORTON
6123 LYONS ROAD
COCONUT CREEK, FL 33073

SEAL:
CHRISTOPHER SCOTT DAVIDSON
LA 0001419
STATE OF FLORIDA
Date:

SHEET:
L-2



NOTE:
IRRIGATION TO BE PROVIDED BY LOCAL WELL OR COMBINATION WELL AND LAKE AS PER APPROPRIATE WATER USE PERMIT. POTABLE WATER SHALL NOT BE USED FOR IRR GATION.

CAUTION: PLEASE NOTE
Contractor shall secure all permits required for this work from any state or local department, utility companies or jurisdiction affected by this work. The Contractor shall have permits in hand prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

48 HOURS BEFORE DIGGING
CALL 811
TOLL FREE
SUNSHINE STATE UTILITIES LOCATION
ONE CALL CENTER OF FLORIDA

PLANTING PLAN
SITE PLAN APPROVAL
AUGUST 1, 2025

CHRISTOPHER S DAVIDSON
Digitally signed by CHRISTOPHER S DAVIDSON
Date: 2025.08.01 15:23:08 -04'00'

0 20 40 80
SCALE: 1" = 20'
NORTH

BY	DATE	CHK'D	DESCRIPTION
SD	5/23/25	SD	Property line change and hub stop
SD	3/15/24	SD	Roadway geometrics added/City comments
SD	10/11/23	SD	Building locations/City comments
SD	01/03/23	SD	Relocation of new Site Plan/City comments
SD	10/19/22	SD	Relocation of new boundary/City comments
SD	7/24/22	SD	Relocation of new boundary/City comments

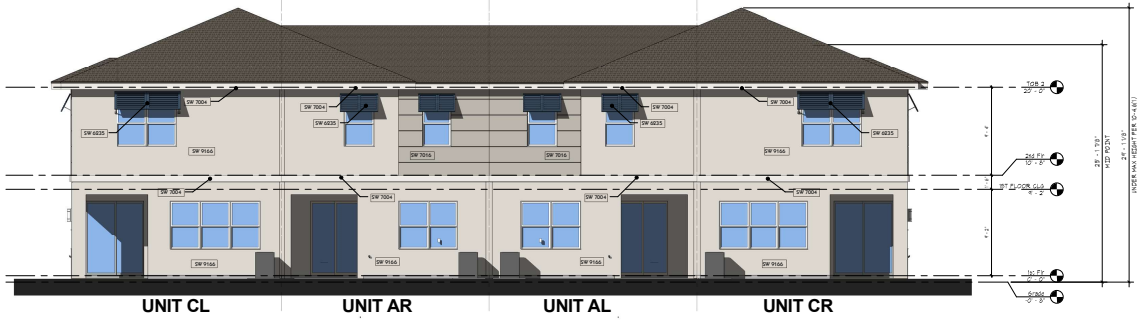
PROJECT DATA:
DATE: 11/11/2021
JOB NUMBER:
DESIGNED BY: SD
DRAWN BY: SD
CAD NAME:

DAVIDSON DESIGN STUDIO, INC.
LANDSCAPE ARCHITECTURE & SITE PLANNING
235 Commercial Blvd., Suite 206
Lauderdale-By-The-Sea, Florida 33308
(954) 649-0600

PROJECT:
WOODMONT
TAMARAC, FLORIDA
ARCHITECT: DAVIDSON DESIGN STUDIO, INC.
6123 LYONS ROAD
COCONUT CREEK, FL 33073

SEAL:
CHRISTOPHER SCOTT DAVIDSON
LA 0001419
STATE OF FLORIDA
Date:

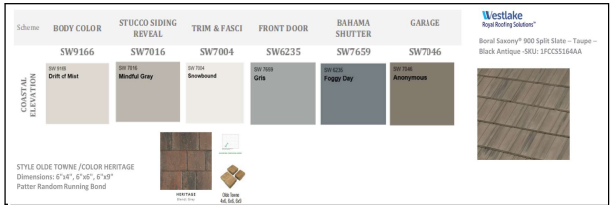
SHEET:
L-3



② REAR ELEVATION-COLOR
3/16" = 1'-0"

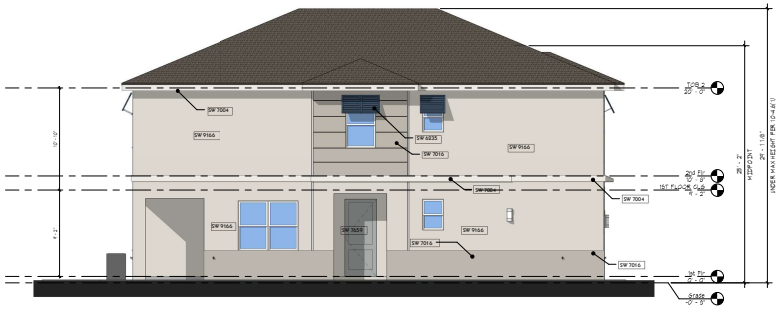
NOTE : ELEVATION MEETS 10-4.4-6-1 (2) FACADES CARRIES (C), (E), (F), AND (G)

ELEVATION MEETS 10-4.4-6-1 (1) ENTRANCE PORCHES SECTION (6) FACADES CARRIES (A), (10)

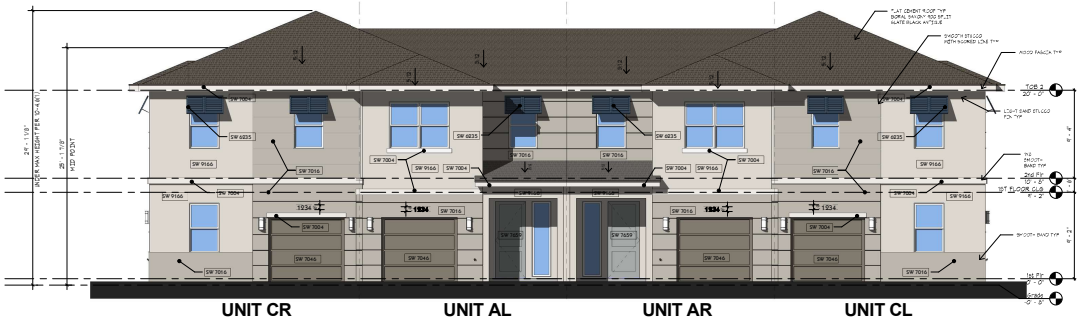




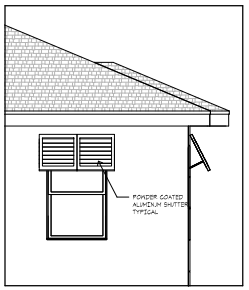
④ RIGHT SIDE-COLOR
3/16" = 1'-0"



③ LEFT SIDE-COLOR
3/16" = 1'-0"



① FRONT ELEVATION-COLOR
3/16" = 1'-0"



⑥ ENLARGE SHUTTER DETAIL
3/8" = 1'-0"

BLDG-1 COLOR ELEVATION

SHEET INFORMATION
4- UNIT BUILDING ELEVATION A

PROJECT INFORMATION
ARBORS AT WOODMONT
BROWARD COUNTY, FLORIDA

CLIENT INFORMATION
D·R·HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 946-3070 Fax: (954) 909-8021

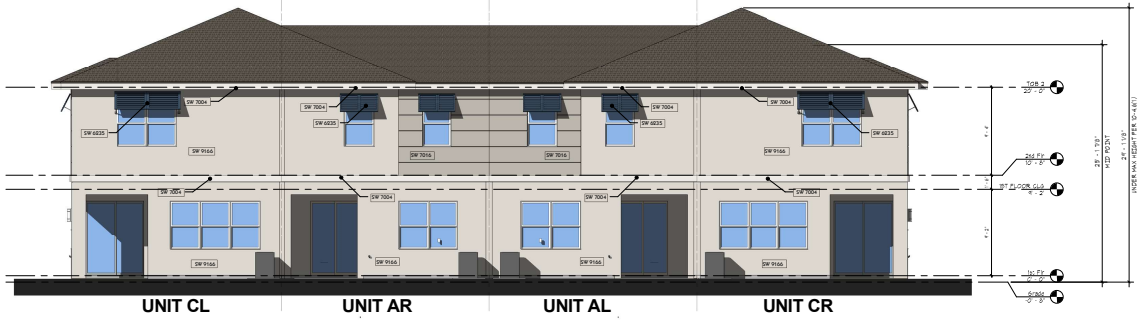
SPECIALTY ENGINEERING CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE 400
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL. CA. #0209217
561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:	
SCALE	
DATE	10/22/2024
RVD. BY	Checker
DRWN. BY	Author
REVISION	

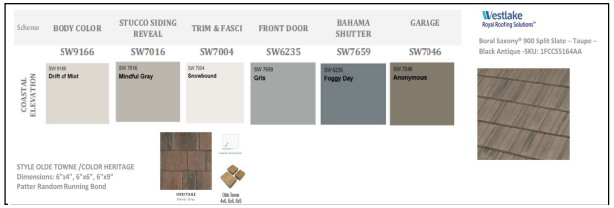
Dewey A. LeBlanc
Digitally signed by Dewey A. LeBlanc
Date: 2025.05.22 13:02:17 -04'00'

SEAL
D. ADAM LeBLANC, PE FL #73812

SHEET # A-2



② REAR ELEVATION-COLOR
3/16" = 1'-0"

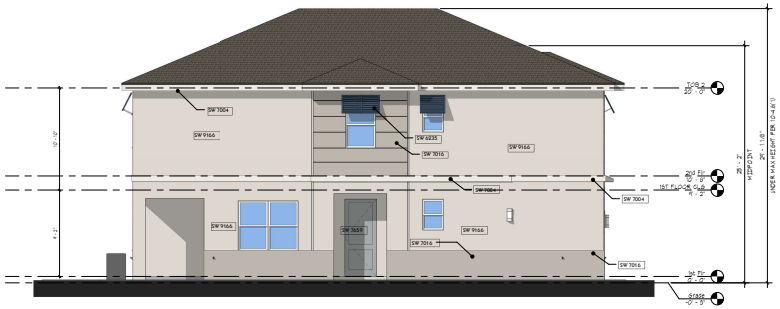


NOTE : ELEVATION MEETS 10-4.4-6-1 (2)
FACADES CARRIES (C), (E), (F), AND (G)

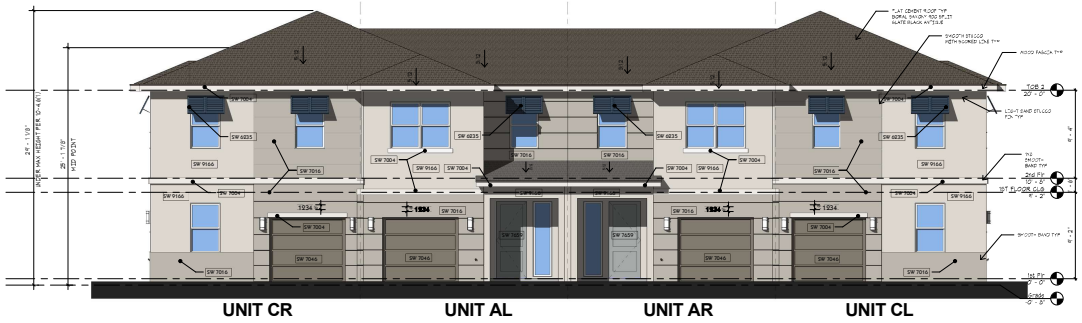
ELEVATION MEETS 10-4.4-6-1
(1) ENTRANCE PORCHES SECTION (6)
FACADES CARRIES (A), (10)



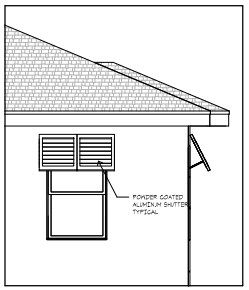
④ RIGHT SIDE-COLOR
3/16" = 1'-0"



③ LEFT SIDE-COLOR
3/16" = 1'-0"



① FRONT ELEVATION-COLOR
3/16" = 1'-0"



⑥ ENLARGE SHUTTER DETAIL
3/8" = 1'-0"

BLDG-8 COLOR ELEVATION

SHEET INFORMATION
4- UNIT BUILDING ELEVATION A

PROJECT INFORMATION
ARBORS AT WOODMONT
BROWARD COUNTY, FLORIDA

CLIENT INFORMATION
D·R·HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 946-3070 Fax: (954) 909-8021

SPECIALTY ENGINEERING CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE 400
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL. CA. #0029217
561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

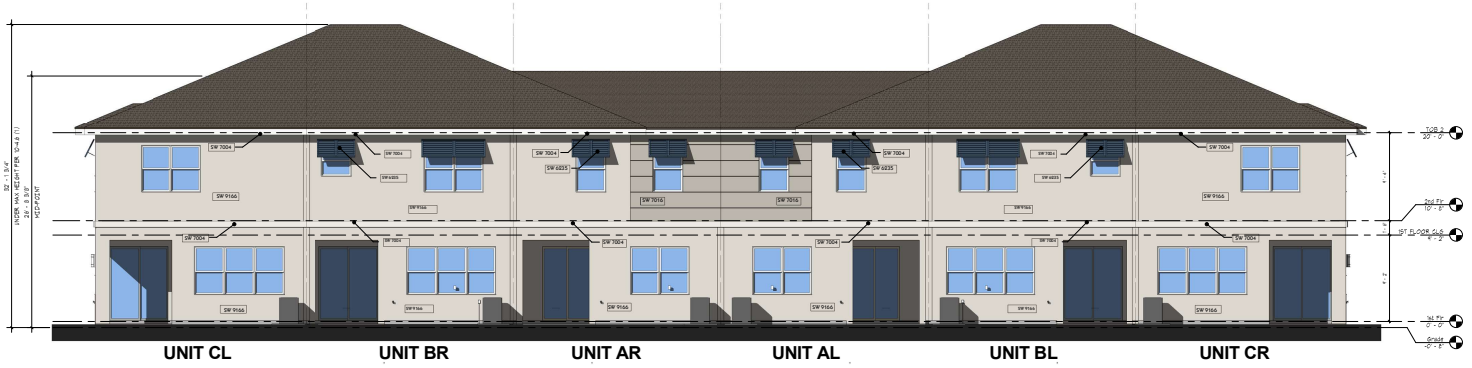
FILE NAME:	
SCALE	
DATE:	10/22/2024
RVD. BY	Checker
DRAWN. BY	Author

REVISION

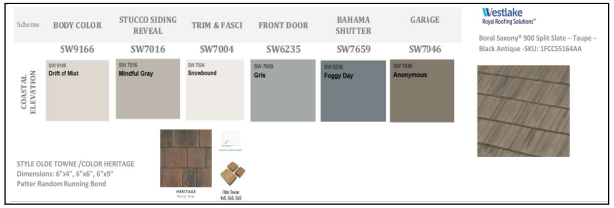
Dewey A. LeBlanc
Digitally signed by Dewey A. LeBlanc
Date: 2025.05.22 13:01:40-04'00'

SEAL
D. ADAM LeBLANC, PE FL #73812

SHEET #
A-2.1

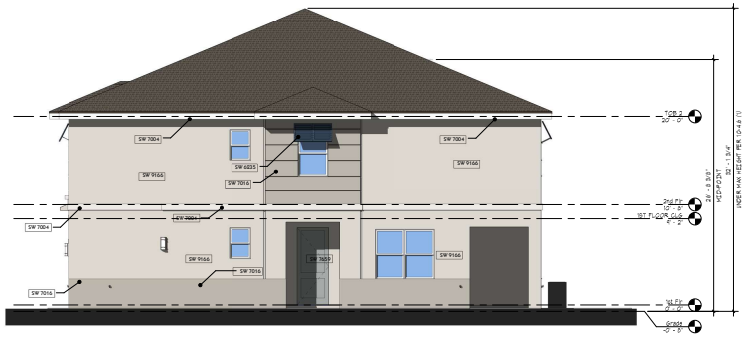


② REAR ELEVATION-COLOR
3/16" = 1'-0"

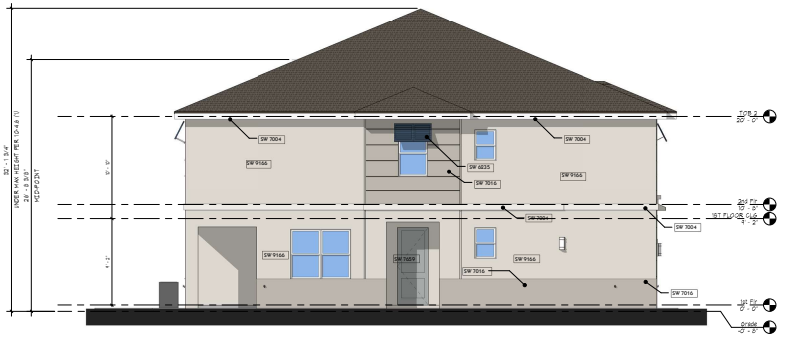


NOTE : ELEVATION MEETS 10-4.4-6-1 (2)
FACADES CARRIES (C), (E), (F), AND (G)

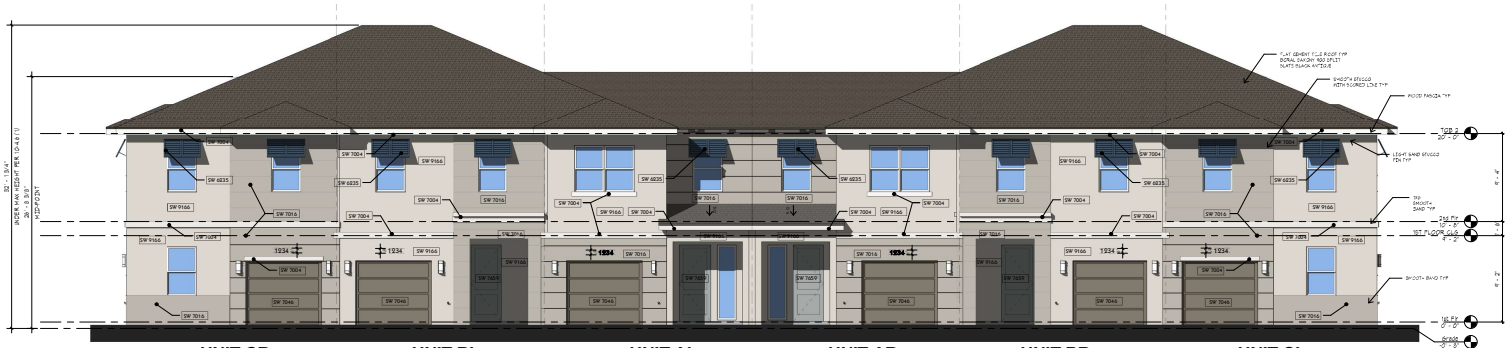
ELEVATION MEETS 10-4.4-6-1
(1) ENTRANCE PORCHES SECTION (6)
FACADES CARRIES (A), (10)



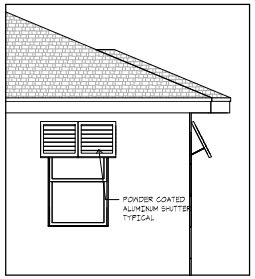
④ RIGHT SIDE-COLOR
3/16" = 1'-0"



③ LEFT SIDE-COLOR
3/16" = 1'-0"



① FRONT ELEVATION-COLOR
3/16" = 1'-0"



⑥ ENLARGE SHUTTER
3/8" = 1'-0"

BLDG-6 COLOR ELEVATION

SHEET INFORMATION
6- UNIT BUILDING TYPE A

PROJECT INFORMATION
ARBORS AT WOODMONT
BROWARD COUNTY, FLORIDA

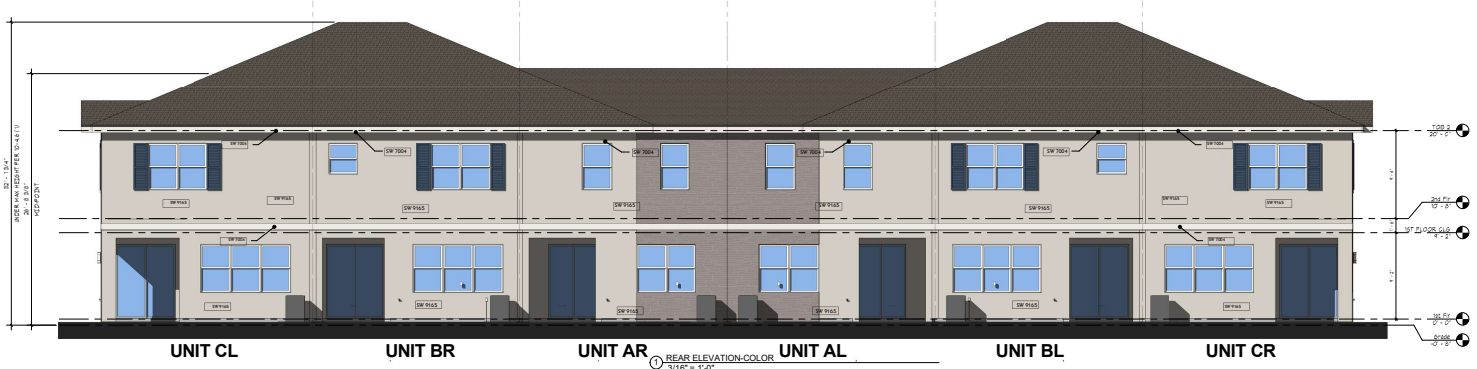
CLIENT INFORMATION
D·R·HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 946-3079 Fax: (954) 928-8021

SPECIALTY ENGINEERING CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE 402
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL. CA. #0029217
561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:
SCALE
DATE: 10/21/2024
RVD. BY: Checker
DRWN. BY: Author
REVISION

Dewey A. LeBlanc
Digitally signed by Dewey A. LeBlanc
Date: 2025.05.22 13:06:17 -04'00'
SEAL
D. ADAM LeBLANC, PE FL #73312

SHEET # A-6



1 REAR ELEVATION-COLOR
3/16" = 1'-0"

NOTE : ELEVATION MEETS 10-4.4-6-1 (2) FACADES CARRIES (C), (E), (F), AND (G)

ELEVATION MEETS 10-4.4-6-1 (1) ENTRANCE PORCHES SECTION (6) FACADES CARRIES (A), (10)

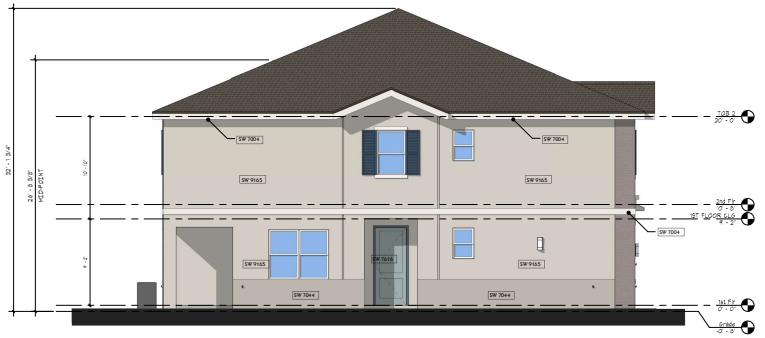
Scheme	BODY COLOR	BELOW BAND SIDE ELEV	TRIM & FASCIA	FRONT DOOR & DECO SHUTTER	GARAGE	DUTCH QUALITY STONE
	SW9165	SW7017	SW7641	SW7048	SW9170	DRY STACK ASHEN
COLOR/MATERIAL KEY ELEVATION 1	Gossamer Veil	Dorian Gray	Colonnade Gray	Urbane Bronze	Acier	

STYLE OLDE TOWNE /COLOR HERITAGE
Dimensions: 6"x6", 6"x6", 6"x8"
Patter Random Running Bond

Westlake Royal Roofing Solutions
Boral Saxony® 900 Split Slate – Taupe – Black Antique -SKU: 1FCSS16AAA



4 RIGHT SIDE-COLOR
3/16" = 1'-0"



3 LEFT SIDE-COLOR
3/16" = 1'-0"



2 FRONT ELEVATION-COLOR
3/16" = 1'-0"

BLDG-7 COLOR ELEVATION

SHEET INFORMATION
6- UNIT BUILDING ELEVATION B

PROJECT INFORMATION
ARBORS AT WOODMONT
BROWARD COUNTY, FLORIDA

CLIENT INFORMATION
D·R·HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3070 Fax: (954) 909-8021

SPECIALTY ENGINEERING CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE 400
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #0029217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:	
SCALE	
DATE:	10/21/2024
RVD. BY	Checker
DRAWN. BY	Author
REVISION	

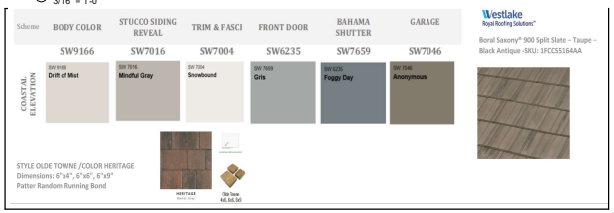
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Digitally signed by Dewey A. LeBlanc
Date: 2025.05.22 13:06:52 -04'00'

SEAL
D. ADAM LeBLANC, PE FL #73812

SHEET # A-7



2 REAR ELEVATION-COLOR
3/16" = 1'-0"

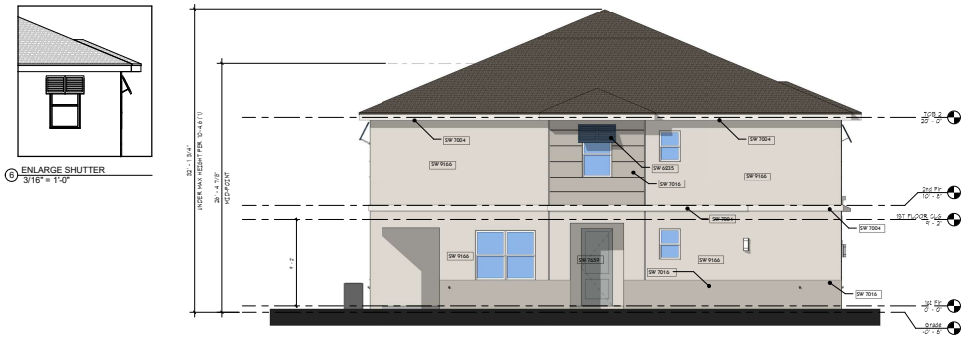


NOTE : ELEVATION MEETS 10-4.4-6-1 (2)
FACADES CARRIES (C), (E), (F), AND (G)

ELEVATION MEETS 10-4.4-6-1
(1) ENTRANCE PORCHES SECTION (6)
FACADES CARRIES (A), (10)



6 ENLARGE SHUTTER
3/16" = 1'-0"



4 RIGHT SIDE-COLOR
3/16" = 1'-0"

3 LEFT SIDE-COLOR
3/16" = 1'-0"



1 FRONT ELEVATION-COLOR
3/16" = 1'-0"

BLDG-3 COLOR ELEVATION

SHEET INFORMATION
8- UNIT BUILDING TYPE A

PROJECT INFORMATION
ARBORS AT WOODMONT
BROWARD COUNTY, FLORIDA

CLIENT INFORMATION
D·R·HORTON
America's Builder
www.drhorton.com
6211 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3070 Fax: (954) 909-8021

SPECIALTY ENGINEERING CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE 400
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL. CA. #009217
561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

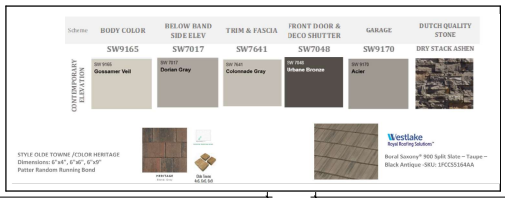
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DATE:	01/11/2023
RVD. BY	Checker
DRWN. BY	Author
REVISION	

Dewey A. LeBlanc
Digitally signed by Dewey A. LeBlanc
Date: 2025.05.22 13:08:18-04'00'
SEAL
D. ADAM LeBLANC, PE FL #73812

SHEET # A-9



2 REAR ELEVATION-COLOR
3/16" = 1'-0"

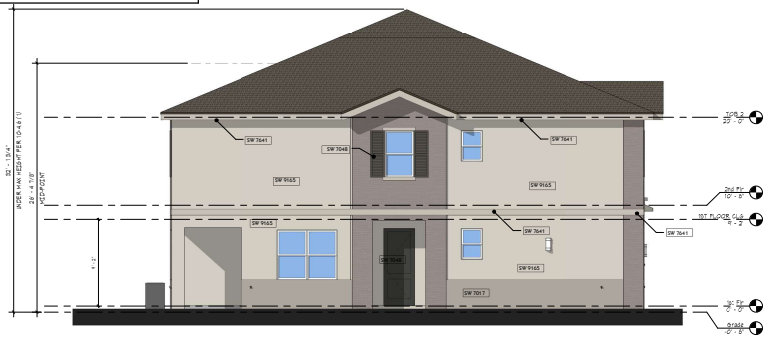


NOTE : ELEVATION MEETS 10-4.4-6-1 (2)
FACADES CARRIES (C), (E), (F), AND (G)

ELEVATION MEETS 10-4.4-6-1
(1) ENTRANCE PORCHES SECTION (6)
FACADES CARRIES (A), (10)



4 RIGHT SIDE-COLOR
3/16" = 1'-0"



3 LEFT SIDE-COLOR
3/16" = 1'-0"



1 FRONT ELEVATION-COLOR
3/16" = 1'-0"

BLDG-4 COLOR ELEVATION

SHEET INFORMATION
8- UNIT BUILDING ELEVATION B

PROJECT INFORMATION
ARBORS AT WOODMONT
BROWARD COUNTY, FLORIDA

CLIENT INFORMATION
D·R·HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3070 Fax: (954) 909-8021

SPECIALTY ENGINEERING CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE 400
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL. CA. #0029217
561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:	
SCALE	
DATE:	10/24/2024
RVD. BY	Checker
DRWN. BY	Author
REVISION	

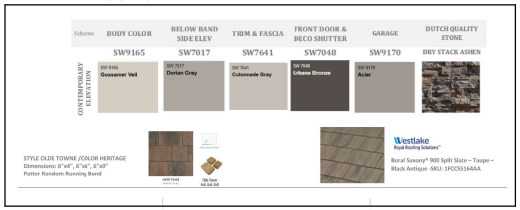
Dewey A. LeBlanc
Digitally signed by Dewey A. LeBlanc
Date: 2025.05.22 13:10:44 -04'00'
SEAL
D. ADAM LeBLANC, PE FL #73812

SHEET # A-10



UNIT CL | UNIT AR | UNIT AL | UNIT BL | UNIT BR | UNIT BR | UNIT AR | UNIT AL | UNIT CR

2 REAR ELEVATION-COLOR
3/16" = 1'-0"



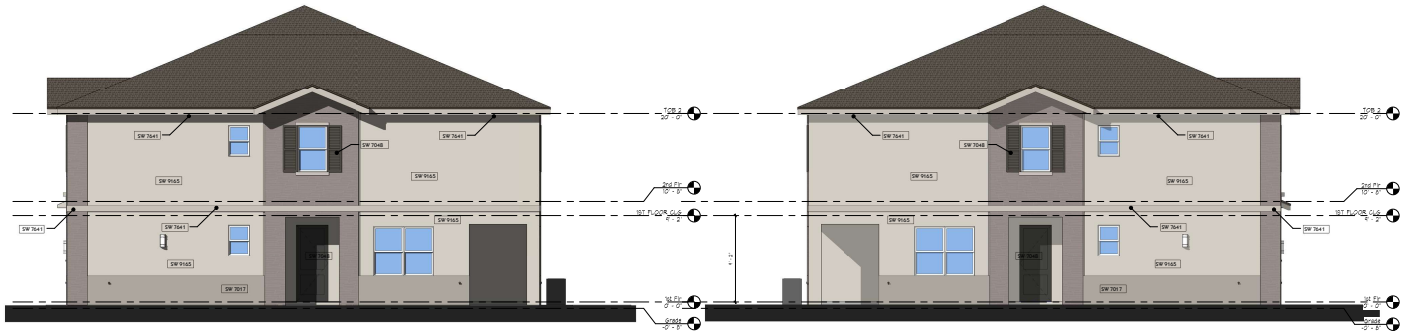
NOTE : ELEVATION MEETS 10-4.4-6-1 (2)
FACADES CARRIES (C), (E), (F), AND (G)

ELEVATION MEETS 10-4.4-6-1
(1) ENTRANCE PORCHES SECTION (6)
FACADES CARRIES (A), (10)



UNIT CR | UNIT AL | UNIT AR | UNIT BR | UNIT BR | UNIT BL | UNIT AL | UNIT AR | UNIT CL

1 FRONT ELEVATION-COLOR
3/16" = 1'-0"



4 RIGHT SIDE-COLOR
3/16" = 1'-0"

3 LEFT SIDE-COLOR
3/16" = 1'-0"

SHEET INFORMATION
BUILDING -5
9- UNIT BUILDING ELEVATION B

PROJECT INFORMATION
ARBORS AT WOODMONT
BROWARD COUNTY, FLORIDA

D.R. HORTON
America's Builder

SPECIALTY ENGINEERING CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL. CA. #0029217
561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:
SCALE
DATE: 10/21/2024
RVD. BY: Checker
DRAWN. BY: Author
REVISION

Dewey A LeBlanc
Digitally signed by Dewey A. LeBlanc
Date: 2025.05.22 13:10:57 -04'00'

SEAL
D. ADAM LeBLANC, PE FL #73812

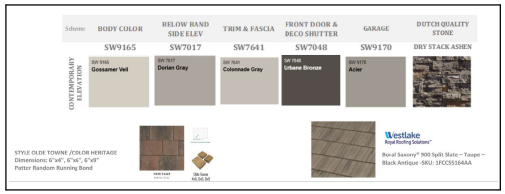
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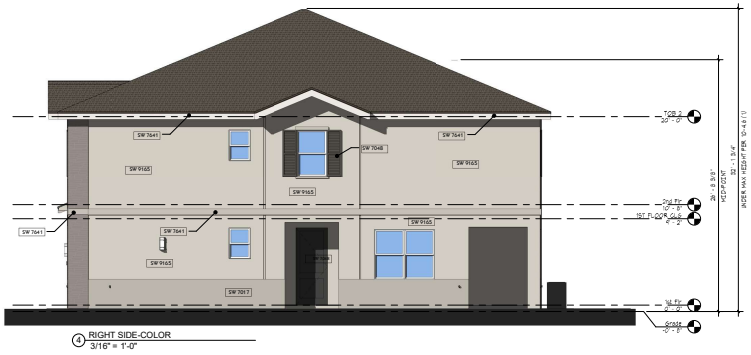


1 REAR ELEVATION-COLOR
3/16" = 1'-0"

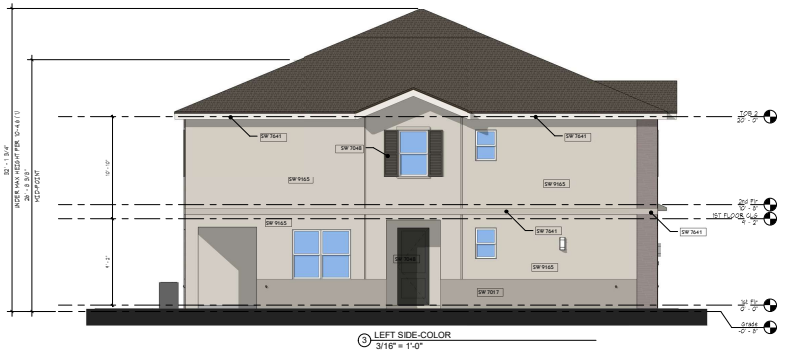
NOTE : ELEVATION MEETS 10-4.4-6-1 (2) FACADES CARRIES (C), (E), (F), AND (G)

ELEVATION MEETS 10-4.4-6-1 (1) ENTRANCE PORCHES SECTION (6) FACADES CARRIES (A), (10)





4 RIGHT SIDE-COLOR
3/16" = 1'-0"



3 LEFT SIDE-COLOR
3/16" = 1'-0"



2 FRONT ELEVATION-COLOR
3/16" = 1'-0"

BLDG-2 COLOR ELEVATION

SHEET INFORMATION
5- UNIT BUILDING ELEVATION B

PROJECT INFORMATION
ARBORS AT WOODMONT
BROWARD COUNTY, FLORIDA

CLIENT INFORMATION
D·R·HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3070 Fax: (954) 909-8021

SPECIALTY ENGINEERING CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE 400
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL. CA. #0009217
561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:	
SCALE	
DATE:	10/24/2024
RVD. BY	Checker
DRAWN. BY	Author

REVISION

Dewey A LeBlanc — Digitally signed by Dewey A. LeBlanc Date: 2025.05.22 13:00:17 -04'00'

SEAL
D. ADAM LeBLANC, PE FL #73512

SHEET # A-4