



CITY OF TAMARAC PLANNING BOARD MEETING

**Commission Chamber
Wednesday, June 3, 2026
9:00 AM**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Minutes**
 - 4.a Minutes for March 4, 2026**
- 5. Planning Board Disclosures**
- 6. City Attorney Statement & Swearing In**
- 7. General Public Comments**
- 8. Public Hearing**
- 9. Quasi-Judicial Hearing**
 - 9.a TBO103 - Order granting/denying Special Exception application for US1 Automobile II, Inc., located at 2530-2 West Commercial Blvd, Tamarac, Florida 33309 to allow for a vehicle service and repair, minor or “auto repair shop” in the MU-C (Mixed-Use Corridor) zoning district, pursuant to the Table of Allowed Uses, Section 10-3.2, Tamarac Code of Ordinances.**
- 10. Director’s Report**
- 11. Planning Board Reports**
- 12. Adjournment**

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

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



PLANNING BOARD AGENDA ITEM REPORT

DATE: June 3, 2026
SUBMITTED BY: Collette Tibby
ITEM TYPE: Minutes
AGENDA SECTION: **Minutes**
TITLE: Minutes for March 4, 2026

ATTACHMENTS:
[4-1-2026 Planning Board Meeting Minutes.pdf](#)

PLANNING BOARD MEETING MINUTES
WEDNESDAY, APRIL 1, 2026
9:00 AM
COMMISSION CHAMBER

1. Call to Order

Meeting called to order at 9:01AM

2. Pledge of Allegiance

Led by the Chair

3. Roll Call

Present:

1. Nikole Cleare
2. Sajeen Bell-Clark
3. Jacques R. Moise
4. Atherley Soman
5. Mara C English

Absent and excused:

1. Alexandra Alvarez
2. Judy P Hunter

4. Minutes

4.a Minutes for March 4, 2026

Moved by Mara C English; seconded by Jacques R. Moise to Approve.

Motion Approved: 5 - 0

Voting For: Sajeen Bell-Clark, Nikole Cleare, Jacques R. Moise, Mara C English, Atherley Soman

Voting Against: None

5. Planning Board Disclosures

There were no disclosures from the Board

6. City Attorney Statement & Swearing In

7. General Public Comments

Opened: 9:05AM

Closed: 9:05AM

8. Public Hearing

- 8.a TO2609 - An ordinance of the city commission of the City of Tamarac, Florida, amending Chapter 10 of the City of Tamarac Land Development Code by amending Article 3, "Use Regulations," by creating Section 10-3.6, entitled "Requests for Accommodation," to provide for certified recovery residences in zoning districts where residential or dwelling uses are permitted, subject to reasonable accommodation, pursuant to Section 397.487(15)(a), Florida Statutes; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.**

Staff Presentation: Maher Mansour, Assistant Director

Opened for Public Hearing: 9:23AM

Closed for Public Hearing: 9:23AM

All questions and concerns were addressed

Moved by Jacques R. Moise; seconded by Sajeen Bell-Clark to Recommend for approval.

Motion Passed: 5 - 0

Voting For: Sajeen Bell-Clark, Nikole Cleare, Jacques R. Moise, Mara C English, Atherley Soman

Voting Against: None

9. Quasi-Judicial Hearing

10. Director's Report

The Board was updated on the status of the items heard as the last meeting.

11. Planning Board Reports

There were no reports from the Board.

12. Adjournment

Meeting was adjourned at 9:26AM

Collette Tibby

Planning Board Secretary

PLANNING BOARD AGENDA ITEM REPORT

DATE: June 3, 2026

SUBMITTED BY: Collette Tibby

ITEM TYPE: Board Order

AGENDA SECTION: **Quasi-Judicial Hearing**

TITLE: TBO103 - Order granting/denying Special Exception application for US1 Automobile II, Inc., located at 2530-2 West Commercial Blvd, Tamarac, Florida 33309 to allow for a vehicle service and repair, minor or “auto repair shop” in the MU-C (Mixed-Use Corridor) zoning district, pursuant to the Table of Allowed Uses, Section 10-3.2, Tamarac Code of Ordinances.

ATTACHMENTS:

- 1 - SE Memo - US1 Auto.docx
- 2 - TBO#103 - US1 Auto.docx
- 3 - US1 Auto Justification Letter.pdf
- 4 - Site Location Map - US1 Automobile.pdf
- 5 - Survey - US1 Plaza.pdf
- 6 - 2530 Site Plan '00.pdf
- 7 - Floor Plan - US1 Auto.pdf

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 26-05-001M
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Board
Meeting of June 3, 2026

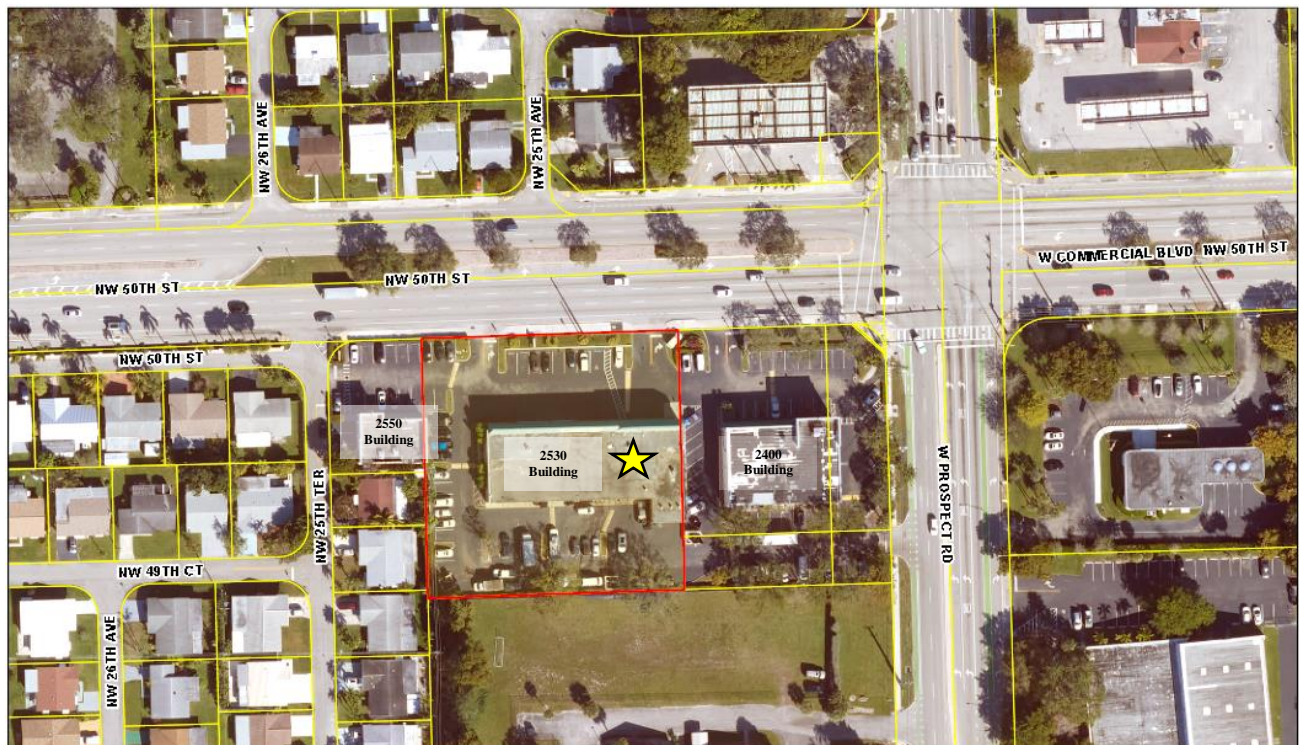
FROM: Kent Walia, AICP, CFM
Director of Community Development

DATE: May 22, 2026

RE: *US1 Automobile II, Inc.* – Special Exception {*Quasi-Judicial*}
TEMP BOARD ORDER NO. 103; CASE#: 1-Z-26; MF#: 21-86

RECOMMENDATION: The Director of Community Development recommends that the Planning Board forward a favorable recommendation of approval for the proposed Special Exception in accordance with Land Development Code (LDC) section 10-3.2; Table 10-3.1, to allow a vehicle service and repair, minor “auto repair shop”, within the Auto Care Center plaza, located at 2530-2 W. Commercial Blvd in the MU-C (Mixed-Use Corridor) zoning district to the City Commission at its June 10, 2026 meeting with conditions of approval (see attached Board Order for Special Exception - Temp Board Order No. 103).

ISSUE: Sydney McLean of *US1 Automobile II, Inc.*, designated agent for the property owner, WC 2550-18, LLC, is seeking to operate an auto repair shop at 2530-2 W. Commercial Blvd (subject site). The subject site is located in the MU-C (Mixed-Use Corridor) zoning district. Pursuant to LDC section 10-3.2; Table 10-3.1 “Allowed Uses,” vehicle service and repair, minor requires Special Exception approval and subject to use standards listed LDC section 10-3.3(D)(18). As such, the applicant is seeking Special Exception approval to operate the use.



LOCATION: The subject property is located on the southwest corner of W. Commercial Boulevard (N.W. 50th Street) and W. Prospect Road (see Aerial Photograph above and attached Location Map). The subject property is situated on one parcel within an existing plaza in what is legally described as *Tamarac Lakes South 62-24 B Parcel S N 175 Except E 125, Together with Portion Of Parcels Desc As, S 45 OF N 220, Less S 45 OF N 220 Of E 125 Of Parcel S Per OR 27085/736* or commonly known as "Auto Care Center" plaza. The proposed *US1 Automobile II, Inc.* is currently addressed as 2530-2 W. Commercial Boulevard, Tamarac, Florida 33309. The property is approximately 1.10 net acres in size, has a current City of Tamarac Future Land Use designation of "Commercial" and a zoning classification of MU-C (Mixed-Use Corridor).

Surrounding Land Use and Zoning Analysis:

	Zoning District	Use
North	MU-C (Mixed-Use Corridor)	Gas Station (Speedway)
South	MU-C (Mixed-Use Corridor)	Church (Christian Life Center)
East	AIP – Airport Industrial Park District (City of Ft. Lauderdale)	Bank (Broward Health Credit Union)
West	R-1 (Single-Family Residential)	Single-Family Homes (Tamarac Lakes South)

BACKGROUND:

Site Plan approval (Resolution R-87-121) was granted for the Auto Care Center Plaza for two one-story buildings in 1987. The east building with address 2400 W. Commercial Blvd is 6,072 sq.ft and the west building with address 2530 W. Commercial Blvd is 11,099 sq.ft. The property contained a well-blended variety of auto-care uses (minor and major automotive repairs), restaurants, and retail sales.

An additional detached one (1) story building was added to the subject property and was subject to a Major Revised Site Plan Approval (Resolution R-99-96) in 1999. The purpose of adding an additional building was to offer more retail opportunities by providing three (3) additional commercial tenant spaces for leasing. The subject property was previously zoned B-3 (General Business District) under the City’s previous Land Development Code. However, the property was rezoned on July 12, 2018, to MU-C (Mixed-Use Corridor).

The 2530 building was constructed with five (5) leasable bays specifically intended for vehicle service and repair businesses. Suite 1, previously addressed as Suite A, has been a revolving door for tenants but remains a highly desirable location for business operations. City records for this suite dates back to 2014 and identifies three (3) businesses that have operated there: South Florida Jeeps, Cheapskate Tires & Automotive, and the current tenant, Champion 4x4 Tamarac.

Suite 2, previously addressed as Suite B, had a long-standing tenant, Auto Sounds +, which began operations in November 2000 and ceased operations in 2025. Suite 3, previously addressed as Suite C&D, has had only two (2) businesses operating there from 2004 to the present: Tires Plus and Patriot Auto Care.

The applicant and designated agent, *US1 Automobile II, Inc.*, leased Suite 2 in 2025 in order to operate a vehicle service and repair shop at the former location of Auto Sounds +. *US1 Automobile II, Inc.*, a reputable and successful Broward County auto repair business, primarily performs aftermarket repair and auto vehicle services as its business operations. *US1 Automobile II, Inc.* was previously located in the City of Fort Lauderdale. As a growing franchise, *US1 Automobile II, Inc.* is seeking to expand to the City of Tamarac, with additional locations planned pending the success of this site. The proposed auto repair shop is seeking to become a staple in South Florida as residents and visitors are traveling more than ever, and daily work commutes make vehicle service shops essential for maintenance and upkeep.

The proposed business is a continuation of the existing uses in the vicinity, with ten (10) or more auto repair shops located between Interstate 95 to the east and N. State Road 7 to the west of the subject property. Ultimately, the goal is to embrace competition and to offer employees, residents, and visitors another reputable auto repair shop option in the neighborhood.

ANALYSIS: The applicant, *US1 Automobile II, Inc.*, is requesting approval of a Special Exception to allow for the use of an existing bay comprising approximately one thousand seven hundred twenty-two square feet (1,722 sq.ft.) within an existing automotive plaza, for the proposed auto repair shop. The subject site is highly visible and holds significant importance as a key entry and exit point into the City of Tamarac along the Commercial Boulevard corridor. The Auto Care Center plaza has a total of (5) existing ingress and egress access points from W. Commercial Boulevard and W. Prospect Road.

Per LDC Section 10-4.3, Table 10-4.1 “Vehicle service and repair, minor,” requires 1 space per 500 square feet. As such, the 1,722 sq.ft. tenant will require a minimum of (4) parking spaces. The plaza has 100 spaces and 78 spaces are required, thus the proposed use with the existing uses will meet the minimum parking required on site.

Per Code Section 10-6.2, Definitions, “*a vehicle service and repair, minor is defined as “an establishment engaged in light maintenance activities such as engine tune-ups; oil change or lubrication; carburetor cleaning; muffler replacement; brake repair; tire shops; minor interior vehicle repair/installations; including prefabricated parts; audio equipment; window tint; vehicle wraps; and seat covers that do not require the use of heavy machinery or a vehicle lift to install. Vehicle parts are sold and are ordinarily installed on the premises.”*

Pursuant to LDC Section 10-5.3, City Planning and Zoning staff conducted a standard review of the off-street parking, floor plan layout, and compatibility with the surrounding community to ensure compliance with City Code requirements. Architectural and traffic reviews were not required for this project. City of Tamarac staff review will confirm that all applicable site design criteria are satisfied in accordance with the Code prior to permitting.

Pending the outcome of the City Commission meeting, *US1 Automobile II, Inc.* will be required to submit for a Certificate of Occupancy “Safety Permit” through the Building Department and apply for a Business Tax Receipt through the Business Revenue Division in order to legally operate in the City of Tamarac.

In accordance with LDC Section 10-5.4(G), Special Exceptions are permitted uses in their respective zoning districts that require individualized review due to the potential individual or cumulative impacts that they may have on the surrounding areas or neighborhoods. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.

Applications for Special Exceptions shall demonstrate compliance code section listed below:

Review Standards for Special Exception
LDC Section 10-5.4(G)(4)

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

The proposed *US1 Automobile II, Inc.* is in alignment with the goals, objectives, and policies of the City of Tamarac's 2050 Comprehensive Plan. Specifically, the auto repair shop will comply with the following policies listed below:

- Goal 1.1 – Future Land Use Element: *The City will promote land uses that encourage smart community growth, maximize economic benefits, and protect and preserve the natural environment.*
- Objective 10 – Future Land use Element: *The City will continue to enforce its Land Development Code which addresses controlled access to adjacent traffic circulation facilities, adequate onsite circulation and off-street parking for existing and planned commercial development.*

The subject property is zoned MU-C (Mixed-Use Corridor) and is designated Commercial on the City's Future Land Use Map. Vehicle service and repair, minor, or an auto repair shop within an existing automotive plaza is considered a commercial use and is permitted under the Commercial land use designation, consistent with the City's Comprehensive Plan. The applicant proposes to operate within an existing commercial structure specifically designed to accommodate automotive uses. The application does not indicate any proposed exterior work. The off-street parking requirements will be satisfied, as the previous and current businesses within the plaza are similar uses with the same parking requirements. The existing parking lot will accommodate dedicated parking and circulation areas necessary for the effective operation of the business. The proposed occupancy of the existing bay is appropriate for the proposed automotive repair use within the existing plaza. Therefore, the proposed development is consistent with the applicable goals and objectives outlined above.

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

The applicant is seeking approval to operate a well-known South Florida-based auto service shop within an existing automotive plaza along a designated commercial corridor. The subject property is located at the southwest corner of W. Commercial Boulevard and W.

Prospect Road and is consistent with the surrounding commercial character of the area. Additionally, because the proposed business will operate within an existing bay, there will be no change to the existing character of the development or the immediate neighborhood.

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

Within an existing automotive plaza on a designated commercial thoroughfare, the applicant is seeking approval to operate an automotive repair shop in a plaza next to other existing vehicle repair shops. In keeping with the surrounding character and the natural environment of the properties in the surrounding region, the proposed business will be within the existing bay, there will be no change to the existing character of the development and immediate neighborhood.

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

Auto repair shops are a necessity in a vehicle-dependent urban-built community. *US1 Automobile II, Inc.* is proposing to utilize the existing bay to complete its vehicle repairs without causing any public health or safety concerns. The proposed vehicle service and minor repair shop offers similar services to its neighbors within the plaza and is deemed desirable for public convenience as it offers another option for vehicle repairs in the vicinity. The applicant shall abide by all local and state laws regarding the disposal of unwanted tires and debris.

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

All activities associated with the vehicle service and minor repair shop will take place entirely within the existing service bay. Vehicle access will occur through the front and rear bay doors. The proposed use is expected to have minimal impact on surrounding properties, as it is located within an established auto care plaza along a major commercial corridor. A buffer wall separates the site from the residential neighborhood to the west (Tamarac Lakes South), and the bay is positioned near the east end cap of the 2530 building, approximately two hundred feet (200') from the nearest residential property, thus demonstrating compliance with use specific standards listed in LDC section 10-3.3(D)(18)(a).

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

US1 Automobile II, Inc. business operations are identical to the current adjacent businesses located within the existing plaza which include retail tire sales, lift kit, oil change, brake

service, and exhaust system upgrade. Therefore, the traffic circulation patterns will be consistent with existing businesses in the plaza and the means of ingress and egress to the property will remain the same as there are no proposed or anticipated site plan changes to the parcel.

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

The subject property is sufficient, appropriate, and adequate for the operation as the 2530 building is occupied with automotive service businesses. Automotive repair shops on the subject property are limited to vehicle services and repair, minor, according to the Tamarac Code of Ordinances. Additionally, *US1 Automobile II, Inc.* will occupy only the bay specified in this application and have indicated that they do not anticipate the need to expand the proposed use.

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

As indicated in the letter of intent, the applicant acknowledges that the approval of Special Exception shall only remain valid during the period of which the Certificate of Occupancy and Business License remain active.

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

In the letter of intent the applicant acknowledges that if the business is sold, an approved special exception can only be transferable pursuant to compliance with city codes and submitting proper documentation as well as all payment of fees.

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

In the letter of intent the applicant agrees that any pre-existing code violations will be addressed and satisfied prior to the issuance of the Certificate of Occupancy.

The Special Exception application demonstrates compliance with the review standards listed Section 10-5.4(G)(4), as such the Director of Community Development recommends approval.

STRATEGIC GOALS: This item supports Goal #3 of the City of Tamarac’s 2040 Strategic Plan, “The City of Tamarac is Economically Resilient.” The applicant will occupy a vacant bay within an existing automotive plaza, supporting orderly growth, economic development, and convenient vehicle services in eastern Tamarac. The project will also enhance an existing plaza along Commercial Boulevard, a major corridor serving significant traffic to and from the city.

CONCLUSION: As such, the Director of Community Development recommends that the Planning

Board forward a favorable recommendation of approval of the Special Exception to allow for an existing one thousand seven hundred twenty-two square feet (1,722 sq.ft.) auto repair shop within an existing automotive plaza, for a proposed vehicle service and repair, minor in the MU-C (Mixed-Use Corridor) zoning district, to the City Commission at its June 10, 2026 meeting subject to the following conditions of approval:

1. *That the applicant agrees that any transfer of the special exception including all associated conditions will be acknowledged by the new owner in writing.*
2. *That the applicant agrees that the approval of the special exception shall only remain valid during the period in which the certificate of occupancy and business license remain active.*
3. *That the applicant agrees that any pre-existing code violations shall be satisfied before a business tax receipt and/or certificate of occupancy is issued for the proposed use.*
4. *That the applicant agrees that the approval of the special exception shall be limited to vehicle service and repair, minor as defined in the City's Land Development Code.*
5. *That the applicant agrees to dispose of all automotive tire repair and waste in compliance with the Florida Department of Environmental Protection guidelines.*
6. *In respect to the abutting neighborhood, Tamarac Lakes South, the applicants rear bay doors shall not open before 8:00 a.m. from Monday through Sunday.*
7. *The business shall operate at this location on Monday through Saturday from 9:00 a.m. to 7:00 p.m. and Sundays from 9:00 a.m. to 3:00 p.m.*

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



Kent Walia, AICP, CFM
Director of Community Development

Attachments: Board Order for Special Exception – Temp Board Order No. 103
US1 Auto Justification Letter
Site Location Map
Property Survey
2530 Site Plan '00
US1 Automobile Floor Plan

KW/CTW

Prepared by and Return to:
CITY OF TAMARAC
7525 NW 88th Avenue
Tamarac, Florida 33321-2401

Space Above This Line for Processing Data

Space Above This Line for Recording

FINAL ORDER FOR DEVELOPMENT PERMIT

BEFORE THE CITY COMMISSION

CITY OF TAMARAC, FLORIDA

BO - 2026 - _____

HEARING DATE: June 10, 2026

CASE NO. 1-Z-26

IN RE: The Application of: US1 Automobile II, Inc. (Auto Care Center Plaza)
Location: 2530-2 West Commercial Blvd, Tamarac, Florida 33309

Property Folio Identification Number: 4942-17-04-2730

Property Legal Description: TAMARAC LAKES SOUTH 62-24 B PARCEL S N 175 EXCEPT E 125, TOGET WITH PORTION OF PARCELS DESC AS, S 45 OF N 220, LESS S 45 OF N 220 OF E 125 OF PARCEL S PER OR 27085/736

FINAL ORDER APPROVING/DENYING SPECIAL EXCEPTION

Order granting/denying Special Exception approval for *US1 Automobile II, Inc.*, to allow for a *vehicle service and repair, minor* or “auto repair shop” in the MU-C (Mixed-Use Corridor) zoning district, pursuant to the Table of Allowed Uses, Section 10-3.2, Tamarac Code of Ordinances.

Sydney McLean of *US1 Automobile II, Inc.*, designated agent for the property owner, WC 2550-18, LLC (the “Applicant”), is requesting approval of a Special Exception to allow for a *Vehicle Service and Repair, Minor* use on the subject property, legally described as TAMARAC LAKES SOUTH 62-24 B PARCEL S N 175 EXCEPT E 125, TOGET WITH PORTION OF PARCELS DESC AS, S 45 OF N 220, LESS S 45 OF N 220 OF E 125 OF PARCEL S PER OR 27085/736, located at 2530-2 West Commercial Boulevard, Tamarac, Florida (“Property”).

Notice of the request for Special Exception was given pursuant to Chapter 2, Article X and Chapter 10, Section 10-5.3(F) of the City of Tamarac Code of Ordinances. The City Commission of

the City of Tamarac (“Commission”) has identified that the Property is in the MU-C (Mixed-Use Corridor) zoning district.

Pursuant to the authority contained in Section 10-5.4(G) of the City of Tamarac Code of Ordinances, the Planning Board has reviewed the application, held a quasi-judicial public hearing on **June 3, 2026**, and recommend to the City Commission, **APPROVAL/DENIAL OF THE APPLICATION**.

Following consideration of all testimony and evidence presented at the City Commission hearing on **June 10, 2026**, and pursuant to Sections 2-369, 2-370, 10-5.3(G) and 10-5.3(H) of the City of Tamarac Code of Ordinances, the City Commission **FINDS**:

- a) That the proposed development will/will not be consistent with the Comprehensive Plan.
- b) That the proposed development will/will not comply with applicable district, use, and development standards in the City of Tamarac Code of Ordinances.
- c) That the proposed development will/will not be compatible with the existing natural environment and community character of the properties within the immediate neighborhood.
- d) That the proposed development will/will not be desirable for public convenience and is/is not injurious or otherwise detrimental to the public health, safety, comfort, and welfare.
- e) That the proposed development will/will not minimize adverse effects, including noise, light, dust, or other potential nuisances, on adjacent properties to the greatest extent practicable.
- f) That the proposed development will/will not include adequate provisions for safe and convenient vehicular and pedestrian traffic movement to, from, and through the site that minimize traffic congestion in the public streets.
- g) That the site area is/is not sufficient, appropriate, and adequate for the use and any reasonably anticipated expansion of the use.
- h) That the Special Exception shall only remain valid during the period of which the certificate of occupancy and business license remain active.
- i) That the Special Exception is transferable administratively subject to compliance with City Codes, submission of documentation and payment of all fees (if any).
- j) Any pre-existing code violations shall be brought into compliance before a certificate of occupancy is issued for the proposed use.

Pursuant to the authority contained in Sections 2-369, 2-370, 10-3.2, 10-5.3 (G) and (H) and 10-5.4 (G) of the City of Tamarac Code of Ordinances, the Applicant’s request for Special Exception Approval to allow for a *vehicle service and repair, minor* in the MU-C (Mixed-Use Corridor) zoning district located at 2530-2 West Commercial Boulevard, is hereby **DENIED / GRANTED WITH CONDITIONS** subject to the following:

1. *That the applicant agrees that any transfer of the special exception including all associated conditions will be acknowledged by the new owner in writing.*
2. *That the applicant agrees that the approval of the special exception shall only remain valid during the period in which the certificate of occupancy and business license remain active.*
3. *That the applicant agrees that any pre-existing code violations shall be satisfied before a business tax receipt and/or certificate of occupancy is issued for the proposed use.*
4. *That the applicant agrees that the approval of the special exception shall be limited to vehicle service and repair, minor as defined in the City’s Land Development Code.*
5. *That the applicant agrees to dispose of all automotive tire repair and waste in compliance with the Florida Department of Environmental Protection guidelines.*
6. *In respect to the abutting neighborhood, Tamarac Lakes South, the applicants rear bay doors shall not open before 8:00 a.m. from Monday through Sunday.*
7. *The business shall operate at this location on Monday through Saturday from 9:00 a.m. to 7:00 p.m. and Sundays from 9:00 a.m. to 3:00 p.m.*

This document shall be recorded in the public records of Broward County, Florida.

DONE and ORDERED this _____ day of _____, 2026, in Tamarac, Florida.

CITY COMMISSION
CITY OF TAMARAC, FLORIDA

MICHELLE J. GOMEZ,
MAYOR

ATTEST:

KIMBERLY DILLON, CMC
CITY CLERK

STATE OF FLORIDA)
) §§
COUNTY OF BROWARD)

I hereby certify that on this day, before me, by means of **physical presence** or **online** notarization, appeared City Commission, Mayor Michelle J. Gomez, to me personally known, who acknowledged that she is the Mayor of the City of Tamarac (“City”) City Commission, a Florida municipal corporation, and that this instrument was signed for the purposes contained on behalf of the City and by the authority of the City, and that she further acknowledges the instrument to be the free act and deed of the City Commission.

Sworn to and subscribed before me this _____ day of _____, 2026.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

This Board Order was filed in the Office of the City Clerk on this ___ day of _____ 2026.

US1 Automobile II Inc.

JUSTIFICATION LETTER

April 2, 2026

On behalf of the applicant, **US1 Automobile II Inc.**, a Florida Corporation has prepared and hereby respectfully submits a Special Exception application for a Automotive accessory store with Sales and Installation to be allowable with the proposed development of a **1,722 Sq. Ft. Service Center** located at **2530 W Commercial Blvd, Unit 2, Tamarac, FL 33309**. The property ID is **494217042730** and the site is approximately **47,863 Sq. Ft.** with **442.49** feet frontage to West Commercial Blvd. The site is currently zoned **MU-C (Mixed-Use Corridor)** and per LDC Article 3 Table 10-3.1, a **Special Exception** is required for **Vehicle Service and Repair, Minor**.

The subject of this property is currently within the following FLU designations and Zoning districts: FLU Designation: Commercial (COM) C.O.T. Zoning District: MU-C (Mixed-Use Corridor)

BACKGROUND

The subject property currently is a purpose-built auto center that has served the community as such since construction in 1987. The proposed use of this existing auto center is to continue its intended use. The subject location consists of a **1,722 St. Ft.** Building at the east end of an **11,099 Sq. Ft.** Auto center building built in 1987. The subject property boasts ample parking on front, rear and side of property with front and rear bar doors ensuring easy entry and egress. US1 Automobile II Inc. is seeking Special Exception to operate at this location. The proposed hours of operation are weekdays from **9am-7pm**. Saturdays from **9am-7pm**, and Sundays from **9am-3pm**.

SURROUNDING USES

Below is a description of the uses of the adjacent properties north, south, east, and west of the overall property. Note that acreages, uses, number of units, etc. listed below are from Property IS Acreage per BCPA Zoning Use.

North Side Properties are across a 6 lane divided main thoroughfare (W. Commercial Blvd): - 494217030250 / 6,088 Sq. Ft. / R-1 (Single-Family Residence) / (single family home in direct contact with a major roadway)
-494217030270 / 24,246 Sq. Ft. / MU-C (Mixed-Use Corridor) / (Gas Station and Convenience Store)

East

-4924217042731 / 21,912 Sq. Ft. / MU (Mixed-Use Corridor) / (Commercial building with fast-food restaurants and cell phone company)

West

-494217000351 / 8,800 St. Ft. / MU (Mixed-Use Corridor) / (Commercial building with sub shop and smoke shop)

South

-49217042732 / 163,925 Sq. Ft. MU (Mixed-Use Corridor) / (Religious building)

As shown above, most of the land area surrounding the subject property supports commercial and serviced oriented businesses for the use of the local residents and is consistent with the area considering the high traffic and commercial nature of Commercial Blvd.

DESIGN PROGRAM

The proposed site includes **1,722 Sq. Ft** portion of an already existing structure attached to an Autocare center and a stereo shop. The subject property consists of a structure with one overhead garage facing north, and two overhead garage doors facing south. The site was designed to provide ample parking along its north, east, and south sides creating an ample parking situation for patrons and minimal congestion for the surrounding properties. The existing site has access points off Commercial Blvd on the north side and Prospect Rd on the east.

As per LDC Article 4 Table 10-4. 1 subsection (2)(a) Change in use

- (i) Subject property does *not* require any additional parking under its use code
- (ii) Subject property is *not* changing its use from residential
- (iii) Subject property is *not* changing its use from public or institutional
- (iv) Subject property is *not* changing use from commercial in fact it aims to maintain

use

SPECIAL EXCEPTION REVIEW STANDARDS PER LDC ARTICLE 5 SECTION 10-5.4(G)(4):

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

The City's comprehensive plan is to promote growth and development through adopting parcels FLU designations for this site are Commercial. US1 Automobile II Inc. is commercial in nature and would be compliant with the FLU designation for this site. The development enhances the usability of its residents by providing a convenient, and attractive location to service and enhance specialized vehicles.

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

As it has its current and previously approved form as per 10-2.3(b)(2) MU-C (Mixed-Use Corridor) This district is intended to encourage the development of mixed-use activity

centers along the City's primary transportation corridors and gateways. The district accommodates a mix of retail, office, and service, institutional, cultural/public, and entertainment developments that meet local and regional needs and are sensitively designed to reflect a positive image of the city.

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

A bullet point has been included above in this letter to show property use and related information for the adjacent properties to the north, east, south, and west. The majority of the surrounding uses are commercial properties and comply with the design of the area.

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

The proposed development will utilize existing public facilities already in place for water and sewer. There should be no public health effects associated with this development. Public convenience will be improved as the need to leave the local area for these specialized goods and services will be readily available locally and delivered with the highest standards available.

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

The proposed development will not have an adverse impact on the nearby properties and will not be detrimental to its use and peaceful enjoyment. No objectionable noise, light, dust, or other nuisances will negatively impact neighboring properties.

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

The existing property currently has no negative attributes contributing to pedestrian or vehicular traffic. The intended use does not seek to change or influence the existing design and structure of the already functional property.

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

The proposed area is sufficient for the use requested and has been used for the proposed area since its inception in 1987. It also complies with the FLU designation for this site as well.

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

It is the intent to keep the certification of occupancy and business licenses active to allow the use of the proposed use for the foreseeable future.

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

It is the intent to complete payments of these fees and implement conditions in a timely manner.

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

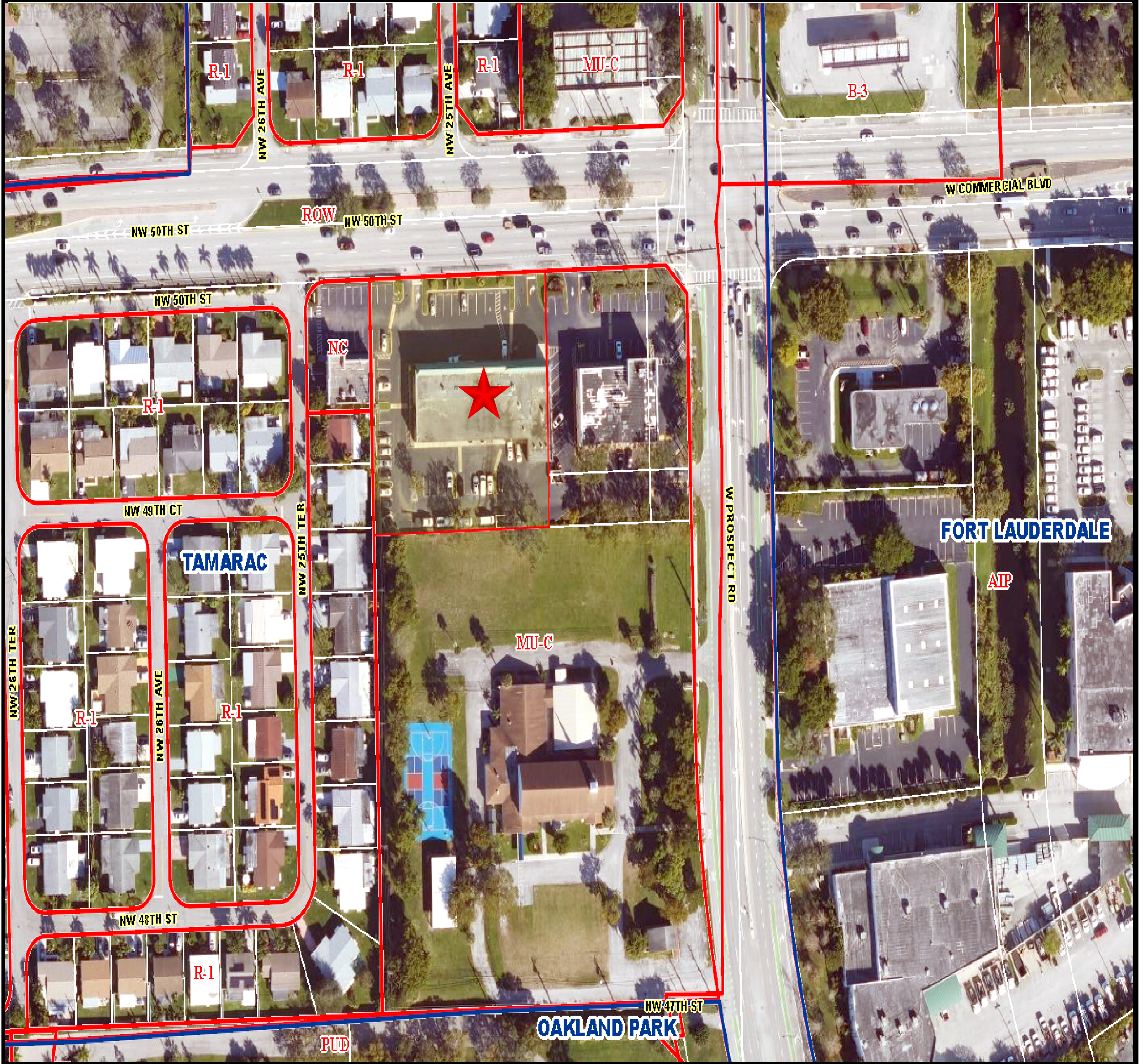
It is the intent to resolve any applicable violations in a timely manner to allow for the certificate of occupancy.

CONCLUSION

On behalf of the applicant US1 Automobile II Inc. and property owners we respectfully request favorable review and consideration of this application for the approval of a Special Exception application for 2530 W Commercial Blvd, Unit 2.

Please contact Sydney Mclean at sydenymclean683@gmail.com with any questions or for additional information in support of the requested application.

US1 Automobile II, Inc. Special Exception (SE) Case # 1-Z-26

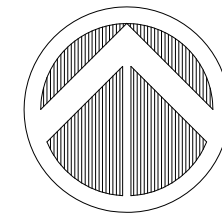
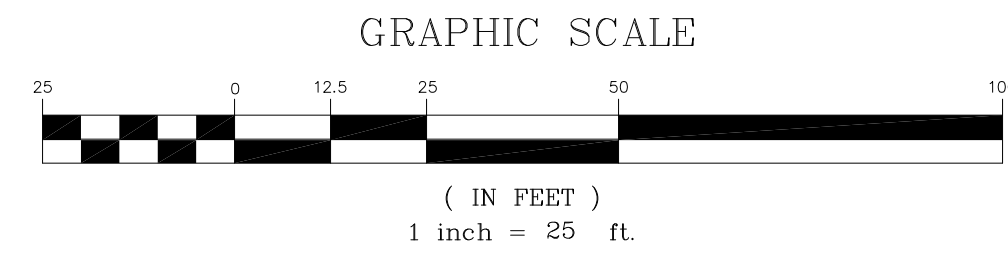


Subject Property

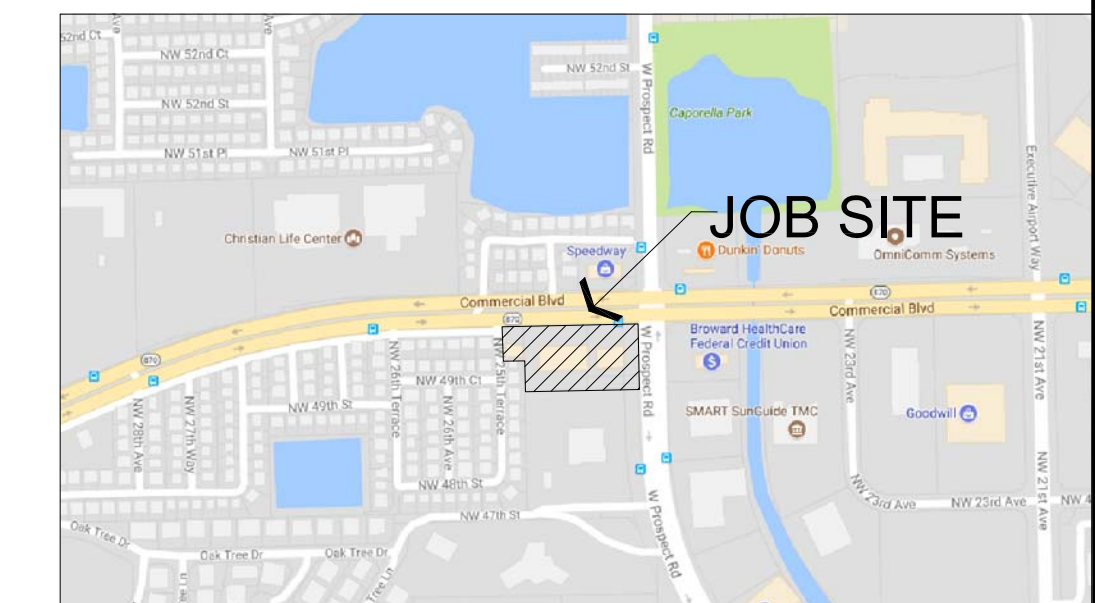


TAMARAC
The City For Your Life

Kent Walia, AICP, CFM
Director of Community
Development
7525 NW 88th Avenue
Tamarac, FL 33321
Telephone (954) 597-3530



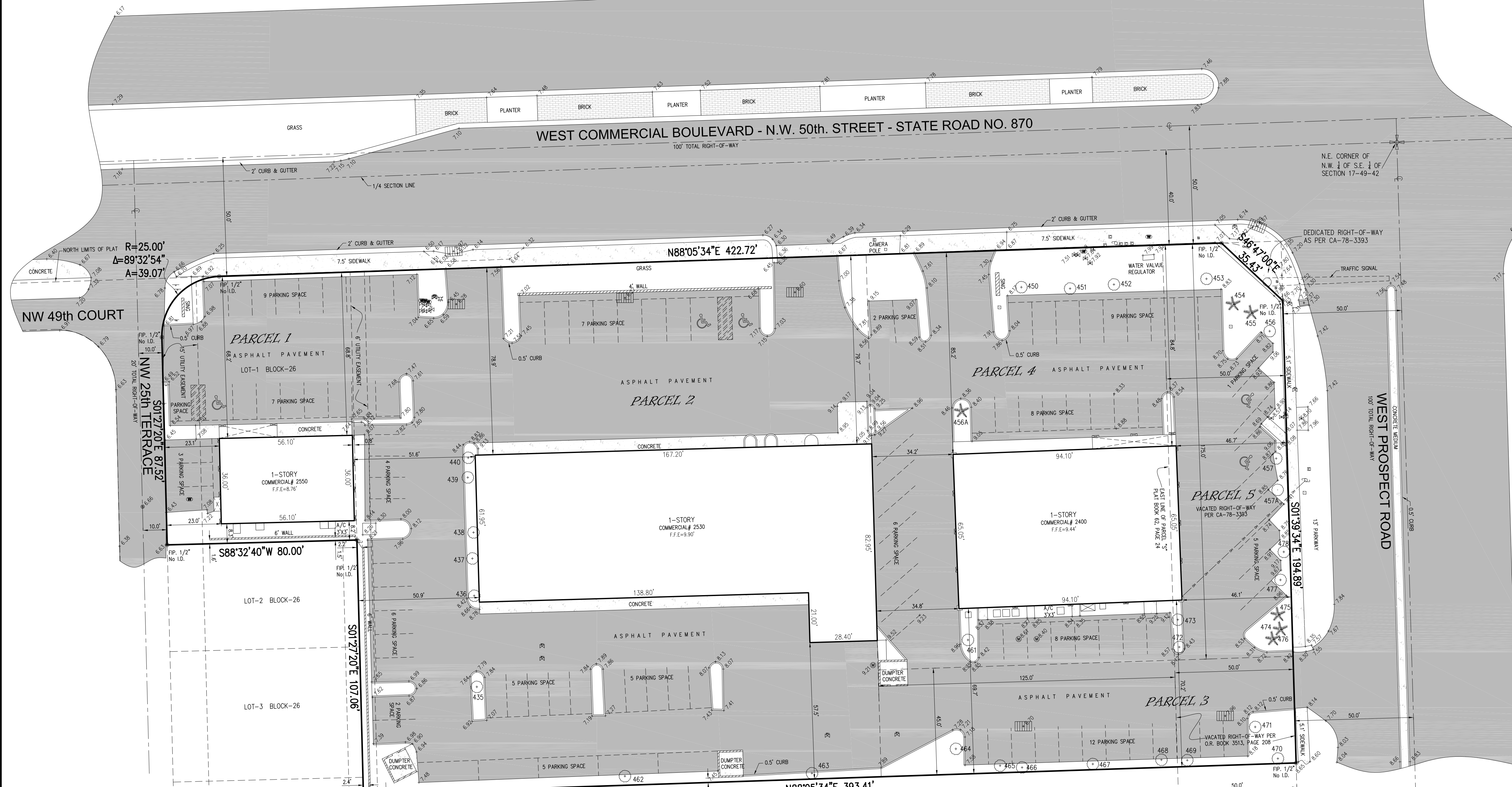
SKETCH OF SURVEY



LOCATION MAP NOT TO SCALE

PROPERTY ADDRESS:

2550A/2550B W COMMERCIAL BLVD, TAMARAC, FLORIDA 33309
 FOLIO No.: 4942 17 00 0351
 2530 W COMMERCIAL BOULEVARD, TAMARAC FLORIDA 33309
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- The Surveyor does not determine fence and/or wall ownership.
- Ownership subjects to OPINION OF TITLE.
- Type of Survey: SKETCH OF SURVEY
- The North arrow shown hereon are based on recorded plat of "TAMARAC LAKES SOUTH", according to the Plat thereof, as recorded in Plat Book 62, Page 24, of the Public Records of Broward County, Florida.
- Elevations shown are based on the North American Vertical Datum of 1988 (NAVD).
- Bench Mark Used: # BM 3012 of Broward County, FL. * Elev. = 9.772' (NGVD).
- Flood Zone: "X" Base Flood Elev.: N/A as per Broward County, Florida. FEMA Panel Number: 120058-0358-J-JULY 31, 2024.
- THIS PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
 That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 Printed Copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper. The Date and Time shown on the digital signed stamp does Not represent the survey field date, Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282
 JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER
 PSM# 6231 STATE OF FLORIDA

LEGEND

- Overhead Wire Line
- //— Wood Fence
- x— Chain Link Fence
- Iron Fence
- +— Monument Line
- +— Centerline
- |— Property Line
- A=Arc
- BR=Beating
- CH=Chord
- Δ=Delta
- L=Length
- R=Radius
- T=Tangent
- φ=Diameter
- +0.00' Existing Elevations
- ☑ Catch Basin
- ⊕ Water Meter
- ⊗ Chain Link Fence
- ⊙ Sanitary Manhole
- ⊕ Sprinkler Pump
- ⊙ Wood Pole
- ⊕ Conc. Pole
- ⊕ Light Pole
- ⊕ Fire Hydrant
- ⊕ Water Valve
- ⊕ Inlet
- ⊕ Cable TV Box
- ⊕ Electric Meter Box
- ⊕ Traffic Signal Box
- ⊕ Gas Valve
- ⊕ Monitoring Valve
- ⊕ Manhole
- A/C=Air Conditioner
- CONC=Concrete
- C.B.S.=Concrete Block & Stucco
- D.E.=Drainage Easement
- D.M.E.=Drainage Maintenance Easement
- F.D.H.=Found Drill Hole
- F.F.E.=Finish Floor Elevation
- F.I.P.=Found Iron Pipe/Pin
- F.I.R.=Found Iron Rebar
- F.N.=Found Nail
- F.N&D.=Found Nail & Disc
- F.P.L.=Florida Power Light Transformer
- H=Height
- L.M.E.=Lake Maintenance Easement
- (M)=Measured
- (P)=Platted
- P.O.B.=Point of Beginning
- P.O.C.=Point of Commencement
- (R)=Record
- Res.=Residence
- SIP/R=Set Iron Pin/Rebar
- S=Spread
- U.E.=Utility Easement

ROYAL POINT
 LAND SURVEYORS, INC.
 L.B.# 7282
 6175 NW 163 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL. 305-822-6062 *FAX 305-696-9468

SKETCH OF SURVEY

2550, 2530, 2400 W COMMERCIAL BOULEVARD, TAMARAC, FLORIDA 33309

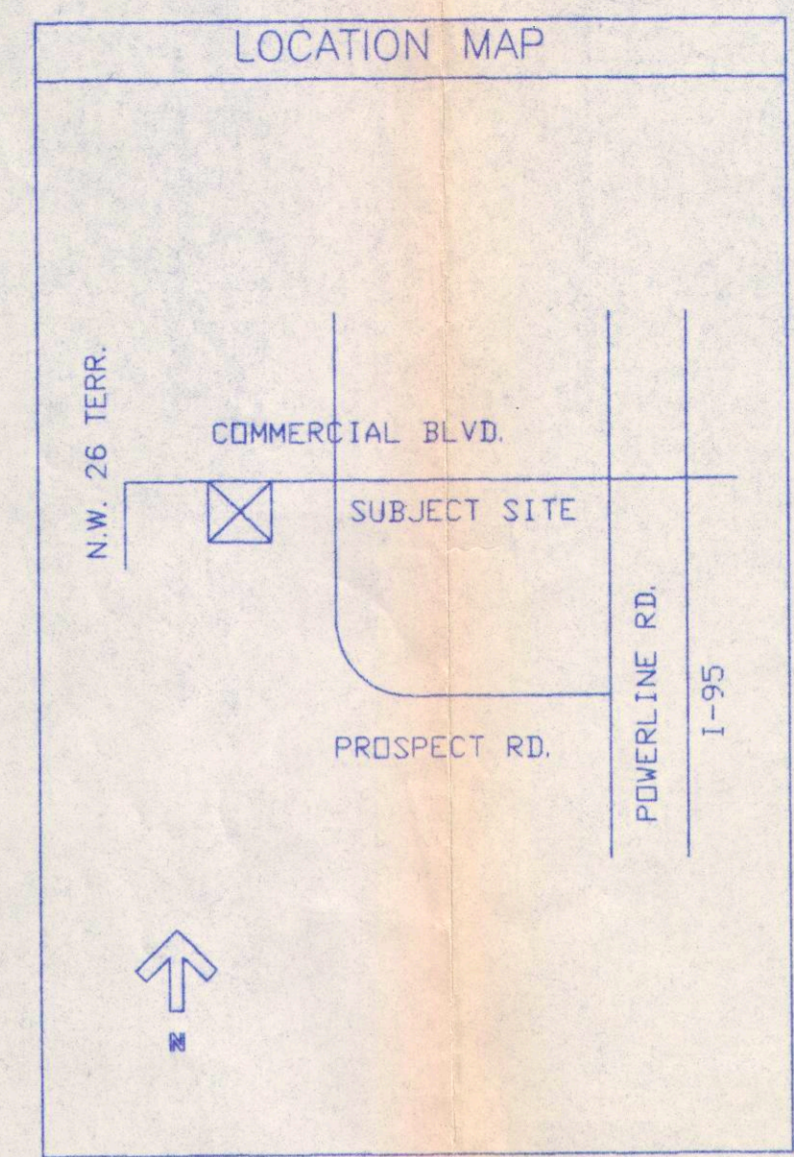
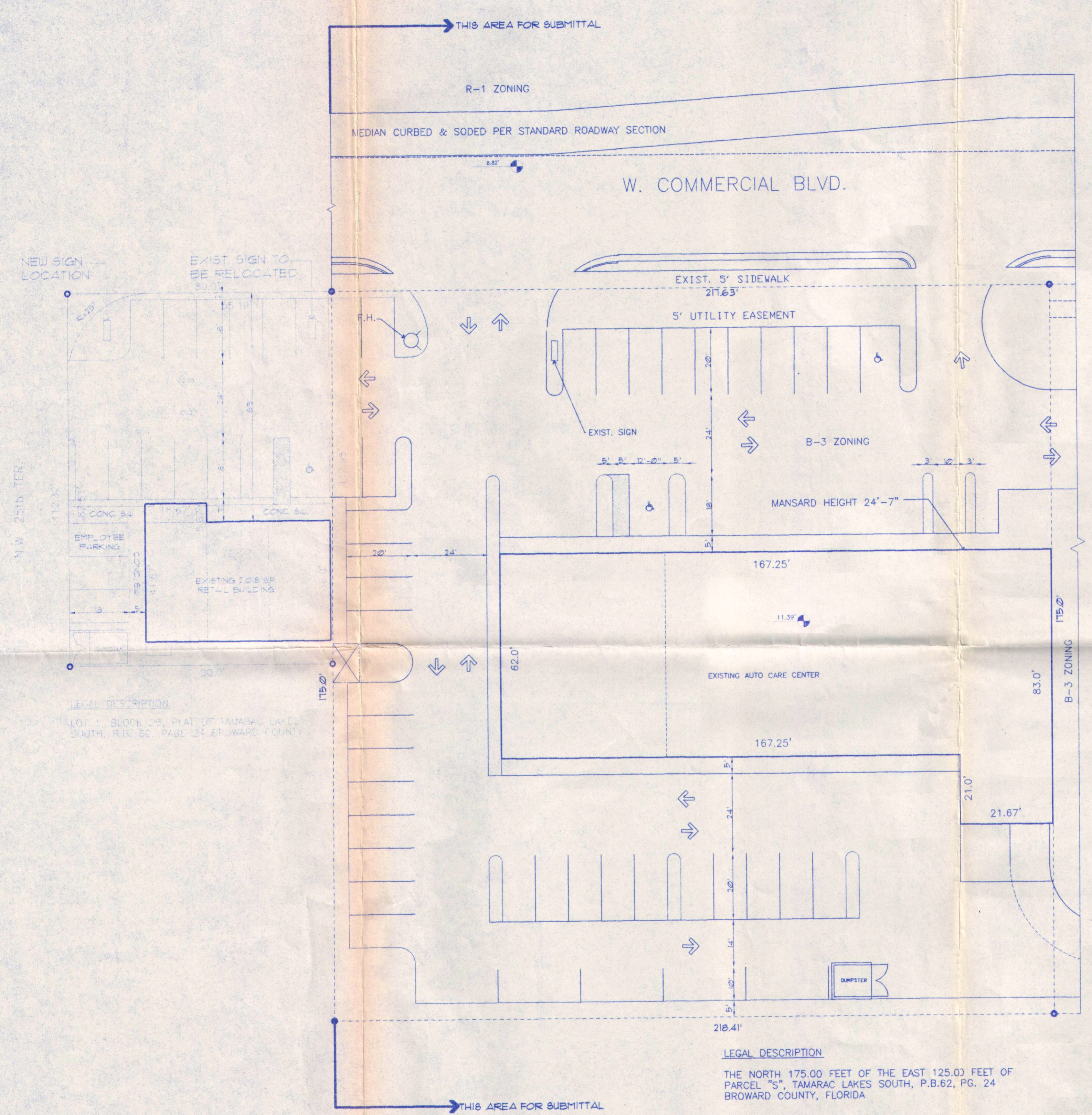
PREPARED FOR: 6175 NW 163 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL. 305-822-6062 *FAX 305-696-9468

TYPE OF PROJECT: SKETCH OF SURVEY

DRAWN: A.C.
 CHECKED: P.J.A.
 SCALE: 1" = 25'
 FIELD DATE: 01/28/2025
 FIELD BOOK: RP25-0100
 SHEET: 1
 OF 1 SHEET

F:\DRAWING\2400_2530_2400 WEST COMMERCIAL BLVD.RP25-0100.dwg 1/29/2025

REVISIONS



SITE DATA

AREAS:

AUTO CENTER	10,951
SITE	38,154

PARKING:

EXISTING	
10' X 20' SPACES	34
12' X 20' SPACES	2
TOTAL	36
NEW	
10' X 20' SPACES	41
12' X 20' SPACES	2
TOTAL	43

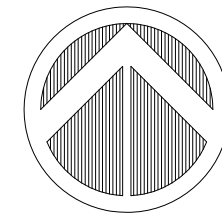
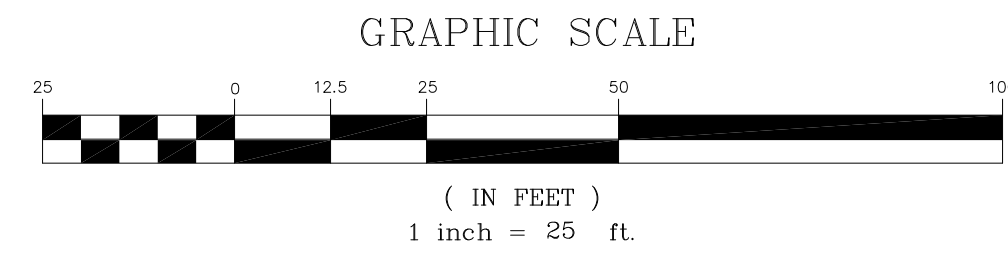
SITE PLAN SCALE: 1" = 20'
NEW PARKING LAYOUT



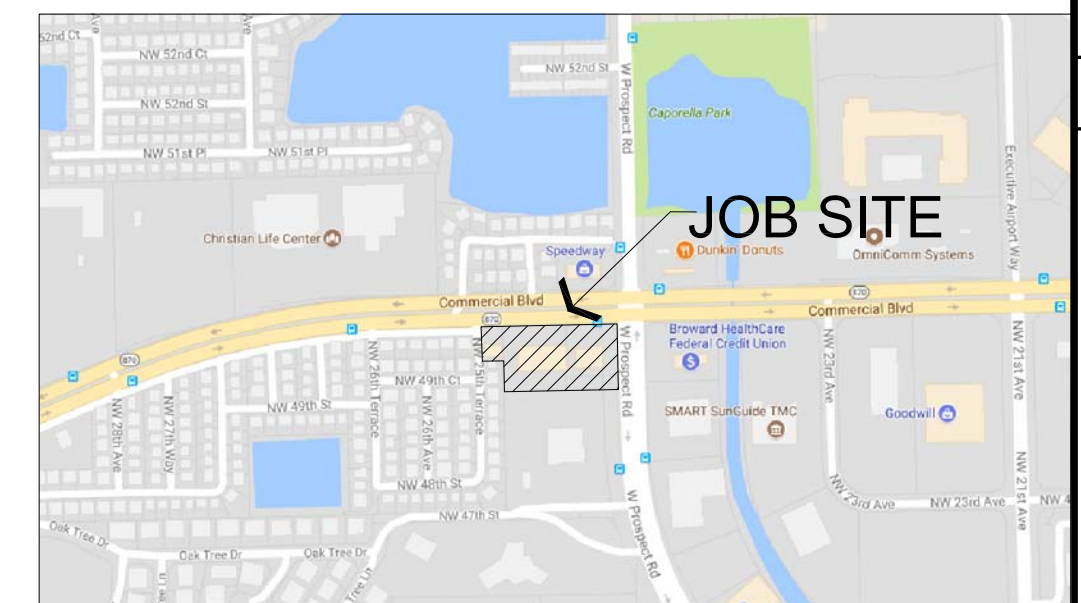
LEGAL DESCRIPTION
THE NORTH 175.00 FEET OF THE EAST 125.00 FEET OF PARCEL "S", TAMARAC LAKES SOUTH, P.B.62, PG. 24 BROWARD COUNTY, FLORIDA

AUTO CARE CENTERS
 2530 WEST COMMERCIAL BLVD., TAMARAC, FLORIDA
 00 APR 19 PM 11 30
 COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY	RGM
DATE	13 MAY 00
SCALE	AS NOTED
JOB #	AC 2004
SHEET	1 OF 1



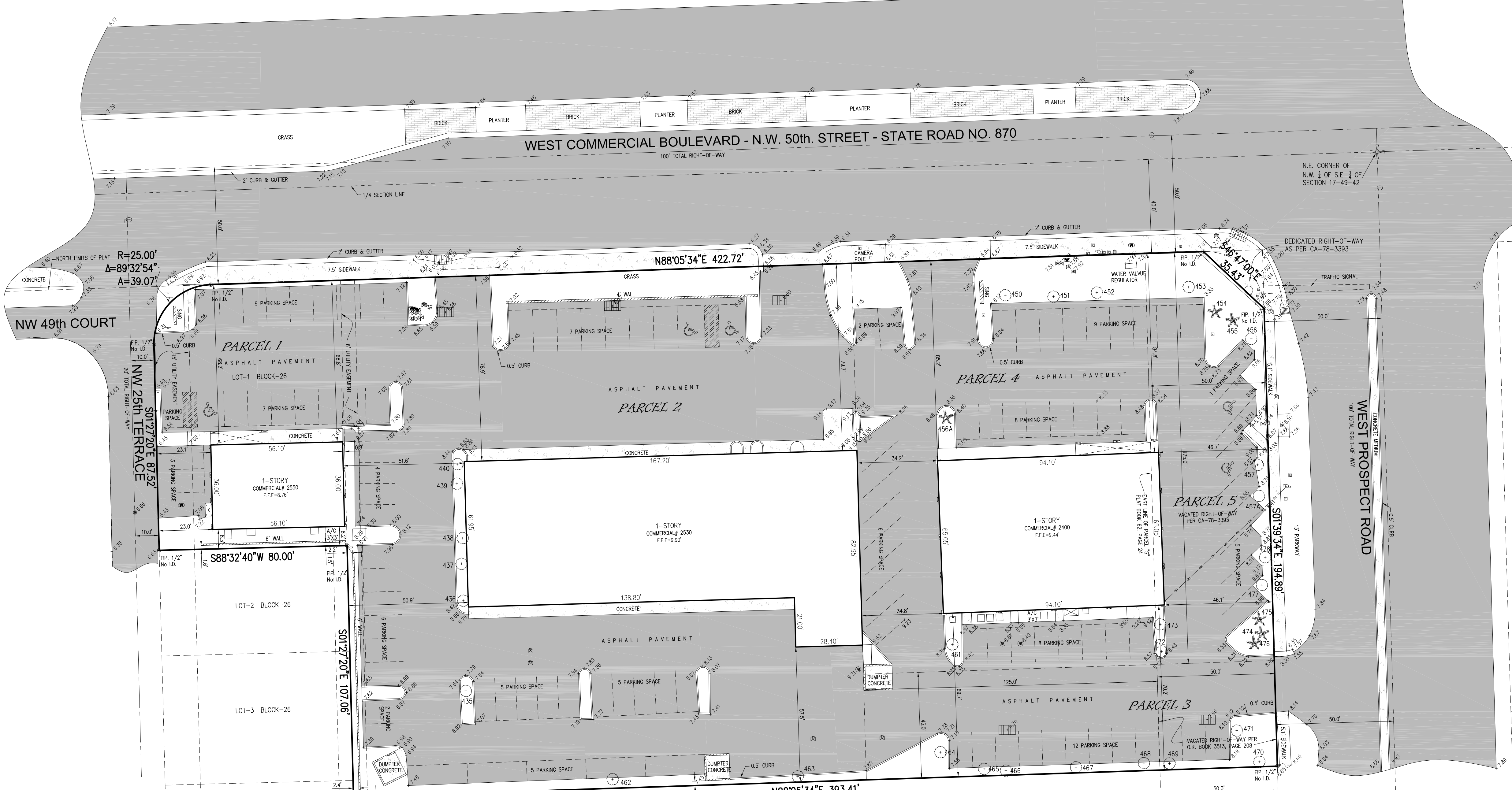
SKETCH OF SURVEY



LOCATION MAP
NOT TO SCALE

PROPERTY ADDRESS:

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- Ownership subjects to OPINION OF TITLE.
- Type of Survey: SKETCH OF SURVEY
- The North arrow shown hereon are based on recorded plat of "TAMARAC LAKES SOUTH", according to the Plat thereof, as recorded in Plat Book 62, Page 24, of the Public Records of Broward County, Florida.
- Elevations shown are based on the North American Vertical Datum of 1988 (NAVD).
- Bench Mark Used: # BM 3012 of Broward County, FL. * Elev. = 9.772' (NGVD).
- Flood Zone: "X" Base Flood Elev.: N/A as per Broward County, Florida. FEMA Panel Number: 120058-0358-J-JULY 31, 2024.
- THIS PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
 That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 Printed Copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper. The Date and Time shown on the digital signed stamp does Not represent the survey field date, Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282
 JACOB GOMS, PROFESSIONAL SURVEYOR AND MAPPER
 PSM# 6231 STATE OF FLORIDA

LEGEND

- Overhead Wire Line
- //— Wood Fence
- x— Chain Link Fence
- Iron Fence
- +— Monument Line
- +— Centerline
- |— Property Line
- A=Arc
- BR=Beating
- CH=Chord
- Δ=Delta
- L=Length
- R=Radius
- T=Tangent
- φ=Diameter
- +— Existing Elevations
- +— Catch Basin
- +— Water Meter
- +— Electric Box
- +— Sanitary Manhole
- +— Sprinkler Pump
- +— Wood Pole
- +— Conc. Pole
- +— Light Pole
- +— Fire Hydrant
- +— Water Valve
- +— Inlet
- +— Cable TV Box
- +— Electric Meter Box
- +— Traffic Signal Box
- +— Gas Valve
- +— Monitoring Valve
- +— Manhole
- A/C=Air Conditioner
- CONC=Concrete
- C.B.S.=Concrete Block & Stucco
- D.E.=Drainage Easement
- D.M.E.=Drainage Maintenance Easement
- F.D.H.=Found Drill Hole
- F.F.E.=Finish Floor Elevation
- F.I.P.=Found Iron Pipe/Pin
- F.I.R.=Found Iron Rebar
- F.N.=Found Nail
- F.N.D.=Found Nail & Disc
- F.P.L.=Florida Power Light Transformer
- H=Height
- L.M.E.=Lake Maintenance Easement
- (M)=Measured
- (P)=Platted
- P.O.B.=Point of Beginning
- P.O.C.=Point of Commencement
- (R)=Record
- Res.=Residence
- SIP/R=Set Iron Pin/Rebar
- S=Spread
- U.E.=Utility Easement

ROYAL POINT
 LAND SURVEYORS, INC.
 LB# 7282
 6175 NW 163 ST., SUITE 321, MIAMI LAKES, FL 33014 ** TEL. 305-822-6062 * 305-696-9468 FAX 305-827-9669
 PREPARED FOR: 2550, 2530, 2400 W COMMERCIAL BOULEVARD, TAMARAC, FLORIDA 33309
 TYPE OF PROJECT: SKETCH OF SURVEY
 RECORD OF REVISION
 NO. DATE DESCRIPTION BY APP. DATE
 DRAWN: A.C.
 CHECKED: P.J.A.
 SCALE: 1" = 25'
 FIELD DATE: 01/28/2025
 FIELD BOOK: RP25-0100
 SHEET:
1
 OF 1 SHEET

F:\DRAWING\2400_2530_2550 WEST COMMERCIAL BLVD.RP25-0100.dwg 1/29/2025