



CITY OF TAMARAC PLANNING BOARD MEETING

**Commission Chamber
Wednesday, August 5, 2026
9:00 AM**

-
- 1. Call to Order**
 - 2. Pledge of Allegiance**
 - 3. Roll Call**
 - 4. Minutes**
 - 4.a Minutes - July 1, 2026**
 - 5. Planning Board Disclosures**
 - 6. City Attorney Statement & Swearing In**
 - 7. General Public Comments**
 - 8. Public Hearing**
 - 9. Quasi-Judicial Hearing**
 - 9.a TBO104 - Order granting/denying Special Exception application for Duwbu Ballroom & Lounge, located at 3104-3108 West Commercial Boulevard, Tamarac, FL 33309 to allow for the use of a modified tenant space within a commercial retail plaza, for a proposed hall for hire or “banquet hall” in the MU-C (Mixed-Use Corridor) zoning district, pursuant to the City of Tamarac Code of Ordinances.**
 - 10. Planning Board Reports**
 - 11. Director’s Report**

12. Adjournment

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

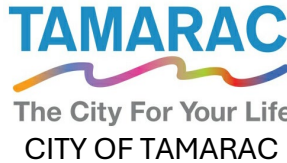
The City of Tamarac complies with the provisions of the Americans With Disabilities Act. If you are a disabled person, requiring any accommodations or assistance, please notify the City of such need at least 48 hours (2 days) in advance. Additionally, if you are hearing or speech impaired and need assistance,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

PLANNING BOARD AGENDA ITEM REPORT

DATE: August 5, 2026
SUBMITTED BY: Collette Blake
ITEM TYPE: Minutes
AGENDA SECTION: **Minutes**
TITLE: Minutes - July 1, 2026

ATTACHMENTS:

[Planning_Board_Minutes_7-1-2026.pdf](#)



PLANNING BOARD MEETING MINUTES

Commission Chamber
Wednesday, July 1, 2026
9:00 AM

1. Call to Order

Chair Nikole Cleare called the meeting to order at 9:03 a.m.

2. Pledge of Allegiance

Led by the chair, the Pledge of Allegiance was recited.

3. Roll Call

Roll call was taken. A quorum was present. Alexandra Alvarez was noted as running late during roll call. Sajeen Bell-Clark and Mara English were absent and excused. Alexandra Alvarez did not make the meeting.

4. Minutes

4.a Approval of Minutes - June 3, 2026

The Board reviewed the June 3, 2026 meeting minutes. No amendments or corrections were offered.

MOTION: Nikole Cleare made the motion to approve the June 3, 2026 meeting minutes as presented and was seconded by Judy Hunter.

ROLL-CALL VOTE: Nikole Cleare - Yes; Jacques Moise - Yes; Atherley Soman - Yes; Judy Hunter - Yes. Motion passed 4-0.

5. Planning Board Disclosures

No Planning Board disclosures were made.

6. City Attorney Statement & Swearing In

The City Attorney advised that Items 9.a and 9.b were quasi-judicial in nature, summarized the applicable hearing procedures, and administered the oath to persons intending to testify and they were sworn in.

7. General Public Comments

The general public comment period opened at 9:06 a.m. No members of the public came forward to speak. The public comment period closed at 9:06 a.m.

8. Public Hearing

8.a TO2630 - An ordinance of the city commission of the City of Tamarac, Florida, adopting, with changes, amendments to the City of Tamarac Comprehensive Plan by amending the Future Land Use Element, Infrastructure Element, Conservation Element, Intergovernmental Coordination Element, and Capital Improvements

Element, attached hereto as Exhibit “A,” to incorporate the water supply planning policies consistent with the City of Tamarac Water Supply Facilities Work Plan - 2026 Update; adopting, with changes, the City of Tamarac Water Supply Facilities Work Plan - 2026 Update, attached hereto as Exhibit “B”; consistent with the South Florida Water Management District Regional Water Supply Plan; authorizing transmittal of the adopted Comprehensive Plan Amendments and Water Supply Facilities Work Plan to the Florida Department of Commerce and other reviewing agencies as required by section 163.3184, Florida Statutes; providing for inclusion in the comprehensive plan; providing for conflicts; providing for severability; and providing for an effective date.

Ann Johnson, Senior Planner, introduced the item and explained that local governments are required to update the water-supply component of their comprehensive plans every five years. She stated that CHA Consulting, Inc. prepared the update in coordination with City planning and public services utility staff.

Stephanie Bortz of CHA Consulting, Inc. presented the proposed Water Supply Facilities Work Plan. The presentation addressed the statutory and regional planning requirements, the City’s three water utility service areas, population and water-demand projections, treatment capacity, permitted raw-water allocation, conservation assumptions, and options available to address a potential projected raw-water deficit by 2035.

The consultant reported that the City’s water treatment plant has sufficient treatment capacity throughout the planning horizon. Although conservative planning assumptions indicate a potential raw-water allocation deficit approaching 2035, historical water use has remained below the planning values. Potential responses include modifying the City’s permitted allocation, evaluating alternative water supplies, revising planning assumptions, and continuing conservation efforts. Earl Henry, Interim Director of Public Services, advised that the City is completing an advanced metering infrastructure project that will provide more accurate and near real-time water-use information and support public education and conservation. He further stated that the City could request an increase to its withdrawal allocation from the South Florida Water Management District if necessary.

The public hearing opened at 9:26 a.m. No members of the public spoke. The public hearing closed at 9:26 a.m. Board discussion included the projected 2035 deficit, water-conservation measures, available permitting options, and the possible water demands associated with future data-center development.

MOTION: Atherley Soman moved to make a favorable recommendation to the City Commission on TO2630. Jacques Moise seconded the motion.

ROLL-CALL VOTE: Judy Hunter - Yes; Atherley Soman - Yes; Jacques Moise - Yes; Nikole Cleare - Yes. Motion passed 4-0.

9. Quasi-Judicial Hearing

9.a TBO104 - Order granting/denying Special Exception application for Duwbu Ballroom & Lounge, located at 3104-3108 West Commercial Boulevard, Tamarac, FL 33309 to allow for the use of a modified tenant space within a commercial retail plaza,

for a proposed hall for hire or “banquet hall” in the MU-C (Mixed-Use Corridor) zoning district, pursuant to the City of Tamarac Code of Ordinances.

ACTION: At the joint request of the applicant and City staff, TBO104 was continued to the August 5, 2026 Planning Board meeting because required application items remained outstanding. No motion or vote was recorded. Staff identified August 26, 2026 as the anticipated City Commission hearing date.

9.b TR14410 - A resolution of the city commission of the City of Tamarac, Florida, granting site plan approval (major) with conditions to allow for the redevelopment of the subject property, legally described in Exhibit “A”, to permit the demolition of an existing one-story 19,983 square foot professional school building and the construction of a new 84,245 square foot industrial warehouse building located on the east side of N Hiatus Road, North of W Commercial Boulevard, shown in Exhibit “B” at 5600 N Hiatus Road (Case No. 8-SP-25); providing for conflicts; providing for severability; and providing for an effective date.

Malcolm Butters of Butters Construction presented the applicant’s request to redevelop the former Gold Coast School property. The proposal includes demolition of the existing 19,983-square-foot professional school building and construction of an approximately 84,245-square-foot industrial warehouse building on the 5.5-acre property. The applicant described the building design, extensive landscaping, internal truck circulation, compatibility with surrounding business-park uses, and prior neighborhood outreach.

Rob Johnson, Senior Planner, presented the staff report. He reviewed the property’s industrial future land-use designation and Business Park zoning, the prior land-use and rezoning approvals, the required Broward County plat-note amendment, site design, parking, loading, access, traffic, landscaping, architecture, and the applicable site-plan approval standards.

The traffic analysis projected 116 daily vehicle trips for the proposed warehouse, compared with approximately 690 daily trips generated by the former school use, resulting in an estimated reduction of 574 daily trips. The City’s traffic consultant concluded that project-related delay would be de minimis and that the project would not degrade the intersection level of service.

Staff determined that the request satisfied the applicable review standards and recommended favorable consideration subject to the stated conditions, including approval and recordation of the Broward County plat-note amendment, compliance with approved plans and engineering drawings, timely issuance of a building permit and diligent construction, satisfaction of outstanding Development Review Committee comments, and post-occupancy coordination with Broward County Traffic Engineering regarding signal timing.

The public hearing opened at 9:57 a.m. No members of the public spoke. The public hearing closed at 9:57 a.m. Board discussion addressed the traffic study, the anticipated number of tenants, ownership and leasing, truck circulation near the adjacent church, and anticipated reductions in traffic and water use.

MOTION: Judy Hunter made the motion to make a favorable recommendation to the City Commission on TR14410, subject to the conditions outlined by staff. Jacques Moise seconded the motion.

ROLL-CALL VOTE: Jacques Moise - Yes; Atherley Soman - Yes; Judy Hunter - Yes; Nikole Cleare - Yes. Motion passed 4-0.

10. Director's Report

Kent Walia, Director of Community Development, reported that the City Commission approved the special exception for U.S. 1 Automotive that had previously been reviewed by the Planning Board. He also responded to a Board inquiry regarding data centers, noting that such facilities may have significant water demands and would be subject to applicable state, regional water-management, and local regulatory review.

11. Planning Board Reports

The Board recognized Judy Hunter's birthday. No other Planning Board reports were provided.

12. Adjournment

There being no further business, the meeting adjourned at 10:06 a.m.

Collette Blake

Planning Board Secretary

PLANNING BOARD AGENDA ITEM REPORT

DATE: August 5, 2026

SUBMITTED BY: Collette Blake

ITEM TYPE: Board Order

AGENDA SECTION: **Quasi-Judicial Hearing**

TITLE: TBO104 - Order granting/denying Special Exception application for Duwbu Ballroom & Lounge, located at 3104-3108 West Commercial Boulevard, Tamarac, FL 33309 to allow for the use of a modified tenant space within a commercial retail plaza, for a proposed hall for hire or “banquet hall” in the MU-C (Mixed-Use Corridor) zoning district, pursuant to the City of Tamarac Code of Ordinances.

ATTACHMENTS:

- 1 - SE Memo - Duwbu_mm.docx
- 2 - TBO104 - Duwbu_mm.docx
- 3 - Duwbu Justification Letter.pdf
- 4 - Site Location Map - Duwbu.pdf
- 5 - Three Lakes Survey '26.pdf
- 6 - Three Lakes Minor Site Plan '96.pdf
- 7 - 3104-3108 Duwbu Furnished Layout.pdf

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 26-06-004
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Board

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

DATE: August 5, 2026

RE: *Duwbu Ballroom & Lounge – Special Exception {Quasi-Judicial}*
TEMP BOARD ORDER NO. 104; CASE#: 2-Z-26; MF#: 16-80

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 Hall for Hire “Banquet Hall”, within the Three Lakes Plaza, located at 3104-3108 W. Commercial Blvd in the Mixed-Use Corridor (MU-C) zoning district to the City Commission at its August 26, 2026 meeting with conditions of approval (see attached Board Order for Special Exception - Temp Board Order No. 104).

ISSUE: Mona Masse, owner of Duwbu Lounge & Ballroom and designated agent for the property owner, YDB Three Lakes, L.C., is seeking approval to operate a Hall for Hire (“Banquet Hall”) at 3104–3108 W. Commercial Boulevard (subject site). The subject site is located within the Mixed-Use Corridor (MU-C) zoning district. Pursuant to LDC Section 10-3.2, Table 10-3.1, “Allowed Uses,” a Hall for Hire requires Special Exception approval. Accordingly, the applicant is requesting Special Exception approval to operate the proposed use [see attached Duwbu Justification Letter].



LOCATION: The subject property is located at the southwest corner of W. Commercial Boulevard (NW 50th Street) and NW 31st Avenue (see Aerial Photograph above and attached Location Map). The property consists of a parcel within an existing commercial retail plaza, legally described as Sartori Plat 113-43 B, Tract B, and commonly known as “Three Lakes Plaza.” Duwbu Ballroom & Lounge is seeking to operate the tenant suites located at 3104 and 3108 W. Commercial Boulevard, Tamarac, Florida 33309, within the plaza. The subject property is approximately 9.38 net acres in size, has a City of Tamarac Future Land Use designation of “Commercial,” and is zoned Mixed-Use Corridor (MU-C)

Surrounding Land Use and Zoning Analysis:

	Zoning District	Use
North	Mixed-Use Corridor (MU-C)	Gas Station (Mobile)
South	B1 – Wingate Commons (City of Oakland Park)	Multi-Use Complex (Church & Office)
East	R-1 (Single-Family Residential)	Single-Family Homes (Tamarac Lakes South)
West	PCC-1 – Commercial Place Executive Offices (City of Oakland Park)	Multi-Use Complex (Marksman Security & Progressive Insurance)

BACKGROUND: The original Site Plan approval for the Three Lakes Plaza was granted in in 1982 for a one-story L-shaped building. Records indicate that the building was constructed in 1983. The subject property was previously zoned B-3 (General Business District) under the City’s former Land Development Code. The property was rezoned to Mixed-Use Corridor (MU-C) on July 12, 2018, as part of the City wide rezoning via Ordinance number (O-2018-09).

The plaza encompasses approximately 97,500 square feet of commercial space. The property contains a well-balanced variety of commercial uses, including a restaurant, bar, nail salon, barbershop, dry cleaner, and offices.

The currently vacant suite at 3104 has had multiple tenants but remains a highly desirable location for business operations. City records for the suite date back to 2015 and identify five (5) businesses that have operated within the space: Fundamental General Insurance Agency (Professional Office), Tax Help America (Professional Office), A-Z Tax & Multi-Services (Professional Office), Bless Bless Unisex Salon (Stylist/Salon), and NYY Collection (Stylist/Salon).

Suite 3108 is also currently vacant and has experienced a more limited tenant history than the adjoining Suite 3104. City records for this suite date back to 2004 and identify only two businesses that have operated within the space: Rainbow USA, a clothing store, from 2004 to 2014, and Nesma’s Furniture and Mattress, a furniture store, from 2018 to 2019.

The applicant and designated agent, Mona Masse of Duwbu Ballroom & Lounge, leased Suites 3104 and 3108 in 2026 to begin operations of the proposed Hall for Hire. Duwbu Ballroom & Lounge

will occupy approximately four thousand two hundred square feet ($\pm 4,200$ sq. ft.) of leased commercial space within the combined suites. The facility will not contain a formal kitchen for food preparation; however, it will contain a commercial refrigerator, sink, and food preparation area. A designated portable bar area will be used to serve non-alcoholic beverages, as no permanent bar equipment is present within the structure. All catering and entertainment services will be contracted independently by each client or through Duwbu staff. The business model primarily consists of private events, including birthday parties, corporate events, social gatherings, and similar celebrations. Additionally, all activities associated with the use of the facility will be contained within the structure, as required by City Code. The applicant has stated that an alcoholic beverage license has not been obtained for the facility at this time; however, a license may be requested in the future.

The proposed business is consistent with existing uses in the vicinity, with five (5) other halls for hire, banquet halls, or event venues located within a one-mile radius of the subject property, between Interstate 95 to the east and N. State Road 7 to the west. Ultimately, the goal is to foster competition and provide employees, residents, and visitors with another reputable banquet hall option in the area.

ANALYSIS: The applicant, Mona Masse, is requesting Special Exception approval to use two (2) existing adjacent tenant suites, consisting of one (1) approximately 900-square-foot suite 3104 and one (1) approximately 3,300-square-foot suite 3108, for a combined total of approximately 4,200 square feet within an existing commercial retail plaza for the proposed Hall for Hire (“Banquet Hall”). According to the justification letter provided by the applicant, a portion of the tenant separation wall will be removed to combine the two (2) suites into one (1) tenant space for the banquet hall. The combined tenant space will be properly permitted and licensed through the applicable building permitting and business licensing processes.

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 and NW 31st Avenue corridors. Three Lakes Plaza has a total of six (6) existing ingress and egress access points: three (3) located on W. Commercial Boulevard and three (3) located on NW 31st Avenue.

Per LDC Section 10-4.3, Table 10-4.1, titled “Minimum Number of Off-Street Parking Spaces,” a Hall for Hire requires one (1) parking space for every 200 square feet of leased space. As such, the approximately 4,200 square feet of combined occupied space will require a minimum of twenty-one (21) parking spaces. The plaza contains a total of four hundred eighty-six (486) parking spaces. Of these, three hundred forty-seven (347) parking spaces are required for existing tenant operations, leaving one hundred thirty-nine (139) parking spaces available. Thus, the proposed use, together with the existing uses, will meet the minimum on-site parking requirement.

Per LDC Section 10-6.2, Definitions, a Hall for Hire is “*a facility or hall available for lease by private parties to accommodate private functions and is not open to the general public. The hall may or may not include kitchen facilities for the preparation of food. Private functions can include, but are not limited to, banquets, weddings, anniversaries, and other similar celebrations.*”

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. Staff review will confirm that all applicable site design criteria are satisfied in accordance with the Code during permitting.

Pending the outcome of the City Commission meeting, Duwbu Ballroom & Lounge will be required to apply for a Certificate of Occupancy (“Safety Permit”) through the Building Department and a Business Tax Receipt through the Business Revenue Division to legally operate within the City of Tamarac.

In accordance with LDC Section 10-5.4(G), Special Exceptions are permitted uses within their respective zoning districts that require individualized review due to the potential individual or cumulative impacts they may have on surrounding areas or neighborhoods. The review process allows for the imposition of conditions to mitigate identified concerns or the denial of the use if those 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 Duwbu Ballroom & Lounge is consistent with the goals, objectives, and policies of the City of Tamarac’s 2050 Comprehensive Plan. Specifically, the proposed banquet hall will comply with the following policies:

- 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 Mixed-Use Corridor (MU-C) and is designated Commercial on the City’s Future Land Use Map. A Hall for Hire (“Banquet Hall”) is considered a commercial use and is permitted under the Commercial land use designation, consistent with the City’s Comprehensive Plan. The property is located within an existing shopping plaza containing other retail, medical, and personal service uses, contributing to the orderly growth of the community, as encouraged by the first goal of the Future Land Use Element of the Comprehensive Plan. Further, the existing parking lot will accommodate the minimum parking requirements and circulation areas necessary for the effective operation of the business. Therefore, the proposed use 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 banquet hall within an existing commercial retail plaza that complied with the development standards of the Code at the time of its construction. The property is zoned Mixed-Use Corridor (MU-C), and a Hall for Hire (“Banquet Hall”) is permitted in the zoning district as a Special Exception. The applicant has submitted the appropriate application materials for consideration of the use, as required by the City’s Code. As a result, the proposed use complies with the applicable zoning district, use, and development standards prescribed in the City’s Code.

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

The applicant’s proposed business is located along a designated commercial thoroughfare and is complementary to the existing uses within the plaza, including cellular phone sales, mobile device repairs, professional offices, a grocery store, a smoothie shop, restaurants, and similar uses. As required by the City’s Code, all operations associated with the use shall be confined within the facility. Also, this type of use supports the surrounding residential communities as it provides an additional venue space for gatherings. There will be no change to the existing character of the development or the 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;

The proposed use is deemed desirable for public convenience and is not injurious or otherwise detrimental to the public health, safety, comfort, or welfare. The Hall for Hire (“Banquet Hall”) will occupy a portion of the existing plaza, and the applicant will provide adequate measures for the health, safety, and security of patrons. The facility will be subject to inspections by local and state authorities and must comply with all applicable rules and regulations.

(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 Hall for Hire (“Banquet Hall”) will be confined within the building. In addition, the applicant has agreed to prohibit patrons from gathering outside the facility. As such, the proposed use will minimize adverse effects on surrounding properties. Furthermore, the Hall for Hire (“Banquet Hall”) is located within a commercial plaza along a major commercial corridor and is buffered by a wall along the west and south sides of the property, further minimizing the potential adverse effects of nuisances on adjacent properties.

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

Three Lakes Plaza has six (6) points of ingress and egress along W. Commercial Boulevard and NW 31st Avenue. There is sufficient on-site parking, and the internal drives are designed to provide efficient ingress and egress to and from the surrounding roadways. Due to the significant surplus of parking, the proposed use will have minimal impact on the existing parking demand within the plaza. In addition, the multiple points of ingress and egress within the development will mitigate the impact of additional traffic on the surrounding roadways..

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

The subject property is sufficient, appropriate, and adequate for the operation of the Hall for Hire ("Banquet Hall"), as the approximately 4,200 square feet of leased commercial space is sufficient for the present and anticipated future needs of the use, and there is a surplus of on-site parking. Additionally, the business will occupy only the suites specified in this application, and the applicant has indicated that no expansion of the proposed use is anticipated.

(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 Special Exception approval shall remain valid only while 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, the approved Special Exception may be transferred only in accordance with City Code requirements, including the submission of the required documentation and payment of all applicable 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 resolved prior to the issuance of the Certificate of Occupancy.

The Special Exception application demonstrates compliance with the review standards listed in 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 intends to combine two (2) vacant suites, consisting of one (1) 900-square-foot commercial space and one (1) 3,300-square-foot commercial space, to operate a Hall for Hire (“Banquet Hall”) within an existing retail plaza. This project supports orderly growth and economic development by activating vacant commercial space and providing a convenient venue for hall rental services in the eastern section of Tamarac. The project will also enhance an existing plaza along Commercial Boulevard, a major corridor serving significant traffic to and from the City.

CONCLUSION: The Director of Community Development recommends that the Planning Board forward a favorable recommendation for approval of the Special Exception to allow two (2) existing suites, totaling approximately four thousand two hundred square feet ($\pm 4,200$ sq. ft.), within an existing commercial retail plaza to be used as a Hall for Hire (“Banquet Hall”) in the Mixed-Use Corridor (MU-C) zoning district to the City Commission at its August 26, 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 any pre-existing code violations shall be satisfied before a business tax receipt and/or certificate of occupancy is issued for the proposed use.*
3. *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.*
4. *That the applicant agrees that the approval of the special exception shall be limited to Hall for Hire “Banquet Hall” as defined in the City’s Land Development Code.*
5. *The facility shall not actively operate or host any functions between the hours of 2:00 a.m. and 8:00 a.m.*
6. *No alcohol shall be served on the premises without obtaining the appropriate license(s) from the State of Florida licensing authority.*
7. *If an alcoholic beverage license is obtained, the facility shall not serve alcoholic beverages between the hours of 2:00 a.m. and 8:00 a.m.*
8. *All events associated with the Hall for Hire are to be conducted within the interior of the business and no portion of the event is to be conducted within the parking lot or external to the tenant space.*

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. 104
 Duwbu Justification Letter
 Site Location Map - Duwbu
 Property Survey '26
 Three Lakes Minor Site Plan '96
 Duwbu Floor Plan '26

KW/CTW

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

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FINAL ORDER FOR DEVELOPMENT PERMIT

BEFORE THE CITY COMMISSION

CITY OF TAMARAC, FLORIDA

BO - 2026 - _____

HEARING DATE: August 26, 2026

CASE NO. 2-Z-26

IN RE: The Application of: Duwbu Ballroom & Lounge (Three Lakes Plaza)
Location: 3104 & 3108 W. Commercial Blvd, Tamarac, Florida 33309

Property Folio Identification Number: 4942-18-19-0020

Property Legal Description: SARTORI PLAT 113-43 B TRACT B

FINAL ORDER APPROVING/DENYING SPECIAL EXCEPTION

Order granting/denying Special Exception approval for Duwbu Ballroom & Lounge to occupy two (2) existing tenant spaces within a commercial retail plaza as one (1) business for a proposed Hall for Hire, "Banquet Hall," in the Mixed-Use Corridor (MU-C) zoning district, pursuant to the Table of Allowed Uses in Section 10-3.2 of the Tamarac Code of Ordinances.

Mona Masse of *Duwbu Ballroom & Lounge*, business owner and designated agent for the property owner, YDB THREE LAKES, L.C. (the "Applicant"), is requesting approval of a Special Exception to allow for a *Hall for Hire "Banquet Hall"* use on the subject property, legally described as SARTORI PLAT 113-43 B TRACT B, located at 3104-3108 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 Mixed-Use Corridor (MU-C) 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 **August 5, 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 **August 26, 2026**, and pursuant to Sections 2-369, 2-370, 10-5.3(G), 10-5.3(H), and 10-5.4(G) 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), 10-5.3(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 *Hall for Hire "Banquet Hall"* in the Mixed-Use Corridor (MU-C) zoning district located at 3104-3108 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 any pre-existing code violations shall be satisfied before a business tax receipt and/or certificate of occupancy is issued for the proposed use.*
3. *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.*
4. *That the applicant agrees that the approval of the special exception shall be limited to Hall for Hire "Banquet Hall" as defined in the City's Land Development Code.*
5. *The facility shall not actively operate or host any functions between the hours of 2:00 a.m. and 6:00 a.m.*
6. *No alcohol shall be served on the premises without obtaining the appropriate license(s) from the State of Florida licensing authority.*
7. *Once an alcoholic beverage license is obtained, the facility shall not serve alcoholic beverages between the hours of 2:00 a.m. and 8:00 a.m.*
8. *All events associated with the Hall for Hire are to be conducted within the interior of the business and no portion of the event is to be conducted within the parking lot.*

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.

May 11,, 2026

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

RE: Special Exception Application – Hall for Hire “Banquet Hall”

DuWbu Ballroom & Lounge

Property Address: 3104–3108 W. Commercial Boulevard, Tamarac, FL 33309

To Whom This May Concern:

Please accept this letter as formal correspondence in support of the Special Exception application submitted for DuWbu Ballroom & Lounge, located at 3104–3108 W. Commercial Boulevard, Tamarac, Florida. We, the Applicant DuWbu Ballroom & Lounge or simply "DuWbu", respectfully seek approval to operate a Hall for Hire within the Mixed-Use Corridor (MU-C) Zoning District, pursuant to the requirements of the City of Tamarac Land Development Code (“the Code”).

The proposed use qualifies as a “Hall for Hire” as defined under Section 10-6.2(B)(1)(c) of the Code and, therefore, requires Special Exception approval by the City Commission. This application has been prepared and submitted in accordance with all applicable provisions and procedures outlined in the Code.

DuWbu is envisioned as a modern, upscale banquet facility designed to serve the needs of the surrounding community. The venue will host a range of events, including wedding receptions, anniversary and birthday celebrations, repast gatherings, corporate functions, networking events, fundraisers, and other private occasions. The establishment is intended to provide a professionally managed, high-quality event space that complements the character and purpose of the Mixed-Use Corridor (MU-C) Zoning District.

DuWbu submits that the proposed use is compatible with surrounding properties, will not adversely impact the public health, safety, or welfare, and is consistent with the City’s Comprehensive Plan and development objectives. Furthermore, the project is expected to contribute positively to the local economy and provide a valuable amenity to residents and businesses within the City of Tamarac.

Pursuant to Section 10-5.4(G)(4) of the Code, We respectfully request that the Community Development Department review this application and forward it for consideration by the Planning Board, with a recommendation for approval to the City Commission based on the supporting documentation and evidence provided.

Special Exception Review Section Section 10-5.4(G)(4)

a.) *The proposed development will be consistent with the Comprehensive Plan.*

The approval of DuwBu is consistent with the Future Land Use Element of the City's Comprehensive Plan (Objective 1 & Objective 1, Policy 1.4) and does not adversely affect, nor conflict with, any of the goals or policies contained within the remaining elements of the Plan. Furthermore, the Banquet Hall is apart of the city's future goals and intention for promoting smart growth. the Banquet Hall understands the city's need to verify the proposed use along, required parking, and compatibility with the surrounding businesses and neighborhoods. The Banquet Hall is of Caribbean descent and the city heavily promotes diversity within its residential and commercial spaces. (Policy 1.5). The Banquet Hall is along a major thoroughfare or corridor that connects multiple cities and this is important to understand the city's diverse needs and welcoming atmosphere (Policy 2.8). A business environment that encourages entrepreneurship and potentially attracts new investment to the City.

b.) *The proposed development will comply with applicable zoning district, use, and development standards of the Code.*

The proposed location of DuwBu is fully consistent with the objectives of the Mixed-Use Corridor (MU-C) District, which 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, 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." The establishment of a Hall for Hire at this site will provide a unique and valuable resource for residents and visitors, eliminating the need to seek such facilities in neighboring municipalities. Meets Development standards as business will be located indoors within an existing plaza. Approval of this Special Exception will ensure that the project operates in full compliance with all applicable provisions of the City's Land Development Code.

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

The proposed development will have no adverse impact on the existing natural environment or the character of the surrounding neighborhood, as no exterior modifications to the project site are planned.

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

DuwBu is committed to maintaining the highest standards of public safety. All necessary measures will be implemented to ensure that individuals hosting events, as well as their invited guests, are provided with a secure and well-managed environment. This commitment extends to safeguarding the surrounding community and promoting overall public welfare. In furtherance of this policy, DuwBu will provide licensed security personnel for all events, and a Certified Crowd Manager (CMT) will be present to oversee crowd management and safety for every occasion.

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

DuwBu intends to operate its banquet hall and lounge entirely within an existing commercial space. No exterior modifications or activities are planned that could be considered detrimental to the surrounding community. All interior renovations are being conducted in compliance with applicable regulations, and the required permits have been submitted to the Building Department. Any potential impacts from construction activities are expected to be minimal.

As indicated in the Business plan, the proposed hours of operation does not conflict with the other businesses located in the plaza and ensures no negligible or no impact on neighboring commercial operations or their patrons. Additionally, the nearest residential community is located over 350 feet from the site, separated by NW 31st Avenue. As a result, any effects on area residents from the operation of DuwBu are anticipated to be minimal.

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

The site in which DuwBu located sits directly on W. Commercial Blvd., just east of the intersection of Commercial Blvd. and US-441. The site contains approximately 500 parking spaces. Pursuant to Code Section 10-4.3, Table 10-4.1, DuwBu Ballroom & Lounge will require 22 parking spaces. Considering the wide variety of businesses that operate in this site, including offices and retail, the parking demands of the site will be well staggered. DuwBu will have no negative impact on pedestrian nor vehicular traffic flow, as the proposed hours of operation - primarily evenings and weekends - do not overlap with those of other businesses on the site.

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

The proposed use will not introduce any objectionable characteristics beyond those associated with uses already permitted by right within the same zoning district and is consistent with the character of existing uses in the surrounding area. DuwBu does not anticipate any future expansions that would render the site inadequate or otherwise insufficient for its intended operations.

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

DuwBu will fully comply with all applicable City requirements to ensure the continued validity of the requested Special Exception.

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.

DuwBu will fully comply with all applicable City requirements before requesting any transfer of the approved Special Exception.

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

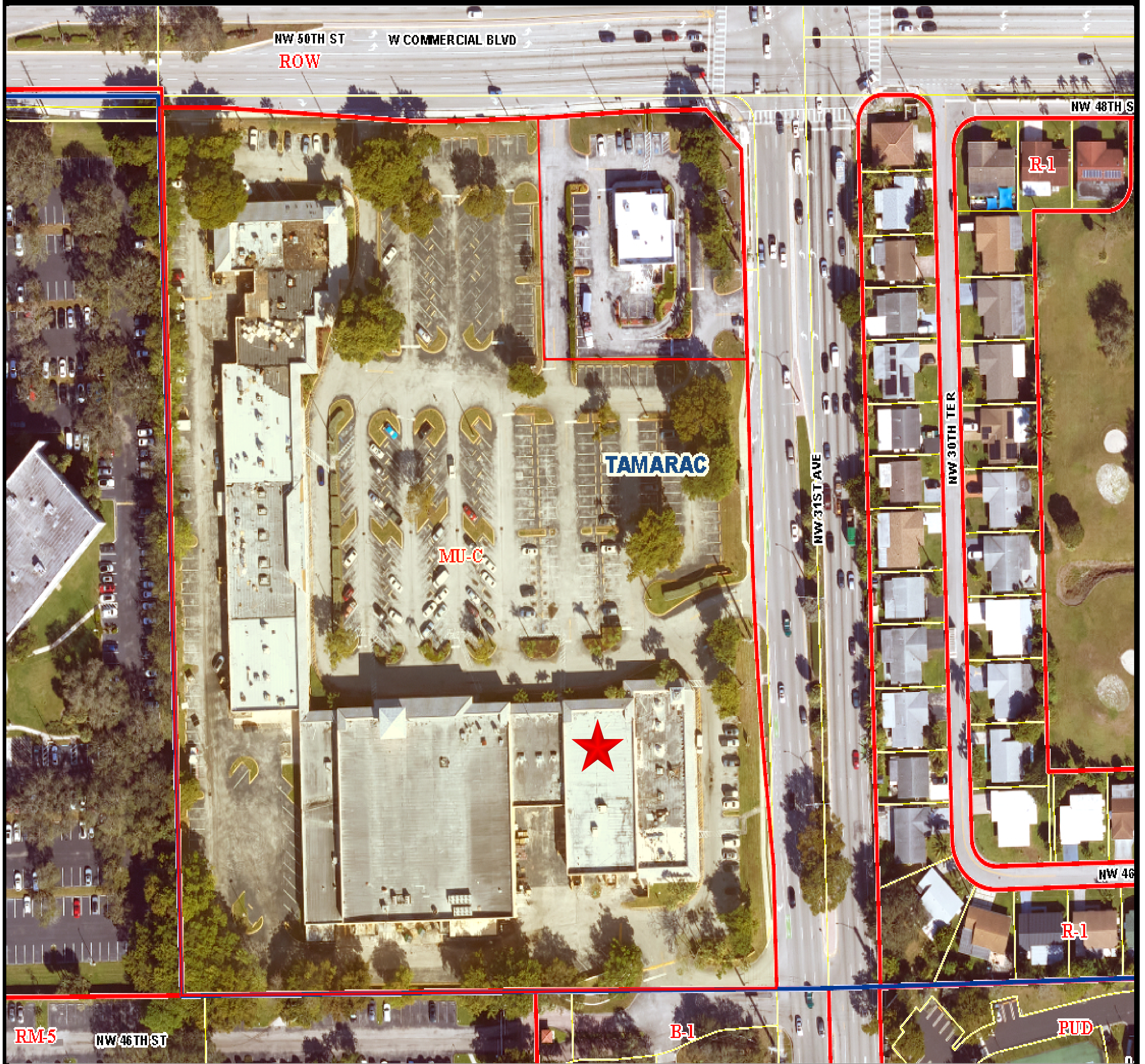
DuwBu will ensure that any existing code violations, if present, are fully resolved prior to the issuance of a Certificate of Occupancy.

In conclusion, DuwBu respectfully requests that the Planning Board and City Commission grant approval of this application for a Special Exception. We, DuwBu, submit that the proposed use is consistent with the purposes and intent of the Mixed-Use Corridor (MU C) Zoning District, is compatible with the surrounding community, and satisfies all applicable criteria for Special Exception approval under the City of Tamarac Land Development Code.

Respectfully Submitted

MonaMasse, Owner/Applicant

Duwbu Ballroom & Lounge Special Exception (SE) Case # 2-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

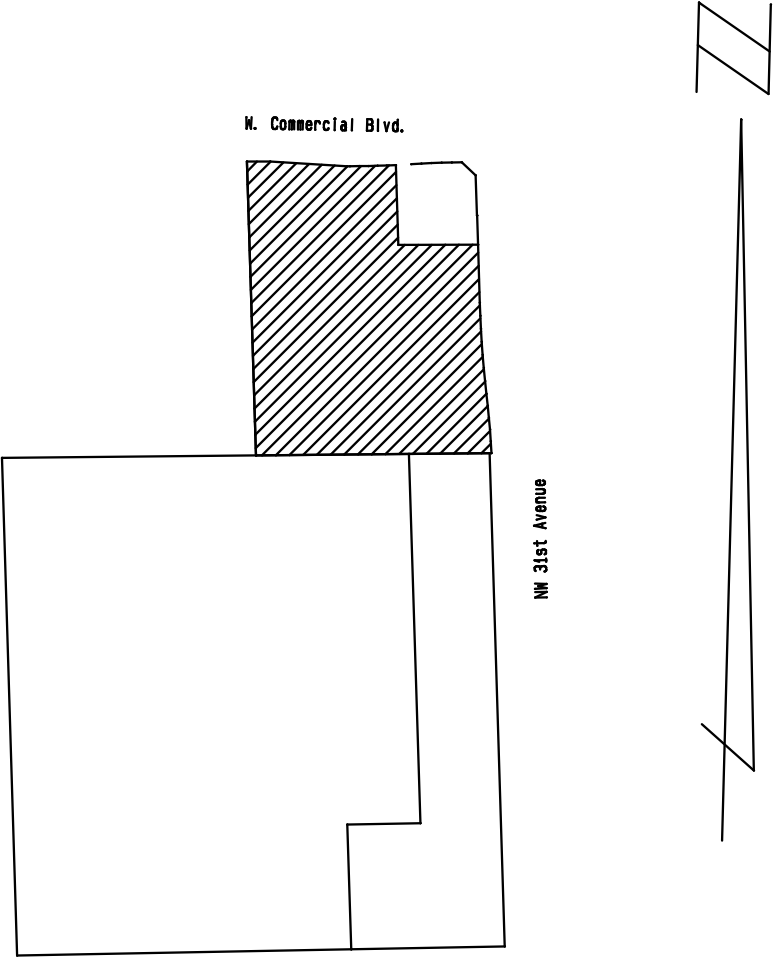
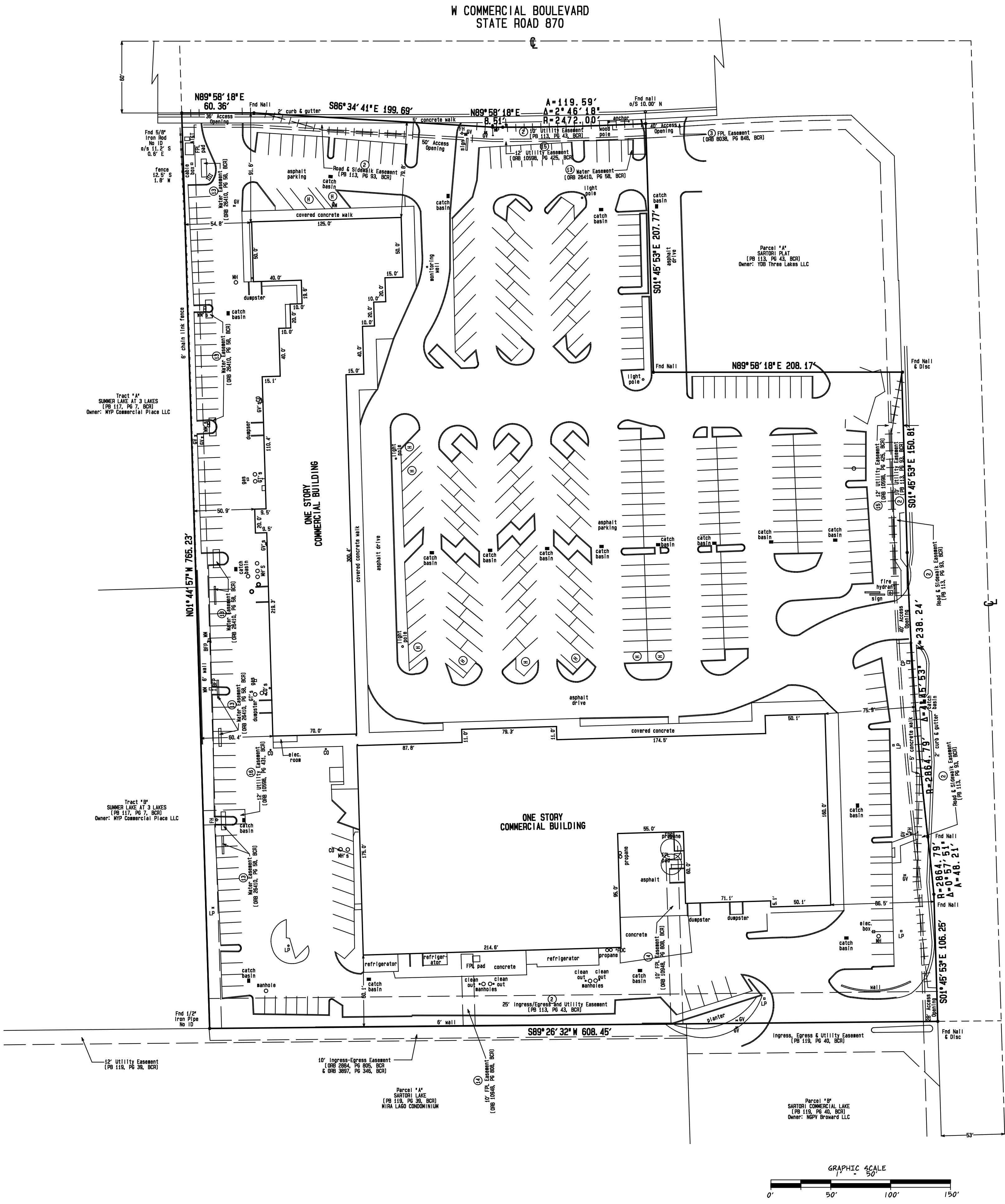
SKETCH OF ALTA/ACSM LAKD TITLE SURVEY

LEGAL DESCRIPTION:
Parcel "B", SARTORI PLAT, according to the plat thereof, as recorded in Plat Book 113, Page 43 of the Public Records of Broward County, Florida.

Property address:
3100-3224 W. Commercial Boulevard
Tamarac, FL 33309

TITLE EXCEPTIONS:
Florida National Title Insurance Company's Title Policy #270709-2192864 dated January 14, 2016, Schedule B.1:
1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable. Not a survey matter.
2. Dedications, restrictions, limitations, non-vehicular access lines, road and sidewalk easement, utility easement, ingress/egress easement, FPL right of way easement and other easements contained on the Plat of SARTORI PLAT, recorded in Plat Book 113, Page 43, of the Public Records of Broward County, Florida. Shown hereon.
3. Right of Way Easement granted to Florida Power and Light Company, filed February 15, 1978 in Official Records Book 6584, Page 564, of the Public Records of Broward County, Florida. (As to Parcel A and B) Shown hereon.
4. Terms and provisions of that certain lease agreement between Fidelity National Title Insurance Corporation and Telecommunications Corporation is Lessee, evidenced by Notice of Filing Lease Agreement filed July 8, 1988 in Official Records Book 2852, Page 643, of the Public Records of Broward County, Florida. Not a survey matter.
5. Terms and provisions of that certain lease agreement wherein Golden Restaurant Operations, Inc., a Delaware corporation is Lessee, evidenced by Memorandum of Lease filed May 25, 2001 in Official Records Book 4350, Page 256, of the Public Records of Broward County, Florida as affected by Agreement of Restrictive Covenant by and between Golden Restaurant Operations, Inc., a Delaware corporation, formerly known as Golden Operations, Inc., a Delaware corporation and McDonalds Corporation, a Delaware corporation, filed September 2, 2007 in Official Records Book 4614, Page 1409. (As to Parcel A) Does not affect this property.
6. Terms and provisions, restrictions, covenants and other provisions in that certain lease wherein Win-Dixie Stores, Inc., is Lessee, evidenced by that Short Form Leasehold Agreement filed March 28, 1983 in Official Records Book 10750, Page 564, of the Public Records of Broward County, Florida. As affected by Notice of Assignment of Tenants Interest in Leases effective November 2, 2005 filed November 20, 2005 in Official Records Book 4310, Page 971, wherein Win-Dixie Stores, Inc., LLC, a Florida limited liability company is Lessee. (As to Parcel A and B) Not a survey matter.
7. Terms and provisions of that certain lease wherein Subway Restaurants, Inc., is Lessee, evidenced by Memorandum of Lease filed April 6, 2007 in Official Records Book 4582, Page 1078, of the Public Records of Broward County, Florida. (As to Parcel A and B) Not a survey matter.
8. Terms and provisions of that certain lease wherein Family Dollar Stores of Florida, Inc. is Lessee, evidenced by Memorandum of Lease filed in Official Records Book 2642, Page 571, of the Public Records of Broward County, Florida. (As to Parcel A and B) Not a survey matter.
9. All of the terms, covenants, conditions, restrictions and other provisions contained in the Developer's Agreements with Broward County, filed March 25, 1983 in Official Records Book 10757, Page 71, and filed March 2, 1994 in Official Records Book 10758, Page 456, of the Public Records of Broward County, Florida. (As to Parcel A and B) Bill of Sale Absolute filed May 12, 1997 in Official Records Book 25410, Page 56. Not a survey matter.
10. All of the terms, covenants, conditions, restrictions and other provisions contained in the Declaration of Restriction filed March 25, 1983 in Official Records Book 10758, Page 571, of the Public Records of Broward County, Florida. (As to Parcel A and B) Not a survey matter.
11. Easement granted to Florida Power and Light, April 15, 1983 in Official Records Book 10758, Page 564, of the Public Records of Broward County, Florida. Does not affect this property.
12. Terms, provisions, exclusive rights and easements that are contained in pay phones) with Sprinter Pay-Tel filed October 30, 1998 in Official Records Book 26507, Page 304, of the Public Records of Broward County, Florida. Not a survey matter.
13. Easement granted to Florida Power and Light Company, filed June 23, 1983 in Official Records Book 10504, Page 804, of the Public Records of Broward County, Florida. Shown hereon.
14. Easement granted to the City of Tamarac, filed January 5, 1983 in Official Records Book 10504, Page 425, of the Public Records of Broward County, Florida. Shown hereon.
15. Utility Easement granted to the City of Tamarac, filed January 5, 1983 in Official Records Book 10504, Page 425, of the Public Records of Broward County, Florida. Shown hereon.
16. Utility Easement granted to the City of Tamarac, filed January 5, 1983 in Official Records Book 10504, Page 425, of the Public Records of Broward County, Florida. Shown hereon.
17. Terms and provisions of that certain lease dated January 14, 1983 wherein Gray Drug Fair, Inc., is tenant, evidenced by a Memorandum of Lease filed January 26, 1983 in Official Records Book 10507, Page 310, of the Public Records of Broward County, Florida. Not a survey matter.
18. Reservations contained in Deed No. 224 from the Board of Commissioners of the Everglades Drainage District dated January 10, 1946 in Official Records Book 470, Page 377, as affected by New Use Certificate filed August 31, 1984 in Official Records Book 11657, Page 656, of the Public Records of Broward County, Florida. Not a survey matter.
19. Existing unrecorded leases and all rights thereunder of the lessor and of any person claiming by, through or under the lessor. Not a survey matter.

LEGEND:
Δ - CENTRAL ANGLE (DELTA)
A - ARC LENGTH
A/C - A/C CONDITIONER
BCR - BROWARD COUNTY RECORDS
B/P - BACK FLOW PREVENTOR
BM - BENCHMARK
C - CENTERLINE
CB - CATCH BASIN
CO - CLEAN OUT
CP - CONCRETE POLE
F - FIRE HYDRANT
FND - FOUND
FPL - FLORIDA POWER & LIGHT
GT - GREASE TRAP
H - GATE VALVE
H/P - HANDICAP PARKING SPACE
LP - LIGHT POLE
M - MANHOLE
MM - MONITORING MELL
O/S - OFFSET
(P) - PLAT
PB - PLAT BOOK
P.C. - POINT OF CURVATURE
PG - PAGE
R - RADIUS
R/W - RIGHT-OF-WAY
SF - SQUARE FEET
WM - WATER METER
WP - WOOD POLE
--- NON-VEHICULAR ACCESS LINE



NOTES:
1. Bearings shown hereon are based on the centerline of W. Commercial Blvd.; N 89°58'10\"/>

I hereby certify to:
YDB Three Lakes:
This is to certify that this map or plat and survey on which it is based, were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land and Title Surveys, jointly established by ALTA and NSPS and includes items 1, 2, 3, 4, 6, 7 (a), 9, 9.1(a), 13, 14, 15, 17, 18, and 19 of Table A thereof. The field work was completed May 29, 2026.

Mikki H. Ulrich
Professional Surveyor and Mapper #5853
State of Florida

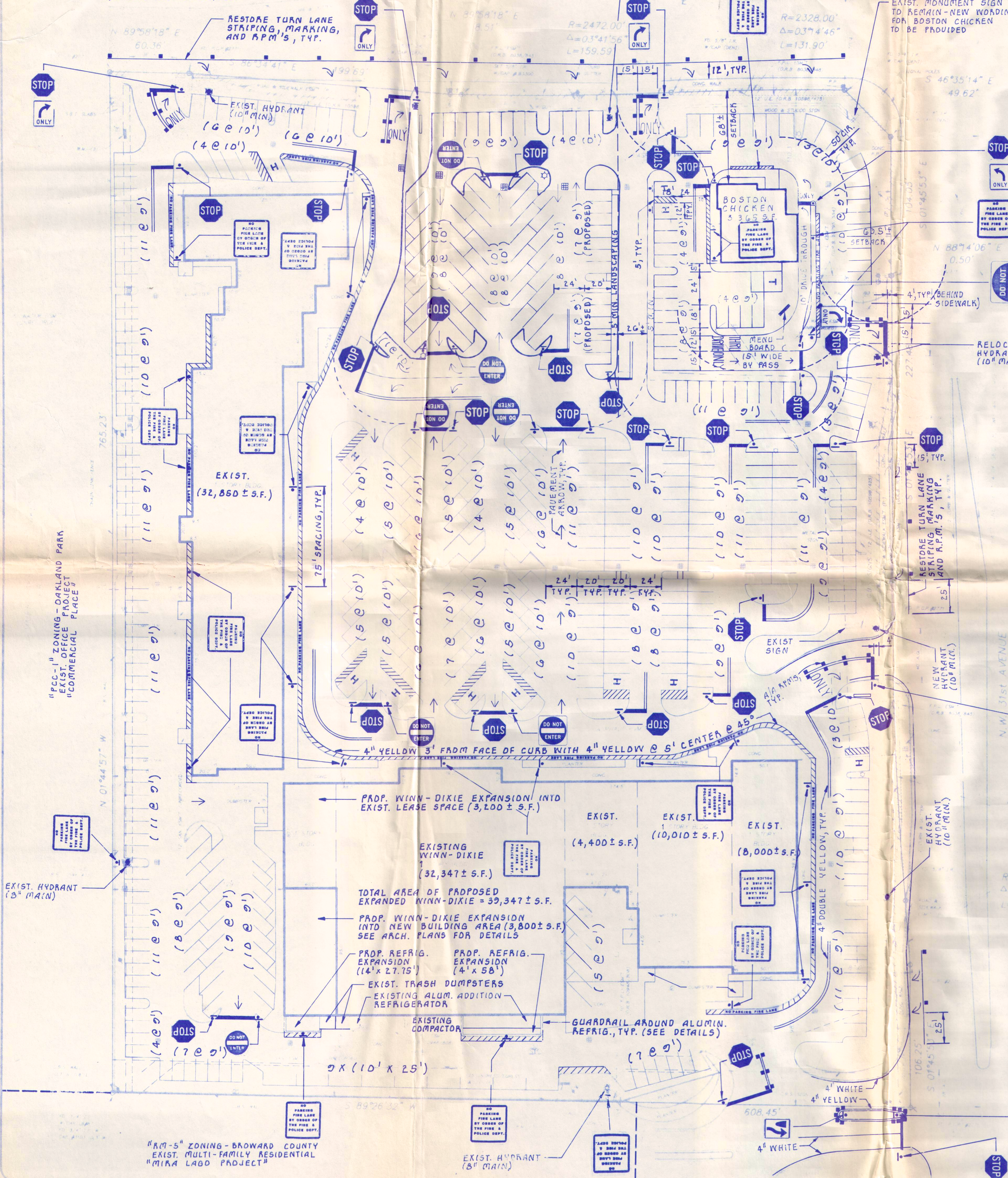
FILENAME: SP-B1
SCALE: 1\"/>

NOTES:
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF W. COMMERCIAL BLVD.; N 89°58'10\"/>

REVISIONS	DATE	FOR: ELYSEE INV.	DATE: 5/13/2026	NO. 2605006	F.B. 195-5
DENI LAND SURVEYORS, INC. LB #7281 1991 N.W. 35TH AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343 LAND SURVEYS • SUBDIVISIONS • CONSTRUCTION SURVEYS					

"B-1-C" ZONING (FT. LAUDERDALE)
EXIST. OFFICE PROJECT - "LAKE SHORE PLAZA"

NOTE:
NO SIGNS SHALL BE PLACED WITHIN
R/W PER F.D.O.T. REQUEST



BUILDING AREA COVERAGE AND PARKING REQUIREMENT SUMMARY:

BLDG. USE	GROSS AREA SF	NET AREA SF	PARKING RATIO	PARKING REQ'D BASED UPON NET AREA, SF
FOOD STORE	39,347	37,699	1/200 SF	148.9 SPACES
SALES AREA	29,976	29,976	1/800 SF	37.5 SPACES
WAREHOUSE AREA	7,723	7,723	1/800 SF	9.7 SPACES
DRUG STORE	10,010	9,922	1/200 SF	49.6 SPACES
SALES AREA	8,067	8,067	1/800 SF	10.1 SPACES
WAREHOUSE AREA	1,765	1,765	1/800 SF	2.2 SPACES
RETAIL/BANK	35,746	34,321	1/200 SF	171.6 SPACES
SERVICE/DOCTORS	3,800	3,629	1/150 SF	24.2 SPACES
METER ROOM	488	N/A		0.0 SPACES
RESTAURANTS (INCL. BOSTON CHICKEN)	8,146	8,568	1/125 SF	68.5 SPACES
GRAND TOTALS	98,404	94,034		464.4 SPACES

OVERALL PARKING SUMMARY:

PARKING REQUIRED FOR PROPOSED USES - 461 SPACES TOTAL
HANDICAP SPACES REQUIRED - 2% OF TOTAL - 9 SPACES
PARKING PROVIDED - 456 SPACES TOTAL (4 MORE THAN REQUIRED BY CODE)

HANDICAP SPACES (12' WIDE) = 11 (2.2% OF OVERALL)
FULL SIZE SPACES (10' WIDE) = 52 (31.3% OF OVERALL)
STANDARD SPACES (9' WIDE) = 312 (65.4% OF OVERALL)
PREVIOUSLY APPROVED VARIANCE = 4 (0.8% OF OVERALL)
SUMMARY OF PROPOSED SITE PLAN MODIFICATIONS: (1) (2) (3)

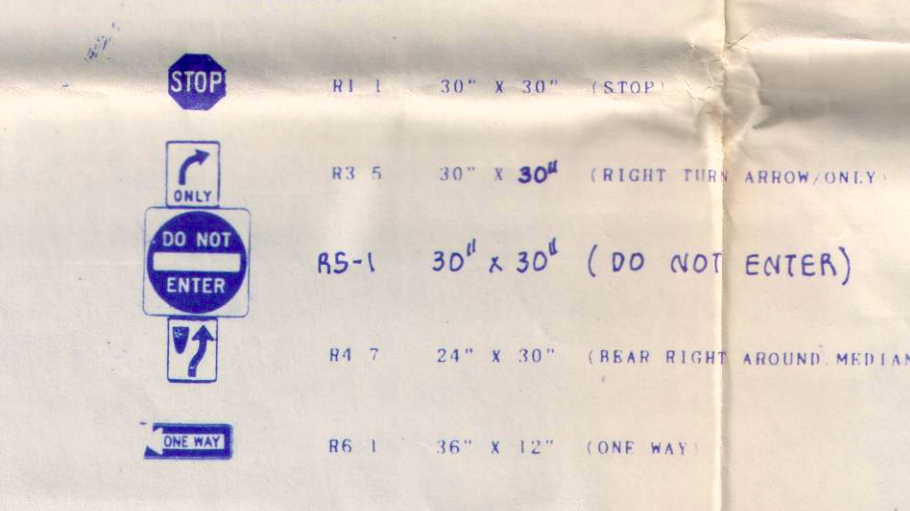
- ELIMINATE EXISTING 60 GSF FEDERAL EXPRESS KIOSK FROM NORTH SIDE OF SITE
- ELIMINATE PREV. PROPOSED STANDING, 785 GSF CHECKERS RESTAURANT ALONG THE NORTH SIDE OF THE SITE (TO WEST OF BOSTON CHICKEN OUTFALLS). CHECKERS TO INCLUDE TWO DRIVE THROUGH LANES AND LIMITED OUTDOOR SEATING.
- REWORK PAVEMENT AND PARKING AREAS IN THE VICINITY OF THE PROPOSED CHECKERS RESTAURANT AND THE RELOCATED FEDERAL EXPRESS KIOSK, AND SEAL AND RESTRIPES PARKING RE PLAN.
- REVISE LANDSCAPING PLANS AND SITE LIGHTING TO CONFORM TO NEW BUILDING AND PAVEMENT LAYOUT.



- Notes:
- All letters are 1.5" Series "C".
 - Top sign shall have a reflectorized blue background with white reflectorized legend & border.
 - Bottom sign shall have a reflectorized white background with black opaque legend & border.
- General Note:
- Signs FTO-25 and FTO-26 may be fabricated on one panel or two.
 - Sign FTO-25 is for use in areas where there is limited space.

SIGN LEGEND AND SIZES:

STOP	R1 1 30" x 30" (STOP)
ONLY	R3 5 30" x 30" (RIGHT TURN ONLY)
DO NOT ENTER	A5-1 30" x 30" (DO NOT ENTER)
ONE WAY	R4 7 24" x 30" (REAR RIGHT ARROW MEDIUM)
ONE WAY	R6 1 36" x 12" (ONE WAY)



NOTE RE. FIRE PROTECTION FACILITIES:

ALL DESIGN, CONSTRUCTION, AND OPERATION OF FACILITIES AT THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE TAMARAC CITY CODE AND ALL OTHER RELEVANT CODES PERTAINING TO FIRE PROTECTION INCLUDING THE SOUTH FLORIDA BUILDING CODE, NFPA LIFE SAFETY CODE, TAMARAC FIRE DEPARTMENT REQUIREMENTS, AND/OR THE FLORIDA FIRE PREVENTION CODE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING CONDITIONS:

- FIRE PROTECTION FACILITIES SHALL BE APPROPRIATELY DESIGNED AND SHALL BE ADEQUATE TO PROTECT BOTH PEOPLE AND PROPERTY.
- ACCESS FOR EMERGENCY FIRE VEHICLES SHALL BE PROVIDED IN ACCORDANCE WITH FIRE PROTECTION STANDARDS OF THE CITY CODE AND BROWARD COUNTY FIRE CODE.
- ALL BUILDING ADDRESSES SHALL BE PLACED ON FRONT AND REAR DOORS WITH NUMBERS BEING 4" IN HEIGHT.
- NO LANDSCAPING OR OBSTRUCTION SHALL BE PLACED WITHIN 7.5' OF ANY FIRE HYDRANT. FURTHERMORE, NO LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE PLACED AROUND STRUCTURES IN A MANNER WHICH WILL IMPAIR OR IMPEDE ACCESSIBILITY FOR FIRE FIGHTING AND RESCUE OPERATIONS.
- NO PARKING SHALL BE PROVIDED WITHIN 15' OF A HYDRANT EXCEPT AS SPECIFICALLY MAY BE APPROVED BY THE CITY FIRE DEPARTMENT. HYDRANTS SHALL BE LOCATED/ORIENTED TO DRIVES PER CITY FIRE DEPT.
- DEVELOPER IS RESPONSIBLE FOR PROVIDING/INSTALLING BLUE REFLECTORIZED PAVEMENT MARKINGS (RPM'S) PER CITY FIRE DEPARTMENT REQUIREMENTS IN CENTER OF DRIVE LANE CLOSEST TO HYDRANT.
- FIRE LANE SIGNS (18" x 24" PER CITY STANDARDS) SHALL BE PROPERLY POSTED AT 75' CENTERS, TYPICAL, ALONG FIRE ACCESS LANES AND WITHIN 20' OF EACH FIRE HYDRANT, AND SHALL BE NOT BE BLOCKED BY STRUCTURES OR LANDSCAPING. SIGNS SHALL HAVE WHITE BACKGROUND WITH RED LETTERS STATING: "NO PARKING/FIRE LANE" BY ORDER OF THE FIRE & POLICE DEPT.
- FIRE LANE STRIPING SHALL EXTEND A MINIMUM OF 2' FROM CURBING WITH DIAGONAL CROSS STRIPES AT 5' CENTER AND "NO PARKING/FIRE LANE" MESSAGES PAINTED ON THE PAVEMENT AS NOTED ON THE PLANS.
- WATER SUPPLIES SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL AN INSPECTION BY THE CITY CONFIRMS APPROPRIATE FIRE LANE MARKING, SIGNAGE AND PROJECT FIRE PROTECTION.
- IN ALL AREAS WITHIN 10 FEET OF A PAVED ROAD USED FOR FIRE PROTECTION THERE SHALL BE AT LEAST 14" OF VERTICAL CLEARANCE TO ALLOW FOR THE OVERHANG OF THE AERIAL LADDER TO INSURE A CLEAR TURNING RADIUS.

TOPOGRAPHIC GRADES AND LOCATION AND DETAILS OF EXISTING FACILITIES TAKEN FROM SURVEYS PERFORMED BY AVIOM-HALL & ASSOCIATES, DATED: JULY 7, 1992.

EXCEPT FOR ABOVE GROUND FACILITIES, THE LOCATION AND DETAILS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND ARE BASED UPON AS-BUILT INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES BY ELECTRONIC METHOD AND HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES. THE ENGINEER SHALL BE PROMPTLY ADVISED OF ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS AND SAID CONFLICTS SHALL BE RESOLVED BY THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION OPERATIONS. THE CONTRACTOR'S WORK IN CONFIRMING LOCATION AND DETAILS OF EXISTING FACILITIES SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THIS WORK.

GENERAL NOTES RE. PROPOSED CHECKERS RESTAURANT PROJECT:

- TRASH DUMPSTER TO BE ENCLOSED (THREE SIDES) WITH 6' HIGH SOLID MASONRY WALLS AND DOUBLE GATES WITH SIDE ENTRY DOOR.
- ALL PARKING SPACES TO BE PROVIDED WITH 6' WIDE CONCRETE WHEEL STOPS SECURED WITH REINFORCING BARS DRIVEN THROUGH PAVEMENT.
- PARKING AND DRIVES SHALL BE SEAL COATED/RESTRIPED PER CITY MINIMUM STANDARDS. EXCEPT AS NOTED, STRIPING AND PAVEMENT MARKING IMPROVEMENTS AT EXIT DRIVES SHALL BE THERMOPLASTIC, WHEREAS OTHER ON-SITE STRIPING/PAVEMENT MARKINGS SHALL BE WITH APPROVED TRAFFIC BEARING PAINT (9 MILS THICK).
- FIRE LANE STRIPING AND SIGNAGE SHALL BE PROVIDED ALONG THE NORTH AND SOUTH SIDES OF THE PROPOSED BUILDING IN ACCORDANCE WITH CURRENT CITY CODE REQUIREMENTS.
- NO BUILDING FIRE PROTECTION REQUIRED. FIRE PROTECTION TO BE PROVIDED BY EXISTING HYDRANTS ALONG COMMERCIAL BOULEVARD.
- CONCRETE CURBING SHALL BE PROVIDED ADJACENT TO ALL LANDSCAPE TYPE-D BARRIER CURBS SHALL BE PROVIDED IN ALL AREAS WHEREAS ARE EXPOSED TO DIRECT TRAFFIC, WHEREAS EXISTING CURBING MAY BE PROVIDED AROUND INTERIOR LANDSCAPING ISLANDS.
- EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AND NEW LANDSCAPE IMPROVEMENTS SHALL BE PROVIDED PER PLANS WITH ALL LANDSCAPE AREAS TO BE PROVIDED WITH A HOST FREE IRRIGATION SYSTEM.
- SITE LIGHTING SHALL BE PROVIDED BY A COMBINATION OF BOTH FREE STANDING POLES WITH SINGLE/DOUBLE HEADS POINTED 90 DEGREES DOWNWARD, AND BUILDING MOUNTED LIGHTS (FOR SERVICE AREA ALONG REAR OF PROPOSED BUILDING).
- PARAPET WALL SHALL EXTEND ABOVE ROOF TO SHIELD ANY ROOF TOP EQUIPMENT FROM VIEW FROM SURROUNDING AREAS. PROPOSED BUILDING SHALL BE IN REASONABLE HARMONY WITH EXISTING SHOPPING CENTER.
- PROPOSED SIGNAGE IMPROVEMENTS ASSOCIATED WITH CHECKERS RESTAURANT SHOWN ON ENCLOSED PLANS BY CHECKERS.
- PROJECT IMPROVEMENTS SHALL BE CONSTRUCTED IN A SINGLE PHASE.
- ONLY ONE OF THE TWO DRIVEWAY CONNECTIONS TO OFFSITE ROADWAYS LOCATED WITHIN THE CHECKERS LEASE PARCEL SHALL BE CLOSED AT ANY ONE TIME.
- WATER AND SEWER SERVICE TO BE PROVIDED BY CONNECTION TO EXISTING FACILITIES APPROVED BY BROWARD COUNTY UTILITIES.
- PROPOSED SITE TO DRAIN TO EXISTING DRAINAGE FACILITIES, WITH MINOR MODIFICATIONS AS SHOWN ON DETAILED PLANS FOR CHECKERS.

GENERAL NOTES:

- ALL DUMPSTERS TO BE ENCLOSED (THREE SIDES) WITH 6' HIGH SOLID MASONRY WALLS AND DOUBLE GATES, PER CITY CODE, WITH SIDE ENTRY DOOR. ALL DAMAGED GATES TO BE REPLACED WITH CHAIN LINK FENCE GATES WITH SOLID VINYL INSERTS.
- ALL PARKING SPACES TO BE PROVIDED WITH 6' WIDE CONCRETE WHEEL STOPS SECURED WITH REINFORCING BARS DRIVEN THROUGH PAVEMENT PER DETAILS.
- ALL ASPHALT PARKING AND DRIVES SHALL BE SEAL COATED/RESTRIPED PER CITY MINIMUM STANDARDS. STRIPING AND PAVEMENT MARKING IMPROVEMENTS AT EXIT DRIVES SHALL BE THERMOPLASTIC, WHEREAS OTHER ON-SITE STRIPING/PAVEMENT MARKINGS SHALL BE WITH APPROVED TRAFFIC BEARING PAINT (9 MILS THICK).
- FIRE LANE STRIPING AND SIGNAGE SHALL BE PROVIDED ALONG BOTH THE FRONT AND REAR OF THE SHOPPING CENTER IN ACCORDANCE WITH CURRENT CITY CODE REQUIREMENTS. FIRE PROTECTION REQUIRED/PROVIDED FOR FOOD STORE ONLY.
- CONCRETE CURBING SHALL BE PROVIDED ADJACENT TO ALL LANDSCAPE AREAS. TYPE-D BARRIER CURBS SHALL BE PROVIDED IN ALL AREAS WHICH ARE EXPOSED TO DIRECT TRAFFIC, WHEREAS EXISTING CURBING MAY BE PROVIDED AROUND INTERIOR LANDSCAPING ISLANDS. ALL EXISTING DAMAGED CURBING SHALL BE REMOVED/REPLACED.
- EXISTING VEGETATION WITHIN PROPOSED WORK AREAS SHALL BE REMOVED/REPLACED IN ACCORDANCE WITH LANDSCAPE PLANS.
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A HOST FREE IRRIGATION SYSTEM.
- SITE LIGHTING SHALL BE PROVIDED BY A COMBINATION OF BOTH FREE STANDING POLES WITH SINGLE/DOUBLE HEADS POINTED 90 DEGREES DOWNWARD, AND BUILDING MOUNTED LIGHTS (FOR SERVICE AREA ALONG REAR OF PROPOSED BUILDING).
- PARAPET WALL SHALL EXTEND ABOVE ROOF TO SHIELD ANY ROOF TOP EQUIPMENT FROM VIEW FROM SURROUNDING AREAS. BUILDING ELEVATIONS AND FINISHES OF PROPOSED FOOD STORE EXPANSION SHALL MATCH EXISTING CONDITIONS AND COLOR.
- NO CHANGES PROPOSED FOR EXISTING PERMANENT PROJECT SIGNAGE.
- PROJECT IMPROVEMENTS SHALL BE CONSTRUCTED IN A SINGLE PHASE.
- WAIVERS OF CODE REQUIREMENTS FOR SITE PLAN IMPROVEMENTS SHOWN HAVE BEEN APPROVED BY CITY PLANNING AND ZONING BOARD AND THE CITY COUNCIL FOR BOTH THE NUMBER OF PARKING SPACES REQUIRED (518 NOT 522), REDUCED WIDTH FOR A PORTION OF THE PARKING PROVIDED (9' INSTEAD OF 10'), AND THE MAXIMUM NUMBER OF PARKING SPACES WITHOUT A MEDIAN ISLAND (12 MAXIMUM).

ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "ROADWAY AND TRAFFIC DESIGN STANDARDS" MANUAL AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", UNLESS OTHERWISE SPECIFIED.

ONSITE PAVEMENT MARKINGS FOR PARKING STALLS, FIRE LANES, AND ALL MARKING SHALL BE APPROVED TRAFFIC BEARING PAINT, 9 MILS THICK.

PARKING STALL STRIPES SHALL BE 4" WIDE WHITE
HANDICAP PARKING STALL STRIPES AND MARKINGS SHALL BE CORONADO BLUE AT THE WIDTHS NOTED ON THE DETAILS

STOP BARS SHALL BE 24" WIDE WHITE
LANE STRIPES AT STOP BARS SHALL BE DOUBLE 4" WIDE YELLOW
FIRE LANE STRIPING/MESSAGES SHALL BE 4" WIDE YELLOW
PAVEMENT ARROWS SHALL BE 12" WIDE WHITE, TYPICAL (PER DETAILS)

ONSITE PAVEMENT MARKINGS AT EXIT DRIVEWAY CONNECTIONS TO OFFSITE ROADWAY AREAS AND ALL OFFSITE PAVEMENT MARKINGS SHALL BE 9 MIL THICK THERMOPLASTIC AS SUMMARIZED BELOW:

STOP BARS SHALL BE 24" WIDE WHITE
LANE STRIPES AT STOP BARS SHALL BE DOUBLE 4" WIDE YELLOW WITH DOUBLE AMBER RPM'S AT 15' CENTERS, TYPICAL
PAVEMENT ARROWS SHALL BE 12" WIDE WHITE, TYPICAL (PER DETAILS)
PAVEMENT MESSAGES SHALL BE 4" WIDE WHITE, TYPICAL (PER DETAILS)
CROSS WALK STRIPING SHALL BE 12" WIDE WHITE
LANE STRIPES SHALL BE 4" WHITE

SPECIAL NOTES RE. BUILDING FIRE PROTECTION FACILITIES:

- ONLY THE WINN DIXIE STORE (EXISTING PLUS EXPANSION AREA) IS PROTECTED WITH FIRE SPRINKLERS.
- FIRE PROTECTION FOR THE WINN DIXIE STORE INCLUDES FIRE EXTINGUISHERS AND AN "ADT" MONITORING SYSTEM. THE "ADT" SYSTEM MONITORS BOTH THE WATER SYSTEM/GATE VALVES & FIRE ALARM SYSTEM.
- ALL OTHER TENANT SPACES AT THE SHOPPING CENTER ARE PROVIDED WITH REQUIRED/APPLICABLE FIRE PROTECTION INCLUDING THE FOLLOWING (AMONG OTHER METHODS OF FIRE PREVENTION/PROTECTION): INDIVIDUAL SMOKE/FIRE ALARMS; FIRE EXTINGUISHERS, AND, EXIT SIGNS.

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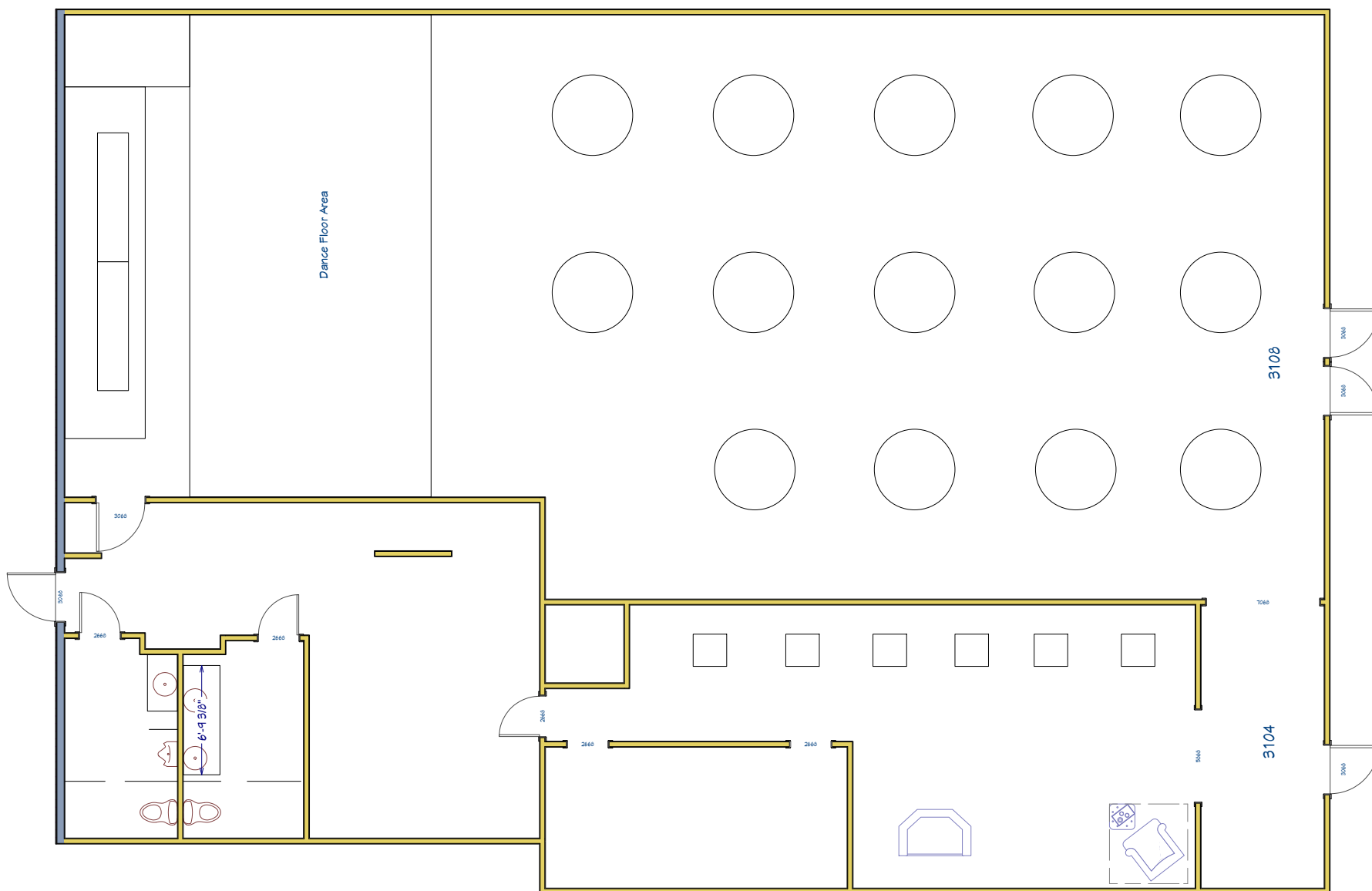
SITE, SIGNING AND MARKING PLAN

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APPROVED BY: RJM
DATE: 4/93
PROJECT NO: TLP-1

SCALE:
1" = 40'

2 OF 11

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DATE:

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