CITY OF TAMARAC
PLANNING BOARD MEETING

Commission Chamber
Wednesday, October 7, 2026
9:00 AM

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1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Minutes

   4.a Minutes - September 2, 2026

5. Planning Board Disclosures

6. City Attorney Statement & Swearing In

7. General Public Comments

8. Public Hearing

   8.a TO2634 - An ordinance of the City Commission of the City of Tamarac, Florida, amending Chapter 10, Article 4 of the City of Tamarac Land Development Code, entitled "Development and Design Standards", by amending Section 10-4.4, entitled "Landscaping and Tree Preservation", to revise landscaping requirements related to synthetic turf and to create a new Subsection 10-4.4(k)(3)(l), entitled "Synthetic Turf", establishing requirements for the installation and maintenance of synthetic turf on single-family residential properties one (1) acre or less in size; to implement and comply with Section 125.572, Florida Statutes, and Rule 62-308.100, Florida Administrative Code; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.

9. Quasi-Judicial Hearing

9.a TBO105 - Order granting/denying Special Exception application for Sexy Vape Smoke Shop to occupy space located at 6041 N. University Drive, Tamarac, Florida 33321 to allow for the use of a Vape/Smoke Shop, in the Mixed-Use Neighborhood (MU-N) zoning district, pursuant to the Table of Allowed Uses in Section 10-3.2 of the Tamarac Code of Ordinances.

9.b TBO106 - Order granting/denying Variance application for Sexy Vape Smoke Shop, 6041 N. University Drive, Tamarac, Florida 33321 seeking relief from Section 10-3.3(D)(15)(e)(i), Code of Ordinances, to reduce the required minimum separation distance from smoke shops, package liquor stores, and schools from one thousand (1,000) feet to three hundred twenty (320) feet.

9.c TR14433 - 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 former Shaker Village Clubhouse property, legally described in Exhibit "A", to permit the construction of the eastside community park consisting of a new 12,670 square foot two-story community center building, tennis court, basketball court, playground, and associated parking located on the east side of The Common, north of W Commercial Boulevard, shown in Exhibit "B" at 2 The Common (Case No. 4-SP-26); providing for conflicts; providing for severability; and providing for an effective date

10. Director's Report

11. Planning Board Reports

12. Adjournment

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

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

TAMARAC
The City For Your Life

PLANNING BOARD AGENDA ITEM REPORT

DATE:	October 7, 2026
SUBMITTED BY:	Collette Blake
ITEM TYPE:	Minutes
AGENDA SECTION:	**Minutes**
TITLE:	Minutes - September 2, 2026

ATTACHMENTS:
9-2-2026 Planning Board Minutes.docx

PLANNING BOARD MEETING MINUTES
WEDNESDAY, SEPTEMBER 2, 2026
9:00 AM
COMMISSION CHAMBER

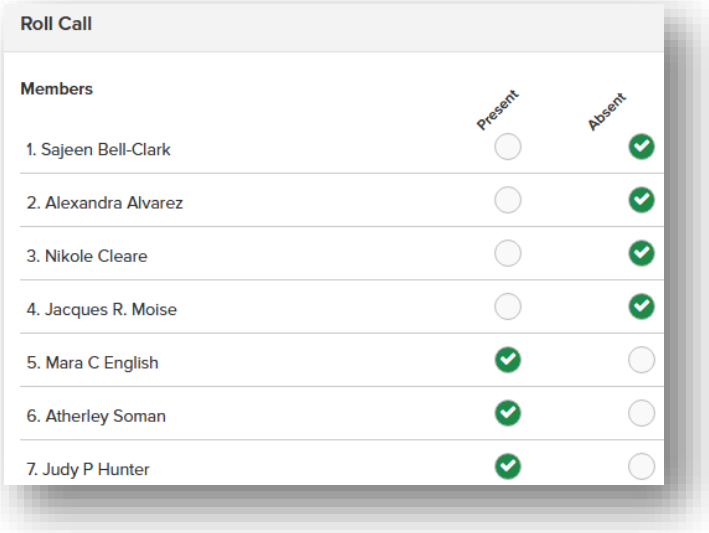
1. **Call to Order**

Mara English as the acting chair called the meeting to order at 9:18 am. The acting chair made the following statement for the record:

"As the acting chair for today's Planning Board meeting, I am appointing alternate members Judy Hunter and Atherley Soman to serve in place of the regular members who are absent, in accordance with the City's Code of Ordinances."

2. **Pledge of Allegiance -** Led by the acting chair.

3. **Roll Call**



4. **Minutes**

4.a Minutes - August 5, 2026

Moved by Judy P Hunter; seconded by Atherley Soman to Approve.
Motion Passed: 3 - 0
Voting For: Mara C English, Atherley Soman, Judy P Hunter
Voting Against: None

5. **Planning Board Disclosures -** There were no disclosures from the board.

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

The City Attorney informed the meeting that since the applicant/designated agent was not present, the proceedings statement was not required.

7. **General Public Comments -** Opened: 9:22 am | Closed: 9:22 am

8. Public Hearing

9. Quasi-Judicial Hearing

9.a TBO105 - Order granting/denying Special Exception application for Sexy Vape Smoke Shop to occupy space located at 6041 N. University Drive, Tamarac, Florida 33321 to allow for the use of a Vape/Smoke Shop, in the Mixed-Use Neighborhood (MU-N) zoning district, pursuant to the Table of Allowed Uses in Section 10-3.2 of the Tamarac Code of Ordinances.

The applicant/designated agent was not present – item cancelled

9.b TBO106 - Order granting/denying Variance application for Sexy Vape Smoke Shop, 6041 N. University Drive, Tamarac, Florida 33321 seeking relief from Section 10-3.3(D)(15)(e)(i), Code of Ordinances, to reduce the required minimum separation distance from smoke shops, package liquor stores, and schools from one thousand (1,000) feet to three hundred twenty (320) feet.

The applicant/designated agent was not present – item cancelled

10. Director's Report

10.a Update on item(s) heard at previous Meetings

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

11. **Planning Board Reports -** There were no reports from the board.

12. Adjournment - Meeting adjourned at 9:24 am

Colette Blake

Planning Board Secretary

TAMARAC
The City For Your Life

AGENDA ITEM NO. 8.a

PLANNING BOARD AGENDA ITEM REPORT

DATE:	October 7, 2026
SUBMITTED BY:	Collette Blake
ITEM TYPE:	Ordinance
TEMP. ORDINANCE NUMBER:	2634
AGENDA SECTION:	**Public Hearing**
TITLE:	TO2634 - An ordinance of the City Commission of the City of Tamarac, Florida, amending Chapter 10, Article 4 of the City of Tamarac Land Development Code, entitled "Development and Design Standards", by amending Section 10-4.4, entitled "Landscaping and Tree Preservation", to revise landscaping requirements related to synthetic turf and to create a new Subsection 10-4.4(k)(3)(l), entitled "Synthetic Turf", establishing requirements for the installation and maintenance of synthetic turf on single-family residential properties one (1) acre or less in size; to implement and comply with Section 125.572, Florida Statutes, and Rule 62-308.100, Florida Administrative Code; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.

ATTACHMENTS:

1. Memo TO2634_Synthetic Turf.docx
2. TO#2634 Text Amendment 10-4.4 Synthetic Turf.docx

HB 683.pdf
Rule 62-308.100.pdf

CITY OF TAMARAC
INTEROFFICE MEMORANDUM (26-07-008M)
COMMUNITY DEVELOPMENT

TO: Planning Board

FROM: Kent Walia
Director of Community Development

DATE: October 7, 2026

RE: **TO# 2634:** Ordinance Amending LDC Chapter 10, Section 10-4.4 entitled "Landscaping and Tree Preservation," to establish provisions for the installation of synthetic turf.

Recommendation: The Director of Community Development recommends that the Planning Board forward a favorable recommendation of approval for the proposed text amendment to Land Development Code (LDC) Chapter 10, Article 4, Section 10-4.4, entitled "Landscaping and Tree Preservation," to revise landscaping requirements related to synthetic turf and establish provisions for its installation and maintenance on single-family residential properties one acre or less in size, to the City Commission on First Reading at its October 14, 2026 meeting and Second Reading at its October 28, 2026 meeting (see attached Temporary Ordinance No. 2634).

Issue: Changes in State law governing the installation of synthetic turf on single-family residential properties one acre or less in size require amendments to the City's Land Development Code to ensure compliance with Section 125.572, Florida Statutes, and Rule 62-308.100, Florida Administrative Code.

Background: The Florida Legislature enacted CS/CS/HB 683 (2025), Chapter 2025-140, Laws of Florida, which created Section 125.572, Florida Statutes, relating to the regulation of synthetic turf and directing the Florida Department of Environmental Protection (DEP) to adopt minimum standards for the installation of synthetic turf on single-family residential properties one acre or less in size. Section 125.572, Florida Statutes, provides that, upon adoption of implementing rules by DEP, a local government may not prohibit the installation of synthetic turf that complies with DEP standards or adopt or enforce regulations governing synthetic turf that are inconsistent with such standards (see attached HB 683 and Rule 62-308.100).

DEP subsequently adopted Rule 62-308.100, Florida Administrative Code, effective May 19, 2026, establishing minimum standards for the installation of synthetic turf on single-family residential properties one acre or less in size. As a result, amendments to the City's Land Development Code (LDC) are necessary to create regulations governing synthetic turf to be consistent with the applicable statewide requirements.

The proposed amendment establishes a regulatory framework for Tamarac property owners consistent with the applicable State requirements. The amendment addresses material composition, infill materials, permeability and drainage, stormwater management, potable water conservation, water quality protection, tree protection, installation standards, maintenance, restrictions within public rights-of-way, alleyways, and utility easements, and compliance and enforcement. The amendment also revises the City's minimum landscaping requirements to allow

synthetic turf as a permitted non-plant material in applicable pervious areas for qualifying single-family residential properties.

Analysis: Synthetic turf has become increasingly common in residential settings due to water conservation benefits, reduced maintenance requirements, durability, and aesthetics. At the same time, installation practices must be regulated to ensure compliance with applicable State requirements and to address drainage, stormwater management, tree protection, water quality, installation stability, and maintenance considerations.

The proposed Ordinance amends Chapter 10, Section 10-4.4 of the City's Land Development Code, entitled "Landscaping and Tree Preservation," by revising existing provisions in section 10-4.4(K) "General Requirements for All Landscaping" and creating subsection 10-4.4(K)(3)(l), entitled "Synthetic Turf," establishing the following standards governing the installation of synthetic turf:

- Applicability to single-family residential properties one acre or less in size
- Material composition and environmental safety
- Permitted infill materials
- Color requirements
- Permeability and positive drainage requirements
- Stormwater management protections
- Irrigation system removal and potable water conservation
- Water quality safeguards
- Tree protection requirements
- Installation and anchoring standards
- Ongoing maintenance obligations
- Restrictions within public rights-of-way, alleyways, and utility easements
- Compliance and enforcement requirements

The amendment also revises Section 10-4.4(L)(1)(b), entitled "Minimum Development Site Planting Requirements," to allow for the installation of synthetic turf as a permitted non-plant material in pervious areas of single-family residential parcels one acre or less in size in accordance with Section 10-4.4(K)(3)(l).

The proposed Ordinance aligns the City's LDC with Section 125.572, Florida Statutes, and Rule 62-308.100, Florida Administrative Code, by establishing standards applicable to synthetic turf installations on single-family residential properties one acre or less in size and removing or modifying local provisions that may conflict with applicable State requirements.

Additionally, Section 10-5.4(D)(3) of the LDC establishes criteria by which an amendment to the text of the Code may be considered. This proposed amendment demonstrates compliance with the following standards:

Amendment to Text of Development Code

(a) Is consistent with the Comprehensive Plan;

The proposed amendment is consistent with the Future Land Use Element, Objective 1, which requires the City to administer and adopt appropriate land development code revisions and amend them as needed to respond to changing conditions. The proposed amendment responds to changes in State law governing synthetic turf and establishes updated development standards applicable to single-family residential properties one acre or less in size.

The amendment establishes clear regulations governing the installation and maintenance of synthetic turf to ensure that such installations are appropriately integrated into residential landscaping, compatible with surrounding development, and consistent with the overall character of the community.

(b) Conflicts with any other provisions of the Tamarac City Code;

The proposed text amendment does not conflict with any provision of the Tamarac City Code. The amendment has been drafted to complement existing landscaping, site development, and property maintenance regulations while providing specific standards governing the use of synthetic turf. Furthermore, the proposed regulations are designed to ensure consistency with applicable state laws and regulations, including Section 125.572, Florida Statutes, and Rule 62-308.100, Florida Administrative Code, governing synthetic turf installations.

(c) Is required by changed conditions;

The adoption of Section 125.572, Florida Statutes, and the subsequent implementation of Rule 62-308.100, Florida Administrative Code, necessitate updates to the City's LDC to ensure consistency with current state law while preserving the City's ability to maintain high-quality landscape and design standards.

(d) Addresses a demonstrated community need;

The proposed amendment addresses a demonstrated community need for clear and consistent standards governing the installation and use of synthetic turf within the City. Additionally, the proposed regulations establish objective standards that provide certainty to property owners, developers, and City staff while ensuring that synthetic turf installations contribute positively to neighborhood aesthetics and community character. The amendment also addresses concerns related to compatibility, maintenance, environmental impacts, and long-term appearance.

(e) Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and would ensure efficient development within the City;

The proposed amendment is necessary to implement and remain consistent with Florida law governing the use of synthetic turf on single-family residential properties. It is also consistent with the purpose and intent of the City's zoning districts by establishing clear standards for installation

and maintenance. The proposed standards address appearance, permeability, maintenance, and compatibility with surrounding properties to preserve neighborhood aesthetics and ensure well-maintained residential development.

(f) Would result in a logical and orderly development pattern; and

The proposed amendment promotes a logical and orderly development pattern by establishing clear, predictable, and uniformly applicable standards for synthetic turf installations. The Land Development Code already permits nonliving ground cover, including synthetic turf, in all zoning districts when limited to borders, sidewalks, steppingstones, and similar applications, provided such materials do not exceed 15 percent of the landscaped area pursuant to Section 10-4.4(K)(3)(d)(iii). The proposed amendment builds upon this existing framework by providing additional standards for the appropriate use of synthetic turf while maintaining consistency with the City's landscaping and development requirements.

(g) *Would avoid significantly adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment*.

The proposed amendment is not expected to result in any significant adverse impacts on the natural environment. The amendment incorporates standards intended to ensure that synthetic turf installations are designed and maintained in a manner that protects environmental resources and complies with applicable state regulations governing permeability, drainage, stormwater management, tree and shrub installation, and environmental performance.

Conclusion: The proposed amendment is consistent with State law, the Comprehensive Plan, and the City's long-term sustainability objectives. This item also supports the City's Strategic Plan Goal #1, "Tamarac is Home" by ensuring consistent upkeep of residential properties, and Goal #4, "Tamarac is Vibrant," by promoting alternative landscaping materials that do not require irrigation and promote the conservation of the City's water resources.

As such, the staff recommends that Planning Board forward a favorable recommendation of approval for the adoption the proposed text amendment to LDC Chapter 10, Article 4, Section 10-4.4, entitled "Landscaping and Tree Preservation," to revise landscaping requirements related to synthetic turf and establish provisions for its installation and maintenance on single-family residential properties one acre or less in size, to the City Commission on First Reading at its October 14, 2026 meeting and Second Reading at its October 28, 2026 meeting (see attached Temporary Ordinance No. 2634).

Fiscal Impact: The amendment outlines the City's ability to regulate the installation of synthetic turf on single family property equal to or less than one acre in size without creating additional regulatory burden.

Kent Walia

Kent Walia,
Community Development Director

Attachment: Temporary Ordinance No. 2634
HB 683
Rule 62-308-100

KW/MM

CITY OF TAMARAC, FLORIDA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, AMENDING CHAPTER 10, ARTICLE 4 OF THE CITY OF TAMARAC LAND DEVELOPMENT CODE, ENTITLED "DEVELOPMENT AND DESIGN STANDARDS", BY AMENDING SECTION 10-4.4, ENTITLED "LANDSCAPING AND TREE PRESERVATION", TO REVISE LANDSCAPING REQUIREMENTS RELATED TO SYNTHETIC TURF AND TO CREATE A NEW SUBSECTION 10-4.4(K)(3)(l), ENTITLED "SYNTHETIC TURF", ESTABLISHING REQUIREMENTS FOR THE INSTALLATION AND MAINTENANCE OF SYNTHETIC TURF ON SINGLE-FAMILY RESIDENTIAL PROPERTIES ONE (1) ACRE OR LESS IN SIZE; TO IMPLEMENT AND COMPLY WITH SECTION 125.572, FLORIDA STATUTES, AND RULE 62-308.100, FLORIDA ADMINISTRATIVE CODE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Article IV, Section 4.07 of the City Charter of the City of Tamarac ("City") empowers the City Commission to adopt, amend, or repeal such ordinances as may be required for the proper governance of the City; and

WHEREAS, the Florida Legislature enacted CS/CS/HB 683 (2025), Chapter 2025-140, Laws of Florida, which created Section 125.572, Florida Statutes, relating to the regulation of synthetic turf and directing the Florida Department of Environmental

Protection (“DEP”) to adopt minimum standards for the installation of synthetic turf on single-family residential properties one (1) acre or less in size; and

WHEREAS, Section 125.572(4), Florida Statutes, as subsequently amended, provides that, upon the adoption of implementing rules by DEP, a local government may not prohibit the installation of synthetic turf that complies with DEP standards or adopt or enforce regulations governing synthetic turf that are inconsistent with such standards; and

WHEREAS, DEP adopted Rule 62-308.100, Florida Administrative Code, effective May 19, 2026, establishing minimum standards for the installation of synthetic turf on single-family residential properties one (1) acre or less in size; and

WHEREAS, the City Commission of the City of Tamarac recognizes the necessity of aligning the City’s Land Development Code with Section 125.572, Florida Statutes, and Rule 62-308.100, Florida Administrative Code, to ensure that local regulations governing synthetic turf are consistent with applicable statewide requirements; and

WHEREAS, the Director of the Community Development Department has reviewed the applicable state law and administrative rule and recommends amendments to the City’s Land Development Code to implement and comply with the applicable statewide standards governing the installation of synthetic turf on single-family residential properties of one (1) acre or less in size and to remove or modify any conflicting local regulations; and

WHEREAS, the City Commission finds that the adoption of this ordinance advances the public interest by ensuring regulatory clarity, statewide uniformity, and predictability for property owners and installers, while maintaining applicable standards

that protect public health, safety, and environmental quality; and

WHEREAS, the City Commission finds that the proposed amendments are consistent with the City's Comprehensive Plan and that there are no conflicts between the proposed amendments and the applicable policies of the Comprehensive Plan; and

WHEREAS, the City Commission finds and determines that this ordinance is in the best interests of the citizens, residents, and property owners of the City of Tamarac.

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

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

SECTION 2. That Chapter 10, Article 4 of the City of Tamarac Land Development Code, entitled "Development and Design Standards", is hereby amended by revising Section 10-4.4, entitled "Landscaping and Tree Preservation" as follows:

10-4.4 Landscaping and Tree Preservation

****

(K) General Requirements for All Landscaping

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

(3) **Installation.** All required landscaping and landscape areas shall be installed in accordance with landscaping best management practices, Florida-friendly landscaping principles, American National Standards Institute (ANSI) A-300 standards, and the standards in this subsection.

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(d) **Groundcover**

****

(v) Single-family residential properties one (1) acre or less in size that install synthetic turf shall not be required to comply with the provisions of subsections (i) through (iv) above and shall instead be regulated pursuant to § 10-4.4(K)(3)(l).

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(l) **Synthetic Turf**

(i) Definition. Synthetic Turf is a manufactured product that resembles natural grass and is used as a surface for landscaping and recreational areas, consistent with section 125.572(1), Florida Statutes.

(ii) Applicability. This subsection applies to single-family residential properties one (1) acre or less in size. In accordance with section 125.572, Florida Statutes, and Rule 62-308.100, Florida Administrative Code, the City shall not prohibit a property owner from installing synthetic turf that complies with the minimum standards established by the Florida Department of Environmental Protection pursuant to section 125.572, Florida Statutes, nor shall the City regulate synthetic turf in a manner inconsistent with such standards.

(iii) Material standards. Synthetic turf, backing materials, coatings, and infill materials shall be free of heavy metals and intentionally added PFAS and shall be suitable for disposal in permitted landfills.

(iv) Infill materials. Permitted infill materials shall consist of clean silica sand, coated silica sand with a non-toxic coating, shell, rock, or other natural materials. Synthetic or rubber infill materials may only be used within playground equipment footprints where otherwise permitted by law. Infill shall be installed to prevent migration or washout from the property.

(v) Color. Green synthetic turf shall be permitted.

(vi) Drainage/Permeability. Synthetic turf installations shall maintain positive drainage, use permeable base materials, and comply with the permeability requirements of Rule 62-308.100, Florida Administrative

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Code. Installation shall not adversely affect soil percolation or drainage.

(vii) Stormwater Management. Installation shall not increase runoff volume, rate, or direction onto adjacent properties and shall not impair approved drainage or stormwater management systems. Where practicable, runoff shall be directed to pervious areas on the property.

(viii) Potable Water Conservation. In-ground irrigation systems shall not be used to irrigate synthetic turf areas. Existing irrigation heads within synthetic turf areas shall be removed and capped.

(ix) Water Quality Protection. Synthetic turf shall not be installed within swales, ditches, stormwater ponds, or stormwater pond littoral zones. Any required waterbody buffer or setback shall not be more restrictive than that applicable to natural turf and shall otherwise comply with Rule 62-308.100, Florida Administrative Code.

(x) Tree Protection. Synthetic turf shall not be installed within the drip line of a tree where the installation would adversely affect the health or stability of the tree. Installation within a tree drip line shall require certification from a certified arborist, consistent with Rule 62-308.100, Florida Administrative Code.

(xi) Installation Standards. Synthetic turf shall be installed in accordance with manufacturer specifications and anchored along edges and seams to withstand normal wind, flooding, and other weather conditions.

(xii) Maintenance. Synthetic turf shall be maintained free from tears, holes, loose seams, weeds, odors, staining, deterioration that adversely affect its safe use, drainage, or compliance with this subsection.

(xiii) Synthetic turf shall not be installed within public rights-of-way, alleyways, or utility easements adjacent to single-family homes unless expressly authorized by the City, utility provider, or other governmental entity having jurisdiction.

(xiv) Prohibition. The installation of synthetic turf shall be prohibited on single-family residential property greater than one (1) acre in size.

(xv) Compliance and Enforcement. Synthetic turf shall comply with the applicable requirements of section 125.572, Florida Statutes, Rule 62-308.100, Florida Administrative Code, and this subsection. The City, through its Code Compliance Division, may cite any noncompliant installation and require corrective action, including repair, modification, replacement, or removal, as necessary to achieve compliance. Failure to complete required corrective action shall constitute a violation of this

Chapter and may be enforced pursuant to the City's applicable code compliance procedures.

(xvi) The installation of synthetic turf on a single-family property does not preclude compliance with any other Chapter of the Code of Ordinances or Land Development Code that do not conflict with Florida State Statutes.

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(L) Minimum Landscaping Requirements

(1) **Minimum Development Site Planting Requirements**

(a) New developments shall provide plantings within pervious areas of the development site in accordance with the standards in Table 10-4.6 below, for the base zoning district in which the development is located and the size of the lot containing the development.

(b) The pervious area not covered by buildings, vehicular use areas, waterways, and walkways shall be landscaped including, but not limited to, turf grass, groundcover, trees, shrubs, and other plant material. Notwithstanding the foregoing, synthetic turf may be installed on single-family residential properties one (1) acre or less in size in accordance with § 10-4.4(K)(3)(l).

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

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

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

SECTION 6. This Ordinance shall become effective upon adoption.

[INTENTIONALLY LEFT BLANK]

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PASSED, FIRST READING this _____ day of _____, 2026.

PASSED, SECOND READING this _____day of _____, 2026.

_____
MICHELLE J. GOMEZ
MAYOR

ATTEST:

_____
KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE: 1ST Reading

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

RECORD OF COMMISSION VOTE: 2ND Reading

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

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

_____
HANS OTTINOT
CITY ATTORNEY

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

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

An act relating to construction regulations; creating s. 125.572, F.S.; defining the term "synthetic turf"; requiring the Department of Environmental Protection to adopt minimum standards for the installation of synthetic turf on specified properties; requiring that the standards take into account specified factors; prohibiting local governments from adopting or enforcing any ordinance, resolution, order, rule, or policy that prohibits, or is enforced to prohibit, property owners from installing synthetic turf meeting certain standards on single-family residential property; prohibiting local governments from adopting or enforcing specified ordinances, resolutions, orders, rules, or policies that regulate synthetic turf which are inconsistent with specified standards; requiring the department to adopt rules; creating s. 218.755, F.S.; requiring local governmental entities to approve or deny certain price quotes and send written notice to contractors within a specified timeframe; requiring denial notices to specify alleged deficiencies and actions necessary to remedy such deficiencies; requiring certain payment to a contractor if a local governmental entity fails to provide such notice; prohibiting contracts from

altering specified duties of a local governmental entity; amending s. 255.0992, F.S.; prohibiting the state or political subdivisions that contract for public works projects from penalizing or rewarding bidders for performing larger or smaller volumes of construction work for the state or political subdivisions; amending s. 399.035, F.S.; requiring only one support rail in an elevator car interior to meet certain specifications; amending s. 489.505, F.S.; revising the definition of the term "certified alarm system contractor"; amending s. 553.73, F.S.; providing an exemption from the Florida Building Code for systems or equipment located on property within a spaceport territory which is used for specified purposes; reenacting and amending s. 553.79, F.S.; prohibiting local governments from requiring copies of contracts and certain associated documents for the issuance of building permits or as a requirement for the submission of building permit applications; amending s. 553.791, F.S.; revising definitions; revising the conditions under which specified contractors may elect to use a private provider to provide inspection services; authorizing private providers to use automated or software-based plans review systems designed to make certain

determinations; requiring local building officials to issue permits within a specified timeframe if such permit application is related to certain single-trade plans reviews; authorizing certain inspections to be performed in person or virtually; amending s. 497.271, F.S.; conforming a cross-reference; providing an effective date.

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

Section 1. Section 125.572, Florida Statutes, is created to read:

125.572 Regulation of synthetic turf.—

(1) As used in this section, the term "synthetic turf" means a manufactured product that resembles natural grass and is used as a surface for landscaping and recreational areas.

(2) The Department of Environmental Protection shall adopt minimum standards for the installation of synthetic turf on single-family residential properties 1 acre or less in size. The standards must take into account material type, color, permeability, stormwater management, potable water conservation, water quality, proximity to trees and other vegetation, and other factors impacting environmental conditions of adjacent properties.

(3) Upon the Department of Environmental Protection

adopting rules pursuant to subsection (4), a local government may not:

(a) Adopt or enforce any ordinance, resolution, order, rule, or policy that prohibits, or is enforced to prohibit, a property owner from installing synthetic turf that complies with Department of Environmental Protection standards adopted pursuant to this section which apply to single-family residential property.

(b) Adopt or enforce any ordinance, resolution, order, rule, or policy that regulates synthetic turf which is inconsistent with the Department of Environmental Protection standards adopted pursuant to this section which apply to single-family residential property.

(4) The Department of Environmental Protection shall adopt rules to implement this section.

Section 2. Section 218.755, Florida Statutes, is created to read:

218.755 Prompt processing of change orders.—For any contract for construction services entered into on or after July 1, 2025, if a local governmental entity receives from its contractor a price quote for a change order requested or issued by the local governmental entity for construction services, and the price quote conforms to all statutory requirements and contractual requirements for the project, the local governmental entity must approve or deny the price quote and send written

notice of that decision to the contractor within 35 days after receipt of such quote. A denial notice must specify the alleged deficiencies in the price quote and the actions necessary to remedy those deficiencies. If the local governmental entity fails to provide the contractor with a notice in compliance with this section, the change order and price quote are deemed approved, and the local governmental entity must pay the contractor the amount stated in the price quote upon the completion of the change order. A contract between a local governmental entity and a contractor may not alter the local governmental entity's duties under this section.

Section 3. Paragraph (d) is added to subsection (2) of section 255.0992, Florida Statutes, to read:

255.0992 Public works projects; prohibited governmental actions.—

(2) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not take the following actions:

(d) When scoring or evaluating bids for a public works project, penalize a bidder for performing a larger volume of construction work for the state or political subdivision or reward a bidder for performing a smaller volume of construction work for the state or political subdivision.

Section 4. Paragraph (b) of subsection (1) of section 399.035, Florida Statutes, is amended to read:

399.035 Elevator accessibility requirements for the physically handicapped.—

(1) Each elevator, the installation of which is begun after October 1, 1990, must be made accessible to physically handicapped persons with the following requirements:

(b) Each elevator car interior must have a support rail on at least one wall. All support rails must be smooth and have no sharp edges and must not be more than 1 1/2 inches thick or 2 1/2 inches in diameter. At least one support rail ~~Support rails~~ must be continuous and a minimum length of 42 inches overall. The inside surface of support rails must be 1 1/2 inches clear of the car wall. The distance from the top of the support rail to the finished car floor must be at least 31 inches and not more than 33 inches. Padded or tufted material or decorative materials such as wallpaper, vinyl, cloth, or the like may not be used on support rails.

Section 5. Subsection (7) of section 489.505, Florida Statutes, is amended to read:

489.505 Definitions.—As used in this part:

(7) "Certified alarm system contractor" means an alarm system contractor who possesses a certificate of competency issued by the department. The scope of certification is limited to alarm circuits originating in the alarm control panel and equipment governed by the applicable provisions of Articles 722, 725, 760, 770, 800, and 810 of the National Electrical Code,

Current Edition, and National Fire Protection Association Standard 72, Current Edition. The scope of certification for alarm system contractors also includes the installation, repair, fabrication, erection, alteration, addition, or design of electrical wiring, fixtures, appliances, thermostats, apparatus, raceways, and conduit, or any part thereof not to exceed 98 volts (RMS), when those items are for the purpose of transmitting data or proprietary video (satellite systems that are not part of a community antenna television or radio distribution system) or providing central vacuum capability, surveillance cameras, or electric locks; however, this provision governing the scope of certification does not create any mandatory licensure requirement.

Section 6. Paragraph (m) is added to subsection (10) of section 553.73, Florida Statutes, to read:

553.73 Florida Building Code.—

(10) The following buildings, structures, and facilities are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the Legislature and provided by law:

(m) Any system or equipment, whether affixed or movable, which is located on property within a spaceport territory pursuant to s. 331.304 and which is used for the production, erection, alteration, modification, repair, launch, processing, recovery, transport, integration, fueling, conditioning, or

equipping of a space launch vehicle, payload, or spacecraft.

With the exception of paragraphs (a), (b), (c), and (f), in order to preserve the health, safety, and welfare of the public, the Florida Building Commission may, by rule adopted pursuant to chapter 120, provide for exceptions to the broad categories of buildings exempted in this section, including exceptions for application of specific sections of the code or standards adopted therein. The Department of Agriculture and Consumer Services shall have exclusive authority to adopt by rule, pursuant to chapter 120, exceptions to nonresidential farm buildings exempted in paragraph (c) when reasonably necessary to preserve public health, safety, and welfare. The exceptions must be based upon specific criteria, such as under-roof floor area, aggregate electrical service capacity, HVAC system capacity, or other building requirements. Further, the commission may recommend to the Legislature additional categories of buildings, structures, or facilities which should be exempted from the Florida Building Code, to be provided by law. The Florida Building Code does not apply to temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.

Section 7. Paragraph (f) of subsection (1) of section 553.79, Florida Statutes, is amended, and subsection (11) of that section is reenacted, to read:

553.79 Permits; applications; issuance; inspections.—

(1)

(f) A local government may not require a contract between a builder and an owner, any copies of such contract, or any associated document, including, but not limited to, letters of intent, material costs lists, labor costs, or overhead or profit statements, for the issuance of a building permit or as a requirement for the submission of a building permit application.

(11) Any state agency whose enabling legislation authorizes it to enforce provisions of the Florida Building Code may enter into an agreement with any other unit of government to delegate its responsibility to enforce those provisions and may expend public funds for permit and inspection fees, which fees may be no greater than the fees charged others. Inspection services that are not required to be performed by a state agency under a federal delegation of responsibility or by a state agency under the Florida Building Code must be performed under the alternative plans review and inspection process created in s. 553.791 or by a local governmental entity having authority to enforce the Florida Building Code.

Section 8. Paragraphs (l) and (q) of subsection (1) and subsections (5) through (8) of section 553.791, Florida Statutes, are amended to read:

553.791 Alternative plans review and inspection.—

(1) As used in this section, the term:

(l) "Permit application" means a properly completed and submitted application for the requested building or construction permit, including:

1. The plans reviewed by the private provider, or in the case of a single-trade plans review where a private provider uses an automated or software-based plans review system pursuant to subsection (6), the information reviewed by the automated or software-based plans review system to determine compliance with one or more applicable codes.

2. The affidavit from the private provider required under subsection (6).

3. Any applicable fees.

4. Any documents required by the local building official to determine that the fee owner has secured all other government approvals required by law.

(q) "Single-trade inspection" or "single-trade plans review" means any inspection or plans review focused on a single construction trade, such as plumbing, mechanical, or electrical. The term includes, but is not limited to, inspections or plans reviews of door or window replacements; fences and block walls more than 6 feet high from the top of the wall to the bottom of the footing; stucco or plastering; reroofing with no structural alteration; solar energy and energy storage installations or alterations; HVAC replacements; ductwork or fan replacements; alteration or installation of wiring, lighting, and service

panels; water heater changeouts; sink replacements; and repiping.

(5) After construction has commenced and if either the local building official is unable to provide inspection services in a timely manner or the work subject to inspection is related to a single-trade inspection for a single-family or two-family dwelling, the fee owner or the fee owner's contractor may elect to use a private provider to provide inspection services by notifying the local building official of the owner's or contractor's intention to do so by 2 p.m. local time, 2 business days before the next scheduled inspection using the notice provided for in paragraphs (4)(a)-(c).

(6) A private provider performing plans review under this section shall review the plans to determine compliance with the applicable codes. For single-trade plans reviews, a private provider may use an automated or software-based plans review system designed to determine compliance with one or more applicable codes, including, but not limited to, the National Electrical Code and the Florida Building Code. Upon determining that the plans reviewed comply with the applicable codes, the private provider shall prepare an affidavit or affidavits certifying, under oath, that the following is true and correct to the best of the private provider's knowledge and belief:

(a) The plans were reviewed by the affiant, who is duly authorized to perform plans review pursuant to this section and

holds the appropriate license or certificate.

(b) The plans comply with the applicable codes.

Such affidavit may bear a written or electronic signature and may be submitted electronically to the local building official.

(7)(a) No more than 20 business days, or if the permit application is related to a single-trade plans review for a single-family or two-family dwelling, no more than 5 business days, after receipt of a permit application and the affidavit from the private provider required pursuant to subsection (6), the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections. If the local building official does not provide a written notice of the plan deficiencies within the prescribed time ~~20-day~~ period, the permit application must ~~shall~~ be deemed approved as a matter of law, and the permit must ~~shall~~ be issued by the local building official on the next business day.

(b) If the local building official provides a written notice of plan deficiencies to the permit applicant within the prescribed time ~~20-day~~ period, the time ~~20-day~~ period is ~~shall be~~ tolled pending resolution of the matter. To resolve the plan deficiencies, the permit applicant may elect to dispute the deficiencies pursuant to subsection (15) or to submit revisions

to correct the deficiencies.

(c) If the permit applicant submits revisions, the local building official has the remainder of the tolled time ~~20-day~~ period plus 5 business days after ~~from~~ the date of resubmittal to issue the requested permit or to provide a second written notice to the permit applicant stating which of the previously identified plan features remain in noncompliance with the applicable codes, with specific reference to the relevant code chapters and sections. Any subsequent review by the local building official is limited to the deficiencies cited in the written notice. If the local building official does not provide the second written notice within the prescribed time period, the permit must ~~shall~~ be deemed approved as a matter of law, and the local building official must issue the permit on the next business day.

(d) If the local building official provides a second written notice of plan deficiencies to the permit applicant within the prescribed time period, the permit applicant may elect to dispute the deficiencies pursuant to subsection (15) or to submit additional revisions to correct the deficiencies. For all revisions submitted after the first revision, the local building official has an additional 5 business days after ~~from~~ the date of resubmittal to issue the requested permit or to provide a written notice to the permit applicant stating which of the previously identified plan features remain in

noncompliance with the applicable codes, with specific reference to the relevant code chapters and sections.

(8) A private provider performing required inspections under this section shall inspect each phase of construction as required by the applicable codes. Such inspection, including a single-trade inspection, may be performed in person ~~in-person~~ or virtually. The private provider may have a duly authorized representative perform the required inspections, provided all required reports are prepared by and bear the written or electronic signature of the private provider or the private provider's duly authorized representative. The duly authorized representative must be an employee of the private provider entitled to receive reemployment assistance benefits under chapter 443. The contractor's contractual or legal obligations are not relieved by any action of the private provider.

Section 9. Subsection (3) of section 497.271, Florida Statutes, is amended to read:

497.271 Standards for construction and significant alteration or renovation of mausoleums and columbaria.—

(3) The licensing authority shall transmit the rules as adopted under subsection (2), ~~hereinafter~~ referred to as the "mausoleum standards," to the Florida Building Commission, which shall initiate rulemaking under chapter 120 to consider such mausoleum standards. If such mausoleum standards are not deemed acceptable, they must ~~shall~~ be returned by the Florida Building

Commission to the licensing authority with details of changes needed to make them acceptable. If such mausoleum standards are acceptable, the Florida Building Commission must ~~shall~~ adopt a rule designating the mausoleum standards as an approved revision to the State Minimum Building Codes under part IV of chapter 553. When ~~so~~ designated by the Florida Building Commission, such mausoleum standards shall become a required element of the State Minimum Building Codes under s. 553.73(2)(a) ~~s. 553.73(2)~~ and shall be transmitted to each local enforcement agency, as defined in s. 553.71(5). Such local enforcement agency shall consider and inspect for compliance with such mausoleum standards as if they were part of the local building code, but shall have no continuing duty to inspect after final approval of the construction pursuant to the local building code. Any further amendments to the mausoleum standards shall be accomplished by the same procedure. Such designated mausoleum standards, as from time to time amended, shall be a part of the State Minimum Building Codes under s. 553.73 until the adoption and effective date of a new statewide uniform minimum building code, which may supersede the mausoleum standards as provided by the law enacting the new statewide uniform minimum building code.

Section 10. This act shall take effect July 1, 2025.

62-308.100 Synthetic Turf.

(1) Scope.

(a) "Synthetic turf" is defined by s. 125.572(1), F.S.

(b) Pursuant to s. 125.572, F.S., this rule establishes minimum standards for the installation of synthetic turf on single-family residential properties of 1 acre or less in size. Pursuant to s. 125.572(3), F.S., local governments may not regulate synthetic turf in a manner inconsistent with these minimum standards. This rule does not establish nor require any new department-issued permit or authorization for the installation of synthetic turf,

(c) These standards do not modify the property rights of any entity, including any fee simple interests or any less-than-fee interests, such as easements or rights of way.

(2) Material type.

(a) Synthetic turf, including backing material and infill, must not contain heavy metals or intentionally added per- and polyfluoroalkyl substances.

(b) Synthetic turf, including backing materials and infill, must be disposable under normal conditions at any Chapter 62-701, F.A.C., Florida permitted landfill.

(c) Infill material, if used, shall only be clean silica sand, rock, shell, or other natural material, except that coated silica sand may be used provided that any coating used is non-toxic and meets the requirements described in paragraphs (2)(a) and (2)(b). Rubber or any other synthetic infill material is allowed only within the footprint of playground equipment and must also meet the requirements described in paragraphs (2)(a) and (2)(b). Installation shall be designed to prevent washing away of any infill material off the residential property.

(d) Subgrade shall be composed of natural materials, such as crushed rock, or crushed concrete that meets the permeability requirements of this rule. Subgrade materials shall be washed prior to installation to prevent fines from binding.

(3) Color. Green synthetic turf shall be allowed.

(4) Permeability.

(a) Synthetic turf must be permeable and affixed to permeable backing with a pervious subgrade. A local government may establish a quantifiable standard of a maximum of 10 inches per hour for all layers.

(b) Synthetic turf must be installed over a subgrade prepared for positive drainage and evenly graded porous material.

(c) Soil beneath installed subgrade shall not be compacted to the extent that it adversely impacts percolation through the soil.

(5) Stormwater management.

(a) Installation of synthetic turf must be designed and installed to prevent pooling or an increase in the stormwater runoff volume, direction, or rates to adjacent properties and, where possible, runoff shall be directed to on-site pervious areas.

(b) Installation of synthetic turf must not alter the permitted stormwater management system as designed and shall not be installed within a swale, ditch, stormwater pond, or a stormwater pond's littoral zone.

(6) Potable water conservation.

(a) In-ground irrigation systems cannot be used to irrigate synthetic turf areas.

(b) If any in-ground system is already installed, a local government may require that irrigation heads be removed and pipe capped.

(7) Water quality.

(a) Synthetic turf shall not cause or contribute to violations of state water quality standards.

(b) Buffer zones around natural or man-made waterbodies may be established to protect against erosion and reduce pollution provided that such buffer for synthetic turf is no greater or restrictive than what is applicable to natural turf. Where no buffer zone has been established, synthetic turf shall be installed no closer than 10 feet from a natural or man-made waterbody as measured from the applicable ordinary or mean high water line except where there is a physical barrier between the synthetic turf and the waterbody (such as, but not limited to, a seawall or bulkhead).

(8) Proximity to trees and other vegetation.

(a) Installation of synthetic turf cannot compromise the health of nearby trees, including damage to tree roots, other than those identified as a noxious weed as defined in Chapter 581, F.S.

(b) Synthetic turf shall not be installed inside tree drip lines, whether on the property or adjacent properties, unless the tree is a noxious weed as defined by Chapter 581, F.S., or unless a certified arborist, using site specific information and best professional judgment, certifies that installation within that drip line would not be harmful to the tree.

(9) Other factors impacting environmental conditions of adjacent properties.

(a) Synthetic turf shall be installed according to manufacturer's specifications.

(b) Synthetic turf shall be anchored at all edges and seams that, at a minimum, will withstand the effects of wind or flooding.

(c) If installed, synthetic turf must provide for access to the septic tank for routine pumpout.

(d) If installed, synthetic turf shall be installed landward of any dune system and shall not be used to replace any existing dune vegetation.

Rulemaking Authority 125.572 FS. Law Implemented 125.572 FS. History–New 5-19-26.

TAMARAC
The City For Your Life

PLANNING BOARD AGENDA ITEM REPORT

DATE:	October 7, 2026
SUBMITTED BY:	Collette Blake
ITEM TYPE:	Board Order
AGENDA SECTION:	**Quasi-Judicial Hearing**
TITLE:	TBO105 - Order granting/denying Special Exception application for Sexy Vape Smoke Shop to occupy space located at 6041 N. University Drive, Tamarac, Florida 33321 to allow for the use of a Vape/Smoke Shop, in the Mixed-Use Neighborhood (MU-N) zoning district, pursuant to the Table of Allowed Uses in Section 10-3.2 of the Tamarac Code of Ordinances.

ATTACHMENTS:

1 - SE Memo - SVSS PB.docx
2 - TBO#105 - SVSS PB.docx
3 - Sexy Vape SE Justification Letter.pdf
4 - Site Location Map - SVSS.pdf
5 - 2025 PDF SURVEY.pdf
6 - As-Built Site Plan '16.pdf
7 - Sunshine Floor Plan '23.pdf
8 - Z.I.P. Admin Order 12-22-2022.pdf
9 - Ordinance No. O-2023-020.pdf
Affidavit_52763.pdf
Legal Ad.pdf

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 26-08-002M
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Board
Meeting of October 7, 2026

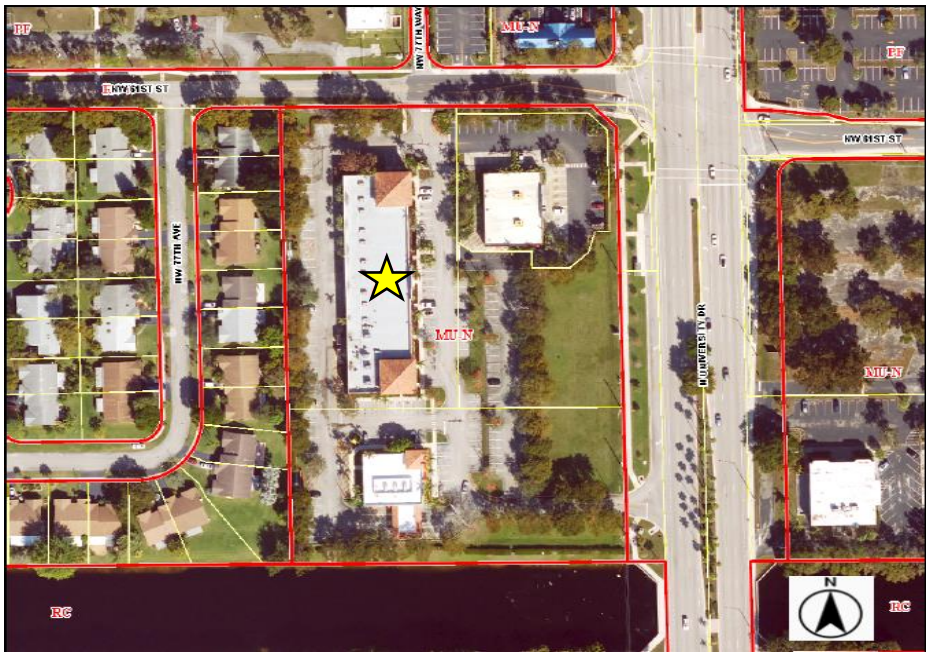
FROM: Kent Walia, AICP, CFM
Director of Community Development

DATE: October 7, 2026

RE: *Sexy Vape Smoke Shop – Special Exception {Quasi-Judicial}*
TEMP BOARD ORDER NO. 105**; CASE#:** 3-Z-26**; MF#:** 03-00

RECOMMENDATION: The Director of Community Development recommends that the Planning Board forward a favorable recommendation for the proposed Special Exception in accordance with Land Development Code (LDC) Section 10-3.2; Table 10-3.1, to authorize the operation of an existing Vape/Smoke Shop, within the Applebee's Plaza, located at 6041 N. University Drive in the Mixed-Use Neighborhood (MU-N) zoning district to the City Commission at its October 14, 2026 meeting with conditions of approval (see attached Board Order for Special Exception - Temp Board Order No. 105).

ISSUE: Mohamad El-Helou of MMM Miami Corp., business owner and designated agent for the property owner, UFC Investment & Management, Inc., is requesting Special Exception approval to operate an existing Vape/Smoke Shop named "Sexy Vape Smoke Shop" located at 6041 N. University Drive (subject site). The property is located within the Mixed-Use Neighborhood (MU-N) zoning district. Pursuant to LDC Section 10-3.2, Table 10-3.1, "Allowed Uses," a Vape/Smoke Shop requires Special Exception approval [see attached Justification Letter Exhibit "A"].



LOCATION: The subject property is located at the southwest corner of NW 61st Street and N. University Drive (see Aerial Photograph above and attached Location Map). The property consists of a parcel within an existing commercial retail plaza, legally described as Westland Plat 172-64 B Portion Desc AKA: Lot 1,

and commonly known as "Applebee's Plaza." Sexy Vape Smoke Shop is seeking to operate within an existing suite located at 6041 N. University Drive, Tamarac, Florida 33321, within the plaza. The subject property is approximately 1.93 net acres in size, has a City of Tamarac Future Land Use designation of "Commercial," and is zoned Mixed-Use Neighborhood (MU-N).

Surrounding Land Use and Zoning Analysis:

	Zoning District	Use
North	Public Facilites (PF)	City Water Treatment Plant
South	Mixed-Use General (MU-G)	Midway Plaza (Multi-Use Commercial)
East	Mixed-Use Neighborhood (MU-G)	Broward Teachers Union (Office & Training Facility)
West	Two-Family Residential (R-2)	Edgewater Village (Two-Family Dwelling Residential)

BACKGROUND: Pursuant to Resolution No. R-2004-132, the original Site Plan for the subject property, previously known as Washington Mutual Plaza, was approved in 2004 for three (3) detached one-story buildings, each with a different use. Records indicate that the buildings were constructed in 2006. The three (3) structures were constructed as follows: one (1) detached building of approximately five thousand (5,000) square feet, specifically for a Washington Mutual bank; one (1) detached building of approximately nineteen thousand six hundred (19,600) square feet, which provided eleven (11) bays for lease; and one (1) outparcel building of approximately six thousand eight hundred (6,800) square feet, specifically for an AutoZone retail store.

Originally, the plaza was approved with the address range of 6001–6095 N. University Drive. The subject property was previously zoned B-2 (Community Business District) under the City's former Land Development Code. The property was rezoned to Mixed-Use Neighborhood (MU-N) on July 12, 2018, as part of the Citywide rezoning via Ordinance No. O-2018-09.

Per staff records, the plaza is currently separated into four (4) individual parcels, as the property owners initiated the parcel division for their respective business interests. The plaza as a whole currently contains a well-balanced variety of commercial uses, including retail auto parts, a restaurant, a nail salon, professional offices, and medical marijuana sales.

Suite #6041 has had multiple tenants. City records for the suite date back to 2017 and identify two (2) businesses that have operated within the space: Liberty Tax Service (Professional Office) and Sunshine Retail Stores, Inc. (Vape/Smoke Shop and Retail Sales, General < 10,000 sq. ft.).

In December 2022, the owner of Sunshine Retail Stores, Inc. visited the Community Development Department to inquire about the Business License and Certificate of Occupancy applications for a proposed Vape/Smoke Shop located at 6041 N. University Drive. At that time, no Building Permit Application had been filed with the Building Department. The business owner attempted to submit a Business License Application through the Community Development Department on December 28, 2022. The Business License Application was rejected due to an active Administrative Order Zoning in Progress/Moratorium ratified on December 22, 2022 to expire on June 20, 2023.

The Zoning in Progress stated: “order declaring zoning in progress and instituting a 180-day moratorium on the submission, processing, approval or issuance of any new business tax receipts, development orders or permits for any retail use that supports liquor stores, vape and smoke shops and bar, lounge, or tavern uses in the City of Tamarac.”

The business owner of Sunshine Retail Stores, Inc., also known as Sunshine Smoke Shop, and the property owner, UFC Investment & Management, Inc., attended the City Commission meeting on January 11, 2023, to express their desire to operate the Vape/Smoke Shop. At the City Commission meeting, Mayor Gomez “offered an amendment to ratify the Zoning in Progress to the following day after 5pm to allow this one (1) business ‘Sunshine Retail Stores, Inc.’ the opportunity to submit their Business License & Building Permit Application before the 5pm deadline the following day.” The City Commission then added one (1) additional condition: “this allowance is subjected specifically for this business, and the business license shall not be transferable.”

Therefore, the City Commission authorized Sunshine Retail Stores, Inc. to submit its Building Permit and Business License applications as a permitted use by right, without requiring Special Exception approval and notwithstanding the Zoning in Progress/Moratorium.

The Zoning in Progress was extended a second time from June 20, 2023 to December 17, 2023, to enable City staff to properly distinguish liquor stores and vape or smoke shops from the broad "Retail" category. In addition, bar, lounge, or tavern uses were also evaluated to allow for their proper placement and distance separation in the appropriate zoning designations to avoid their clustering and/or proliferation within the City’s municipal boundaries. The research conducted in the time of the two (2) Zoning in Progresses lead to the October 25, 2023 Text Amendment.

At its October 25, 2023, meeting, the City Commission approved the termination of the Zoning in Progress by amending Chapter 10, Article 3, of the City of Tamarac Land Development Code to create a new use type under the category “Retail Sales” for “Vape/Smoke Shop and Liquor Store” and to require Special Exception approval in the Mixed-Use Neighborhood (MU-N), Mixed-Use Corridor (MU-C), Mixed-Use General (MU-G), and Neighborhood Commercial (NC) zoning districts via Ordinance No. O-2023-20. Previously, both uses were categorized as “Retail Sales, General < 10,000 sq. ft.” and were permitted by right in the same four (4) zoning districts.

Additionally, the City Commission approved use-specific standards for these use types, including: 1) a minimum separation distance of one thousand (1,000) feet between similar uses and from the real property comprising a public or private preschool, elementary school, middle school, or secondary school within the City's municipal boundaries and neighboring cities; and 2) if an existing Vape/Smoke Shop or liquor store has procured a business tax receipt and a certificate of occupancy and, thereafter, a public or private preschool, elementary school, middle school, or secondary school is established within the required separation distance, the establishment of such preschool or school shall not be cause for the discontinuance or classification as a nonconforming use of the existing Vape/Smoke Shop or liquor store, pursuant to Ordinance No. O-2023-20. The following table indicates the approximate distance between the proposed use from the nearest academic or religious institutions listed in the aforementioned code section.

Land Development Code Section 10-3.3(D)(15)(e)(i) "Use-Specific Standards"

Use & Location	Distance Requirement (P/L to P/L)	Distance Provided (P/L to P/L)
Soaring Eagles Academy "Preschool" (Midway Plaza)	1,000 Feet	320 Feet
Publix Liquors (Midway Plaza)	1,000 Feet	320 Feet
Saint Malachy Catholic School "PreK – 5th Grade" (Religious Grounds)	1,000 Feet	356 Feet
New Generation Liquors (5800 Plaza)	1,000 Feet	489 Feet
My Smoke Stash (Univ. Shoppes)	1,000 Feet	1,500 Feet

Sunshine Retail Stores, Inc. properly filed its Building Permit and Business License applications within the timeframe authorized by the City Commission, completed all required inspections, and was issued a Certificate of Occupancy ("C.O.") on May 4, 2023. Per City records, Sunshine Retail Stores, Inc. was classified as "Merchant-Retail" and maintained an active Business License from 2023–2024.

On August 20, 2024, a prospective business owner, Mohamad El-Helou of MMM Miami Corp., also known as Sexy Vape Smoke Shop, visited the Community Development Department to inquire about transferring the Business License. Mr. El-Helou began the process of applying for a C.O. through the Building Department's Electronic Plan Review ("EPR") system and was provided Building Permit No. BP24-3911. Per City records, no documents were uploaded to the EPR documents folder.

On August 22, 2024, the Business Tax Receipt was issued and transferred to MMM Miami Corp. Per staff records, the Business Tax Receipt filed for Sunshine Retail Stores, Inc. did not include the condition imposed by the City Commission stating that "this allowance is subjected specifically for this business, and the business license shall not be transferable." Therefore, the prospective business owner was not made aware by the previous business owner, property owner, or City staff that the previous business was restricted from transferring the business license pursuant to the City Commission's action. As of August 27, 2024, the Business License for MMM Miami Corp. was activated for 2024 and renewed for 2025.

On February 19, 2025, the City of Tamarac Building Department opened a Special Magistrate case and issued a Notice of Violation to the current business and the subject property for operating without a Certificate of Occupancy, an active permit, or documents uploaded under Building Permit No. BP24-3911. Subsequently, Building Permit No. BP24-3911 was cancelled by the Building Department.

On May 16, 2025, Community Development staff met with Mr. El-Helou to discuss the history of the suite and the process for applying for Special Exception and Variance applications. During the meeting, Mr. El-Helou disclosed that MMM Miami Corp. began operating the leased suite as a Vape/Smoke Shop in

September 2024 after receiving the Business Tax Receipt, but without obtaining a C.O., both of which are required to operate a business in the City of Tamarac. Mr. El-Helou then advised that he would hire an outside agent/representative to assist with the Special Exception application and supporting documents.

On May 4, 2026, Mr. El-Helou submitted completed Special Exception and Variance applications, supporting documentation, and payment.

ANALYSIS: The applicant, Mohamad El-Helou, is requesting Special Exception approval to authorize the continued operation of an existing Vape/Smoke Shop, consisting of approximately one thousand one hundred twenty (±1,120) square feet, within a commercial retail plaza.

The applicant has also filed a separate Variance application (3-B-26) seeking relief from LDC Section 10-3.3(D)(15)(e)(i), Code of Ordinances, to reduce the required minimum separation distance between vape/smoke shops, package liquor stores, and schools from one thousand (1,000) feet to a minimum three hundred twenty (320) feet.

Per LDC Section 10-4.3, Table 10-4.1, titled “Minimum Number of Off-Street Parking Spaces,” a Retail Sales, General < 10,000 sq. ft. use requires one (1) parking space for every three hundred (300) square feet of leased space. As such, the approximately ±1,120 square feet of occupied space require a minimum of four (4) parking spaces. The plaza contains a total of two hundred eighteen (218) parking spaces. Of these, one hundred eight (108) parking spaces are required for existing tenant operations, leaving one hundred ten (110) parking spaces available. Thus, the proposed use, together with the existing uses, will meet the minimum on-site parking requirement.

Pursuant to LDC Section 10-5.3, Community Development 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 prior to issuance of the C.O.

Pending the outcome of the City Commission meeting, Sexy Vape Smoke Shop will be required to retroactively obtain a Certificate of Occupancy (“Safety Permit”) through the Building Department and a new Business Tax Receipt through the Business Revenue Division before legally operating 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 denial of the use if those concerns cannot be resolved.

Code Section 10-3.2, Table 10-3.1 “Allowed Uses”

CITY OF TAMARAC – PROPOSED CODE									
USE CATEGORY	USE TYPE	RES	MIXED USE & NONRESIDENTIAL					SP	
Retail Sales		R3	MUN	MUC	MUG	NC	BP	I1	RC
	Vape/Smoke Shop, Liquor Store		SE	SE	SE	SE			
Bar, Lounge, or Tavern	Food & Beverage Services		SE	SE	SE	SE			A

Applications for Special Exceptions shall demonstrate compliance with the Code criteria 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 Sexy Vape Smoke Shop is consistent with the goals, objectives, and policies of the City of Tamarac's 2050 Comprehensive Plan. Specifically, the Vape/Smoke Shop will comply with the following:

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 Neighborhood (MU-N) and is designated Commercial on the City's Future Land Use Map. A Vape/Smoke Shop 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 Goal 1.1 of the Future Land Use Element. Furthermore, 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 Vape/Smoke Shop within an existing commercial retail plaza that complied with the applicable development standards of the Code at the time of its construction. The property is zoned Mixed-Use Neighborhood (MU-N), and a Vape/Smoke Shop is permitted in the zoning district with Special Exception approval by the City Commission. 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 by 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 retail auto parts, a restaurant, a nail salon, professional offices, and medical marijuana sales. This type of use is compatible with the existing commercial character of the plaza and is not anticipated to negatively affect surrounding businesses. Additionally, the next closest Vape/Smoke Shop is located approximately one thousand five hundred (1,500) feet from property line to property line, while the door-to-door distance is approximately two thousand three hundred (2,300) feet. 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 Vape/Smoke Shop will occupy a small portion of the existing plaza, and the applicant will provide adequate measures for the health, safety, and security of patrons. The Vape/Smoke Shop will be subject to inspections by local and state authorities and must comply with all applicable state and local 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 Vape/Smoke Shop will be confined to the building. In addition, the applicant has agreed to prohibit patrons from smoking products sold at the establishment immediately outside the facility and to post appropriate signage to that effect. As such, the proposed use will minimize adverse effects on surrounding properties. Furthermore, the Vape/Smoke Shop is located within a commercial plaza facing a major commercial corridor (N. University Drive), more than seventy-five (75) feet from the neighboring residential community and separated by a five (5)-foot-high buffer wall along the west property line, further minimizing potential adverse effects and 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 street;

Applebee's Plaza has two (2) points of ingress and egress along NW 61st Street and N. University Drive. There is sufficient on-site parking, and the internal drives are designed to provide efficient mobility throughout the plaza and 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 help 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 current and previous tenant have been operating in the existing space sufficiently since 2023 without requesting any renovations. Additionally, the applicant has indicated that they have no anticipated intent to expand.

(h) The Special Exception shall only remain valid during the period of which the certificate of

occupancy and business license remains active;

In the letter of justification, the applicant acknowledges that the Special Exception approval shall remain valid only while the C.O. and Business Tax Receipt 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 justification, 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 justification, 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 occupy an existing Vape/Smoke Shop consisting of approximately one thousand one hundred twenty (±1,120) square feet of leased tenant space within an existing commercial plaza. The project supports orderly growth and economic development by continuing a use that became nonconforming following an amendment to the LDC, maintaining a similar retail use within the existing commercial plaza, and providing a convenient location for a retail smoke shop in this area of Tamarac. The Vape/Smoke Shop is located more than two hundred (200) feet from N. University Drive, a major thoroughfare that provides significant access to and from the City.

CONCLUSION: 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 authorize the operation of an existing Vape/Smoke Shop, within the Applebee's Plaza, located at 6041 N. University Drive in the Mixed-Use Neighborhood (MU-N) zoning district to the City Commission at its October 14, 2026 meeting subject to the following conditions of approval:

1. *Approval of the Variance, Case No. 3-B-26, requesting relief from the requirement of providing a minimum separation distance from smoke shops, package liquor stores, and schools, from one thousand (1,000) feet to three hundred twenty (320) feet, pursuant to Section 10-3.3(D)(15)(e)(i), Land Development Code.*

2. *Completion of the Building Permit for Interior Renovations and Safety, BP26-2918, the Building Department.*

3. *That the applicant agrees that any transfer of the special exception including all associated conditions will be acknowledged by the new owner in writing.*

4. *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 use.*

5. *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.*

6. *External security cameras will be installed to monitor both front and rear delivery doors.*

7. *That the applicant shall comply with Sections 569.14 and 569.43, Florida Statutes, by posting all required signage stating that the sale of tobacco and nicotine products to persons under 21 years of age is prohibited by law and that proof of age is required for purchase.*

8. *That the applicant has agreed to prohibit patrons from smoking products sold at the establishment immediately outside the facility and to post appropriate signage to that effect.*

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

Kent Walia

_____

Kent Walia, AICP, CFM
Director of Community Development

Attachments: Board Order for Special Exception – Temp Board Order No. 105
Sexy Vape SE Justification Letter
Site Location Map - SVSS
Property Survey ‘25
As-Built Site Plan ‘16
Sunshine Floor Plan ‘23
Resolution R-2023-002 Z.I.P.(1)
Resolution R-2023-064 Z.I.P.(2)
Ordinance No. O-2023-020

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 BOARD ORDER FOR DEVELOPMENT PERMIT

BEFORE THE CITY COMMISSION
CITY OF TAMARAC, FLORIDA
BO – 2026 – _____

HEARING DATE: October 14, 2026
CASE NO. 3-Z-26

IN RE:	The Application of:	Sexy Vape Smoke Shop (Applebee's Plaza)
	Location:	6041 N. University Drive, Tamarac, Florida 33321
Property Folio Identification Number:		4941-09-45-0010
Property Legal Description:		WESTLAND PLAT 172-64 B PORTION DESC AS: BEG NW COR OF PARCEL B, S 388.78, E 213.06, N 388.72, W 220.01 TO POB AKA: LOT 1

FINAL ORDER APPROVING/DENYING SPECIAL EXCEPTION

Order granting/denying Special Exception approval for Sexy Vape Smoke Shop to occupy an existing tenant space within a commercial retail plaza for a Vape/Smoke Shop, in the Mixed-Use Neighborhood (MU-N) zoning district, pursuant to the Table of Allowed Uses in Section 10-3.2 of the Tamarac Code of Ordinances.

Mohamad El-Helou of MMM Miami Corp., also known as Sexy Vape Smoke Shop, business owner and designated agent for the property owner, UFC INVESTMENT & MANAGEMENT, INC. (the "Applicant"), is requesting approval of a Special Exception to allow a Vape/Smoke Shop use on the subject property, legally described as WESTLAND PLAT 172-64 B, PORTION DESC AS: BEG NW COR OF PARCEL B, S 388.78, E 213.06, N 388.72, W 220.01 TO POB, AKA LOT 1, located at 6005–6091 North University Drive, Tamarac, Florida (the "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 Neighborhood (MU-N) 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 **October 7, 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 **October 14, 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 Vape/Smoke Shop in the Mixed-Use Neighborhood (MU-N) zoning district located at 6041 North University Drive, is hereby **DENIED/GRANTED WITH CONDITIONS** subject to the following:

1. *Approval of the Variance, Case No. 3-B-26, requesting relief from the requirement of providing a minimum separation distance from smoke shops, package liquor stores, and schools, from one thousand (1,000) feet to three hundred twenty (320) feet, pursuant to Section 10-3.3(D)(15)(e)(i), Land Development Code.*

2. *Completion of the Building Permit for Interior Renovations and Safety, BP26-2918, the Building Department.*

3. *That the applicant agrees that any transfer of the special exception including all associated conditions will be acknowledged by the new owner in writing.*

4. *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 use.*

5. *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.*

6. *External security cameras will be installed to monitor both front and rear delivery doors.*

7. *That the applicant shall comply with Sections 569.14 and 569.43, Florida Statutes, by posting all required signage stating that the sale of tobacco and nicotine products to persons under 21 years of age is prohibited by law and that proof of age is required for purchase.*

8. *That the applicant has agreed to prohibit patrons from smoking products sold at the establishment immediately outside the facility and to post appropriate signage to that effect.*

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 22, 2025

MMM Miami Corp d/b/a Sexy Vape Smoke Shop
6041 N. University Drive, Tamarac, FL 33321
Business Tax Receipt No.: 25-00016253
Land Folio Number: 494109450010
Email: Mhelou900@gmail.com

TO:
City of Tamarac
Community Development Department – Planning and Zoning Division
7525 NW 88th Avenue, Tamarac, FL 33321

Re: Special Exception Application for Smoke Shop Use

Dear Community Development Department:

Please accept this correspondence as the required Justification Letter in support of the Special Exception application submitted by **MMM Miami Corp**, doing business as **Sexy Vape Smoke Shop**, located at **6041 N. University Drive, Tamarac, FL 33321**. The request is being made pursuant to **Section 10-5.4(G)(4)** of the Tamarac Land Development Code, to continue operating a retail smoke shop business at the subject location under new Special Exception requirements enacted by the municipality. Pursuant to Code Section 10-5.4(G)(4) Sexy Vape Smoke Shop's Special Exception application shall be approved only if the Planning Board makes the following findings based on competent substantial evidence in the record:

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

The proposed retail smoke shop use is consistent with the goals and policies of the Tamarac Comprehensive Plan, which supports the development and continuation of diverse commercial services within key corridors such as University Drive. This corridor is designated for commercial uses, and our business contributes to the economic vitality of the area without disrupting its overall character. Operating within

a multi-tenant shopping plaza, Sexy Vape Smoke Shop aligns with the City's objectives of encouraging economic development and commercial vibrancy.

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

The subject property is located within a commercial zoning district that permits retail uses. The proposed use, as a retail smoke shop, is appropriate under the district's intent when granted as a Special Exception. The operation does not require substantial alterations to the physical site or deviation from the existing zoning regulations, and is consistent with other low-impact uses currently operating within the plaza. Our continued use of the space will comply fully with the City's land development and operational standards.

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

The surrounding properties include various retail and service-based businesses such as salons, convenience stores, and restaurants. The smoke shop is a low-impact use and poses no adverse effect on the community character or natural environment. No external construction is proposed, and the store maintains a clean and professionally designed storefront. We also adhere to plaza-wide aesthetic standards.

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 business has been operating responsibly and serves adult customers with legally compliant products. Measures have been implemented to prevent access to minors, and we have established a clean, secure, and orderly environment. All sales are restricted to customers aged 21 and older with mandatory ID verification. We take public safety seriously and do not allow loitering or disruptive behavior. The shop

enhances convenience for adult consumers without creating negative impacts on the broader community.

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

As an indoor retail operation, the business generates no excessive noise, dust, light, or other nuisance to adjacent businesses or residential areas. No loud music is played, there are no exterior displays, and hours of operation are aligned with those of neighboring businesses. The shop's traffic is steady but minimal, without crowding or disruption.

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;

The property is located within a shopping center that provides ample parking and clear vehicular access. The nature of the business—short-duration retail visits by individuals—results in minimal traffic generation. There is no significant impact on traffic circulation or congestion within the shopping center or adjacent roadways.

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

The site is adequate and appropriate for the existing business use and any future continuation. The space is appropriately sized for a small retail shop and includes all required safety and access features. No expansion is currently planned, and the business operates comfortably within its allocated premises.

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

MMM Miami Corp understands that the Special Exception shall only remain valid during the period in which the certificate of occupancy and business license remain active. We are committed to maintaining compliance to ensure uninterrupted operation.

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

We understand that the Special Exception is transferable administratively upon compliance with City codes, submission of required documentation, and payment of associated fees. All procedures will be followed should a transfer ever be required.

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

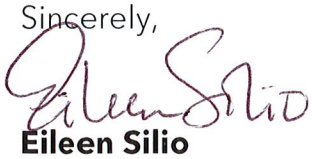
As of the date of this letter, there are no known unresolved code violations. However, should any pre-existing issues arise, MMM Miami Corp will address and satisfy them prior to the issuance of any new certificate of occupancy, in full cooperation with City requirements.

Conclusion

We respectfully request the City of Tamarac approve our application for a Special Exception. Sexy Vape Smoke Shop has demonstrated compatibility with the City's zoning regulations, Comprehensive Plan, and community standards. We remain committed to maintaining the highest levels of compliance, safety, and professionalism while serving our customers and supporting the economic development goals of the City.

Thank you for your time and consideration. We are available to provide any additional documentation or meet with staff as needed.

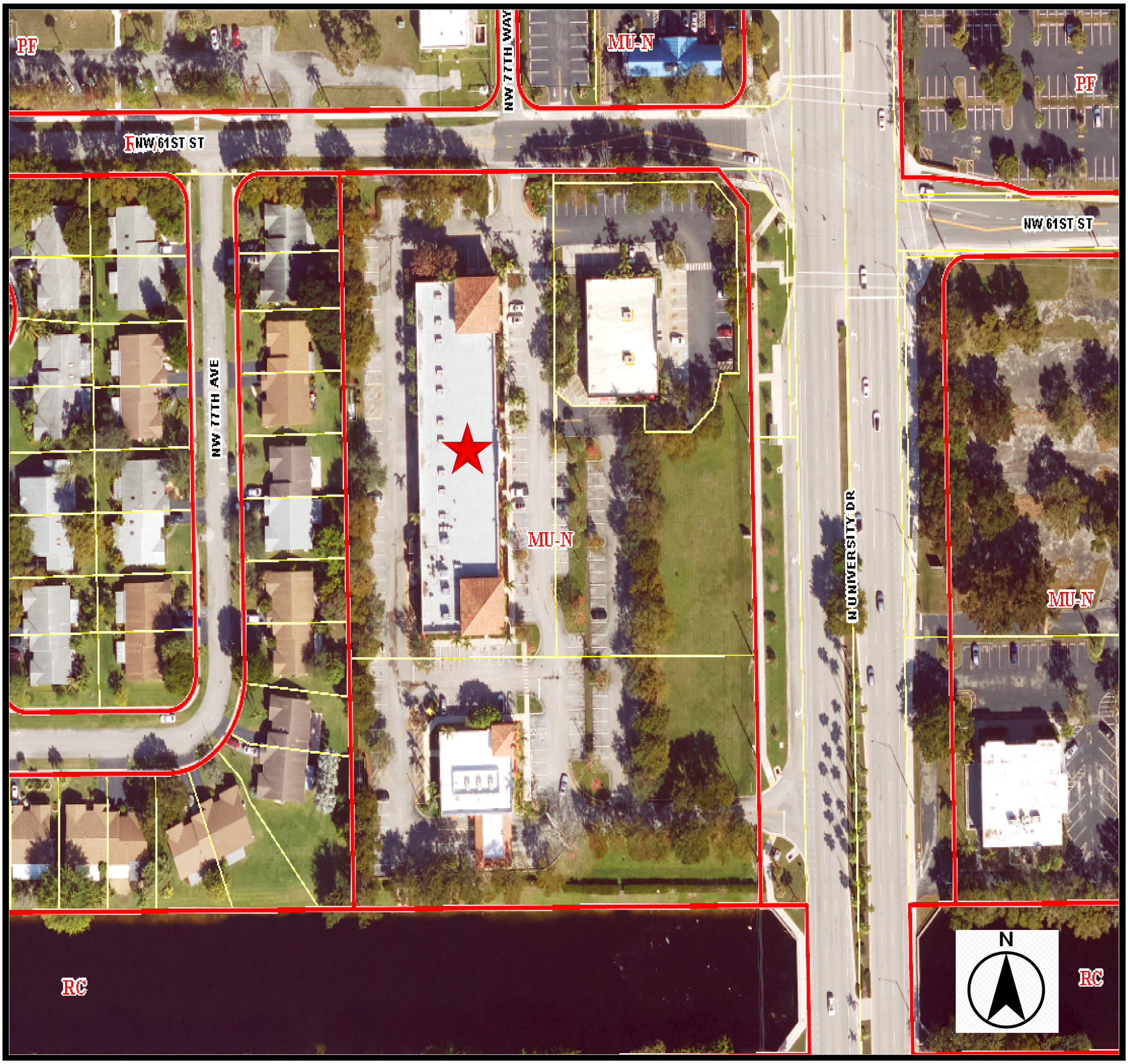
Sincerely,



Eileen Silio
Owner Representative
On behalf of MMM Miami Corp d/b/a Sexy Vape Smoke Shop

MOHAMAD N EL HELOU
Sexy Vape Smoke Shop
President
786-878-9261
Mhelou900@gmail.com

Sexy Vape Smoke Shop
Special Exception (SE) & Variance (VAR)
Case # 3-Z-26 & 3-B-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

MAP OF BOUNDARY SURVEY

GRAPHIC SCALE

30' 15' 0 15' 30'

(IN FEET)
1 INCH = 30 FT.

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF PARCEL "B" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, AT PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THENCE GO ALONG THE WEST LINE OF PARCEL "B" BEARING S 01°26'27" E FOR A DISTANCE OF 388.78 FEET TO A POINT; THENCE N 89°35'05" E FOR A DISTANCE OF 213.06 FEET TO A POINT; THENCE N 00°24'55" W FOR A DISTANCE OF 388.72 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF PARCEL "B"; THENCE S 89°35'05" W FOR A DISTANCE OF 220.01 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING IN BROWARD COUNTY FLORIDA AND CONTAINING 84,171 SQ. FT. OR 1.93 ACRES MORE OR LESS.

PROPERTY ADDRESS

FOLIO No. 4941-09-45-0010
6001-6091 N. UNIVERSITY DRIVE
TAMARAC, FL 33321

AREA OF PROPERTY: 84,171 SQUARE FEET AND/OR
1.932 ACRES MORE OR LESS.

CERTIFIED TO:

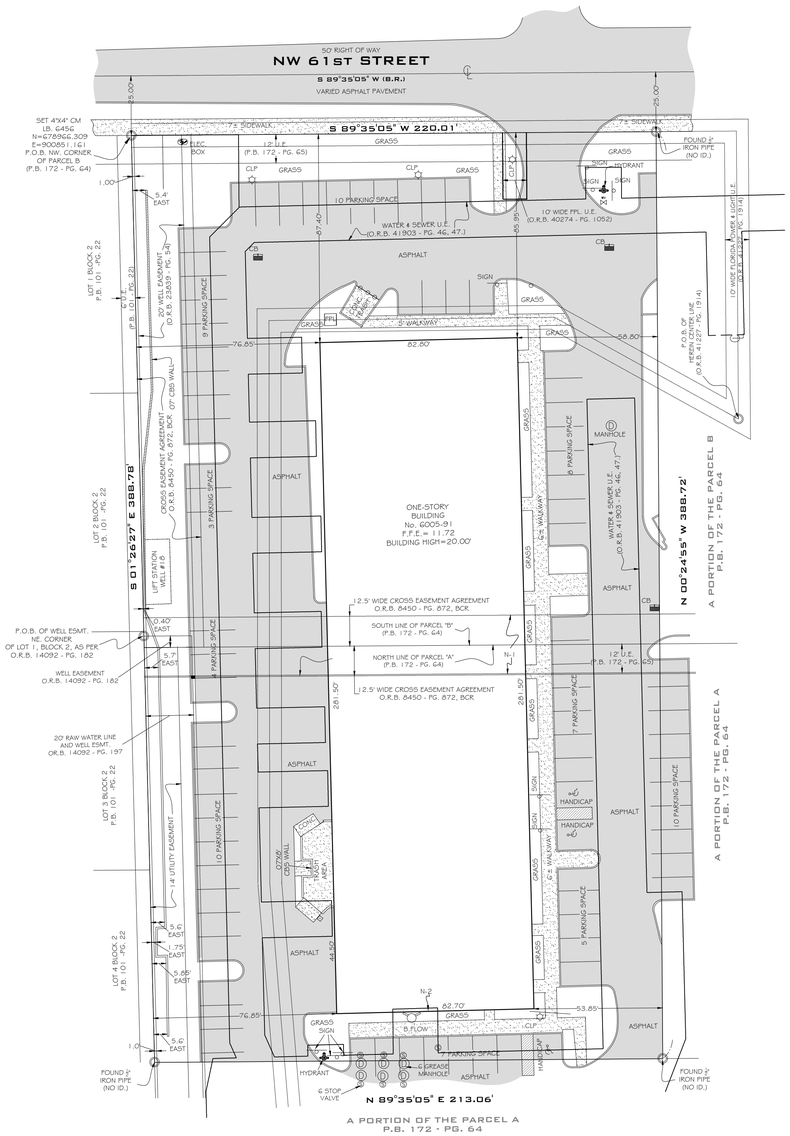
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

-UFC INVESTMENT & MANAGEMENT INC

SURVEYOR'S NOTES:

1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AN EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
4.) ACCURACY: THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET, THE ACCURACY OBTAINED BY FIELD MEASUREMENT AND OFFICE CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS.
5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
6.) TYPE OF SURVEY: BOUNDARY SURVEY
7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88)
8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. SURVEY FEET
9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
14.) WALL TIES ARE TO THE FACE OF THE WALL.
15.) FENCE OWNERSHIP NOT DETERMINED.
16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "WESTLAND " RECORDED IN PLAT BOOK 172, AT PAGE 64.
20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET.

NORTH



ZONING RESTRICTIONS:

THE SUBJECT PROPERTY IS WITHIN THE JURISDICTION OF CITY OF TAMARAC AND IS CURRENTLY ZONED MU-N (LAND USE: COMERCIAL) ALL DEVELOPMENT PARAMETERS, INCLUDING MINIMUM LOT SIZE, MAXIMUM DENSITY, SETBACKS AND COMMON OPEN SPACE ARE ALSO INCLUDED IN CHAPTER 10, OF THE CODE OF ORDINANCE IN THE CITY OF TAMARAC, FLORIDA.

INFORMATION WAS OBTAINED ON 11-03-2025 FROM MUNICODE.COM

HTTPS://WWW.MUNICODE.COM/LIBRARY/FL/TAMARAC/CODES/CODE_OF_ORDINANCES?NODEID=PTIICO_CH10LADERE

NOTES:

N-1 = A PORTION OF THE BUILDING FALLS INSIDE THE CROSS EASEMENT AGREEMENT.

N-2 = A PORTION OF THE BUILDING ALONG THE SOUTH BOUNDARY LINE FALLS INSIDE THE WATER & SEWER EASEMENT.

LOCATION MAP

SECTION 9, TOWNSHIP 49 SOUTH, RANGE 41 EAST
LYING AND BEING IN BROWARD COUNTY FLORIDA
(NOT TO SCALE)

SITE LOCATION



NORTH

LANDMARK SURVEYING & ASSOCIATES, INC.
LB No. 7633
PROFESSIONAL SURVEYORS AND MAPPERS
8532 S.W. 8th STREET, SUITE "282"
MIAMI, FL 33144
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
C.&G	=DENOTES CURVE & GUTTER
V.G.	=DENOTES VALLEY GUTTER
℄	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
D.M.E.	=DENOTES DRAINAGE & MAINTENANCE EASEMENT
DIA.	=DENOTES DIAMETER
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
R/W	=DENOTES RIGHT-OF-WAY
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
— o —	=DENOTES WOOD FENCE
— x —	=DENOTES CHAIN LINK FENCE
O	=DENOTES FOUND IRON PIPE (NO ID.)
△	=DENOTES FOUND NAIL AND DISC
(R)	=DENOTES RECORDED
(M)	=DENOTES MEASURED
CLP	=DENOTES CONCRETE LIGHT POLE
Ⓢ	=DENOTES SANITARY MANHOLE
FPL	=DENOTES FLORIDA POWER & LIGHT
X.XX	=DENOTES ELEVATION
W	=DENOTES WATER VALVE
CB	=DENOTES CATCH BASIN
	=DENOTES HANDICAP PARKING
A/C	=DENOTES AIR CONDITIONING UNIT
	=DENOTES BRICK
	=DENOTES CONCRETE PAD
Ⓣ	=DENOTES TELEPHONE (BELLSOUTH) MANHOLE

FIELD DATE OF SURVEY:	10-23-2025
BENCH MARK:	X 664
ELEVATION:	7.57 (NAVD 88)
FLOOD ZONE:	X
ELEVATION:	N/A
PANEL:	12011C0335
COMMUNITY:	120058
DATE OF FIRM:	08-18-2024
SUFFIX:	H
DATE	10-23-2025
DRAWN BY	J.FEE
SCALE	1"=30'

REVISION / UPDATE OF SURVEY

DATE	DRAWN BY	DESCRIPTION
DATE	N/A	
DESCRIPTION		
N/A		
11/03/25	C.M	UPDATE

JOB No.
2510.0216

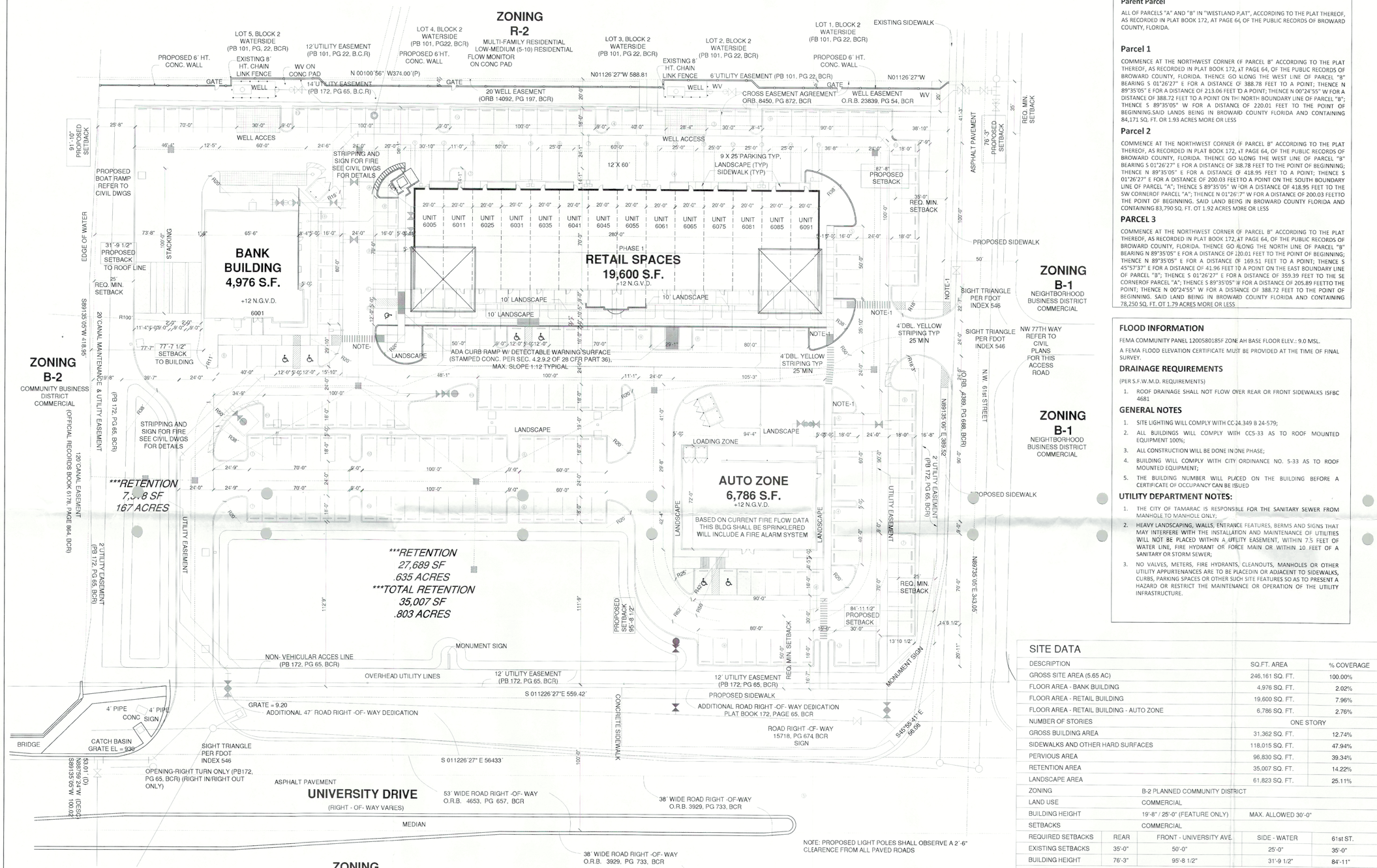
ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

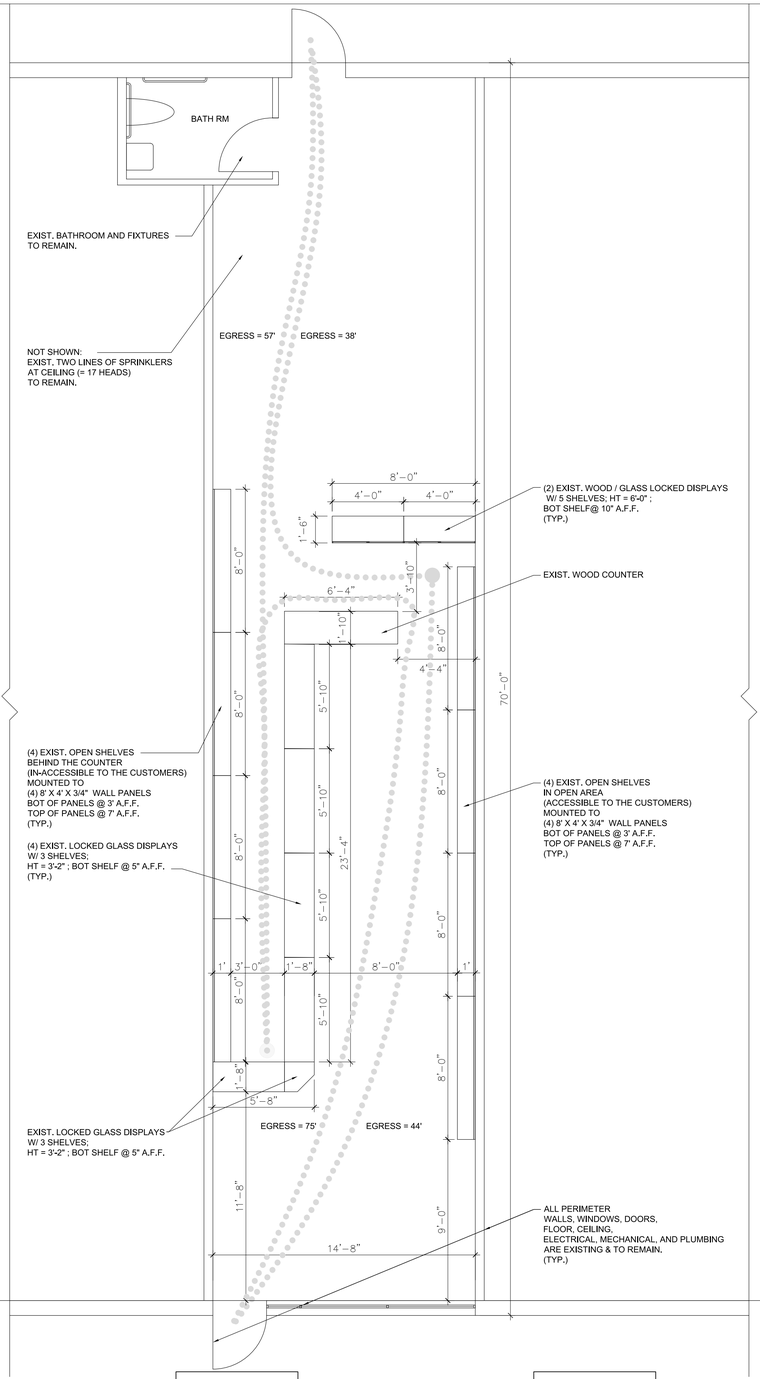
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTE.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M.
P.S.M. No. 5844-STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IN A DIGITAL FORMAT NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.


ZONING
R-2
MULTI-FAMILY RESIDENTIAL
LOW-MEDIUM (5-10) RESIDENTIAL
FLOW MONITOR
ON CONC PAD
LOT 5, BLOCK 2
WATERSIDE
(PB 101, PG, 22, BCR)
LOT 4, BLOCK 2
WATERSIDE
(PB 101, PG22, BCR)
LOT 3, BLOCK 2
WATERSIDE
(PB 101, PG 22, BCR)
LOT 2, BLOCK 2
WATERSIDE
(PB 101, PG 22, BCR)
LOT 1, BLOCK 2
WATERSIDE
(FB 101, PG 22, BCR)
EXISTING SIDEWALK
PROPOSED 6' HT.
CONC. WALL
EXISTING 8'
HT. CHAIN
LINK FENCE
WV ON
CONC PAD
12'UTILITY EASEMENT
(PB 101, PG 22, B.C.R)
PROPOSED 6'HT.
CONC. WALL
EXISTING 8'
HT. CHAIN
LINK FENCE
6'UTILITY EASEMENT (PB 101, PG 22, BCR)
PROPOSED 6' HT.
CONC. WALL
GATE
WELL
WV
14'UTILITY EASEMENT
(PB 172, PG 65, B.C.R)
N 00100'56" W374.00'(P)
N01126'27"W 588.81
N01126'27"W
20' WELL EASEMENT
(ORB 14092, PG 197, BCR)
CROSS EASEMENT AGREEMENT
ORB. 8450, PG 872, BCR
WELL EASEMENT
O.R.B. 23839, PG 54, BCR
20'
PROPOSED
SETBACK
10'-16'
WELL ACCES
WELL ACCESS
STRIPPING AND
SIGN FOR FIRE
SEE CIVIL DWGS
FOR DETAILS
12'X 60'
9 X 25 PARKING TYP.
LANDSCAPE (TYP)
SIDEWALK (TYP)
67'-8"
PROPOSED
SETBACK
ASPHALT PAVEMENT
76'-3"
PROPOSED
SETBACK
REQ. MIN
SETBACK
35'-0"
REQ. MIN.
SETBACK
PROPOSED BOAT RAMP
REFER TO
CIVIL DWGS
UNIT 6005
UNIT 6011
UNIT 6025
UNIT 6031
UNIT 6035
UNIT 6041
UNIT 6045
UNIT 6055
UNIT 6061
UNIT 6065
UNIT 6075
UNIT 6081
UNIT 6085
UNIT 6091
PHASE 1
RETAIL SPACES
19,600 S.F.
+12 N.G.V.D.
BANK
BUILDING
4,976 S.F.
+12 N.G.V.D.
6001
31'-9 1/2"
PROPOSED
SETBACK
TO ROOF LINE
25'
REQ. MIN.
SETBACK
EDGE OF WATER
STACKING
10' LANDSCAPE
10' LANDSCAPE
10' LANDSCAPE
NOTE-1
PROPOSED SIDEWALK
SIGHT TRIANGLE
PER FDOT
INDEX 546
4'DBL. YELLOW
STRIPING TYP
25'MIN
NW 77TH WAY
REFER TO
CIVIL
PLANS
FOR THIS
ACCESS
ROAD
ZONING
B-1
NEIGHBORHOOD
BUSINESS DISTRICT
COMMERCIAL
ZONING
B-2
COMMUNITY BUSINESS
DISTRICT
COMMERCIAL
77'-7 1/2"
SETBACK
TO BUILDING
ADA CURB RAMP W/ DETECTABLE WARNING SURFACE
(STAMPED CONC. PER SEC. 4.2.9.2 OF 28 CFR PART 36).
MAX. SLOPE 1:12 TYPICAL
LANDSCAPE
4'DBL. YELLOW
STRIPING TYP
25'MIN
NOTE-1
N89135'05"E 398.52'
(OFFICIAL RECORDS BOOK 6178, PAGE 864, BCR)
20' CANAL EASEMENT
S89135'05"W 418.95'
120' CANAL EASEMENT
(PB 172, PG 65, BCR)
(OFFICIAL RECORDS BOOK 6178, PAGE 864, BCR)
***RETENTION
7,738 SF
167 ACRES
STRIPPING AND
SIGN FOR FIRE
SEE CIVIL DWGS
FOR DETAILS
LANDSCAPE
LOADING ZONE
AUTO ZONE
6,786 S.F.
+12 N.G.V.D.
BASED ON CURRENT FIRE FLOW DATA
THIS BLDG SHALL BE SPRINKLERED
WILL INCLUDE A FIRE ALARM SYSTEM
2 UTILITY EASEMENT
(PB 172, PG 65, BCR)
UTILITY EASEMENT
***RETENTION
27,689 SF
.635 ACRES
***TOTAL RETENTION
35,007 SF
.803 ACRES
LANDSCAPE
LANDSCAPE
REQ.
REQ.
REQ.
REQ.
84'-11 1/2"
PROPOSED
SETBACK
30'-0"
REQ. MIN. SETBACK
PROPOSED
SETBACK
99'-8 1/2"
N89735'05"E 343.05
14'6 1/2"
13'10 1/2"
MONUMENT SIGN
MONUMENT SIGN
NON- VEHICULAR ACCES LINE
(PB 172, PG 65, BCR)
OVERHEAD UTILITY LINES
12' UTILITY EASEMENT
(PB 172, PG 65, BCR)
12' UTILITY EASEMENT
(PB 172, PG 65, BCR)
PROPOSED SIDEWALK
ADDITIONAL ROAD RIGHT -OF- WAY DEDICATION
PLAT BOOK 172, PAGE 65, BCR
ROAD RIGHT -OF- WAY
15718, PG 674 BCR
SIGN
S 011226'27"E 559.42'
GRATE = 9.20
ADDITIONAL 47' ROAD RIGHT -OF- WAY DEDICATION
CONCRETE SIDEWALK
S45°55'41"E
56.08'
4' PIPE
4' PIPE
CONC SIGN
BRIDGE
CATCH BASIN
GRATE EL = 9.39
SIGHT TRIANGLE
PER FDOT
INDEX 546
S2.01' (D)
N88°59'24"W (DESC)
S89135'05"W 100.02'
OPENING-RIGHT TURN ONLY (PB172,
PG 65, BCR) (RIGHT IN/RIGHT OUT
ONLY)
S 011226'27" E 56433'
ASPHALT PAVEMENT
UNIVERSITY DRIVE
(RIGHT - OF- WAY VARES)
53' WIDE ROAD RIGHT -OF- WAY
O.R.B. 4653, PG 657, BCR
38' WIDE ROAD RIGHT -OF-WAY
O.R.B. 3929, PG 733, BCR
MEDIAN
38' WIDE ROAD RIGHT -OF- WAY
O.R.B. 3929, PG 733, BCR
NOTE: PROPOSED LIGHT POLES SHALL OBSERVE A 2'-6"
CLEARENCE FROM ALL PAVED ROADS
N89135'05"E 398.52'
(PB 172, PG 65, BCR)
2 UTILITY EASEMENT
(PB 172, PG 65, BCR)
UTILITY EASEMENT
PROPOSED SIDEWALK
N89735'05"E 343.05'
SIGHT TRIANGLE
PER FDOT
INDEX 546
NOTE-1
NOTE-1
NOTE-1



6035

NAIL SPA

(BUSINESS)

6041

SUNSHINE SMOKE & VAPE

(MERCANTILE)

6045

DOLLAR GENERAL

(MERCANTILE)

FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

SCOPE OF WORK:

1. CHANGE OF OCCUPANCY FROM "BUSINESS" TO "MERCANTILE" STORE, I.E., DISPLAY AND SELLING OF SMOKE & VAPE PRODUCTS.
2. NO MECHANICAL, NO ELECTRICAL, NO PLUMBING, NO ALTERATIONS.

NOTE ON DIMENSIONS:

ALL DIMENSIONS AND BUILDING CONFIGURATION OF EXISTING SPACE ARE AS PER THE RECORD DRAWING; UNLESS NOTED OTHERWISE.

GENERAL NOTES:

ALL STRUCTURES, DISPLAYS, AND SHELVINGS ARE EXISTING. NO CONSTRUCTION.

City of Tamarac
Building Services Dept.
Approved
TAMARAC
Permit Number
Pre-Dip Per Non-Life
BP23-00000175
04/27/23

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MEHRAN AZGHANDI, **ARCHITECT**
LIC.#: AR100951
ARCHITECTURE, INTERIOR DESIGN, STRUCTURES COMMERCIAL, RESIDENTIAL, HOSPITALITY

SUNSHINE SMOKE AND VAPE STORE
AT PROPERTY LOCATED AT:
6041 N. UNIVERSITY DR., TAMARAC, FL 33321

OWNER: MR. NICK RAJWANY
ADDRESS: 6041 N. UNIVERSITY DR., TAMARAC, FL 33321
TELEPHONE: 954-260-0969

DATE: 02 / 07 /2023
DRAFTER: LEE
PROJECT: 23-0204
SHEET: A-2

Printed on: Friday, February 24, 2023 2:05:10 PM

CITY OF TAMARAC, FLORIDA

ADMINISTRATIVE ORDER

ORDER DECLARING ZONING IN PROGRESS AND INSTITUTING A 180 DAY MORATORIUM ON THE SUBMISSION, PROCESSING, APPROVAL OR ISSUANCE OF ANY NEW BUSINESS TAX RECEIPTS, DEVELOPMENT ORDERS OR PERMITS FOR ANY RETAIL USE THAT SUPPORTS LIQUOR STORES, VAPE AND SMOKE SHOPS AND BAR, LOUNGE, OR TAVERN USES IN THE CITY OF TAMARAC.

BACKGROUND

At the December 14, 2022 City Commission meeting, Staff was directed by the Commission to study the impact of the retail classifications of liquor stores, vape shops, smokes shops, as well as the use of bar, lounge or taverns in the City, and determine whether these uses are appropriately classified and distributed throughout the City. The appearance and locations of uses classified as liquor, vape, and smoke shops as well as bar, lounge or taverns, if not properly sited, can be detrimental to the City and can impact the immediate preservation of the public peace, health and safety.

Currently, the City Code does not distinguish the retail use of Liquor Stores, Vape or Smoke Shops and allow these uses as "Permitted by Right" under the broad retail classification in at least six (6) zoning designations, provided the use occupies less than 10,000 square feet of space. Under these conditions, the City has allowed eleven (11) Liquor Stores, with five (5) of the eleven granted approvals between 2021 and 2022. In addition, Smoke Shops are seeing a high level of activity with three (3) opening in the last 2 years, two (2) more pending certificate of occupancies and one additional location proposed. In order to properly locate these uses, the Code would need to be amended to distinguish these uses from the broad "Retail" category, to allow for the placement of liquor, vape, and smoke shops in the appropriate zoning designations.

The City's adopted Comprehensive Plan, *Future Land Use Element*, Objective 1 requires the City to administer and adopt appropriate land development code revisions, amending them as needed to respond to changing conditions.

Staff finds that the immediate preservation of the public peace, health and safety is necessary, to prevent the construction or placement of land uses that would undermine the revitalization efforts in our Mixed-Use and Nonresidential Districts and impact the implementation and ongoing development of the Economic Development Strategic Plan Element of the City's Comprehensive Plan. In order to prevent the proliferation of these uses spreading too far, too fast, it is necessary to study the issue to determine the

number and locations appropriate for the City of Tamarac. It is therefore necessary and in the public's best interest to invoke Zoning in progress and institute an immediate moratorium to study the positive and negative impacts of liquor, vape, and smoke shops as well as bar, lounge or taverns, to prevent irreversible incompatible development from occurring, pending the adoption of an amendment to the Code.

ORDER

Pursuant to Chapter 10, Section 10-5.4(U) of the Code of Ordinances of the City of Tamarac, Florida, the City Manager hereby issues an Administrative Order declaring "Zoning in Progress" on the submission, processing, approval or issuance of any new business tax receipts, development orders or permits for any retail use that involves liquor, vape, and smoke shops as well as bar, lounge or taverns within the City's municipal boundaries. Furthermore, the City Manager declares "Zoning in Progress" for a period of one hundred and eighty (180) days from the date of this Administrative Order to allow Staff to study the provision and location of these uses to ensure the compatibility, vitality and the character of the Mixed-Used and Nonresidential Zoning Districts are maintained; providing that the Administrative Order shall be complied with by all city personnel and shall be effective immediately upon execution, subject to affirmation by resolution of the City Commission, unless reversed, modified or superseded by resolution passed by the City Commission.

This order shall not apply to any application currently in progress that was approved by the City Commission prior to this date.

In accordance with Section 10-5.4(U) of the City of Tamarac Code of Ordinances, this matter shall be placed on the next available City Commission agenda of January 11, 2023, for review and adoption of a Resolution confirming this Administrative Order.

Effective date: December 22, 2022
Expiration date: June 20, 2023

Contact: Maher Mansour, Assistant Director
Community Development Department
Planning and Zoning Division
(954) 597-3530

Approved by: _____
Kathleen Gunn, City Manager
City of Tamarac, Florida

CITY OF TAMARAC, FLORIDA

ORDINANCE NO. 2023 - 020

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, TERMINATING "ZONING IN PROGRESS" BY AMENDING CHAPTER 10, ARTICLE 3, OF THE CITY OF TAMARAC LAND DEVELOPMENT CODE, ENTITLED "USE REGULATIONS", BY AMENDING SECTION 10-3.2, ENTITLED "TABLE OF ALLOWED USES", BY SPECIFICALLY AMENDING TABLE 10-3.1, BY CREATING A NEW "USE TYPE" UNDER "RETAIL SALES" FOR "VAPE/SMOKE SHOP AND LIQUOR STORE" AND PERMITTING "VAPE/SMOKE SHOP AND LIQUOR STORE" AS "SPECIAL EXCEPTION" IN THE MU-N (MIXED USE NEIGHBORHOOD), MU-C (MIXED USE CORRIDOR), MU-G (MIXED USE GENERAL), AND NC (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICTS; AND AMENDING SECTION 10-3.3, ENTITLED "USE-SPECIFIC STANDARDS", BY CREATING SECTION 10-3.3(D)(15)(e), ENTITLED "VAPE/SMOKE SHOP AND LIQUOR STORE", TO PROVIDE FOR A MINIMUM SEPARATION DISTANCE BETWEEN SIMILAR USES OF THIS "USE TYPE" AND FROM THE REAL PROPERTY THAT COMPRISES A PUBLIC OR PRIVATE PRESCHOOL, ELEMENTARY SCHOOL, MIDDLE SCHOOL, OR SECONDARY SCHOOL WITHIN THE CITY'S MUNICIPAL BOUNDARIES AND NEIGHBORING CITIES; AND BY CREATING SECTION 10-3.3(D)(15)(f), ENTITLED "BAR, LOUNGE OR TAVERN", TO PROVIDE FOR A MINIMUM SEPARATION DISTANCE BETWEEN SIMILAR USES OF THIS "USE TYPE" AND FROM THE REAL PROPERTY THAT COMPRISES A PUBLIC OR PRIVATE PRESCHOOL, ELEMENTARY SCHOOL, MIDDLE SCHOOL, OR SECONDARY SCHOOL WITHIN THE CITY'S MUNICIPAL BOUNDARIES AND NEIGHBORING CITIES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section (1)(f) of the Florida Constitution and Section 125.01, Florida Statutes, grants local municipalities broad home rule authority to adopt ordinances to provide for health, safety, and welfare of the general public; and

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

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

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

WHEREAS, At the December 14, 2022 City Commission meeting, Staff was directed to study the impact of the retail classifications of liquor store, vape and smoke shop, as well as the use of bar, lounge or tavern in the City, and determine whether these uses are appropriately classified and distributed; and

WHEREAS, On December 22, 2022, the City Manager issued an Administrative Order declaring a one hundred and eighty (180) days "Zoning in Progress" on the submission, processing, approval or issuance of any new business tax receipts, development orders or permits for any liquor store, vape and smoke shop, as well as the use of bar, lounge, or tavern within the City's municipal boundaries; and

WHEREAS, at the April 24, 2023 City Commission workshop, staff was directed to study imposing minimum distance separation between proposed vape/smoke shops and liquor stores and existing vape/smoke shops and liquor stores; and between proposed bars, lounges, or taverns and existing bars, lounges, or taverns within the City and neighboring cities to prevent the clustering of similar "Use Types"; and

WHEREAS, at the April 24, 2023 City Commission workshop, staff was also

directed to further study imposing minimum distance separation between liquor stores, vape and smoke shops; as well as between bars, lounges or taverns and the real property that comprises a public or private preschool, elementary school, middle school, or secondary school within the City and neighboring cities to ensure that minors are not exposed to alcohol and tobacco products and the potential harm that could result from their misuse; and

WHEREAS, On June 14, 2023, the City Commission approved a one hundred eighty (180) days Reasonable Time Extension of the "Zoning in Progress" authorizing and directing the city manager to undertake further study and review of the city's regulations relating to liquor stores, vape and smoke shops; and bar, lounge, or tavern; and

WHEREAS, Staff upon conducting the necessary study has determined that amending Section 10-3.2, entitled "Table of Allowed Uses", by specifically amending Table 10-3.1, by creating a new "Use Type" under the "Use Category" of "Retail Sales" for "Vape/Smoke Shop and Liquor Store" will allow for regulating this specific "Use Type" in a more exact manner; and

WHEREAS, Staff upon conducting the necessary spatial analysis, has determined that amending section 10-3.3, entitled "Use-Specific Standards", by specifically creating section 10-3.3(D)(15)(e), entitled "Vape/Smoke Shop and Liquor Store", to provide for a minimum separation distance between similar uses of this "Use Type" and from the real property that comprises a public or private preschool, elementary school, middle school,

or secondary school within the City's municipal boundaries and neighboring cities will prevent the clustering of similar uses of this "Use Type" and ensure that minors are not exposed to alcohol and tobacco products and the potential harm that could result from their misuse ; and

WHEREAS; amending section 10-3.3, entitled "Use-Specific Standards", by specifically creating section 10-3.3(D)(15)(f), entitled "Bar, Lounge or Tavern", to provide for a minimum separation distance between similar uses of this "Use Type" and from the real property that comprises a public or private preschool, elementary school, middle school, or secondary school within the City's municipal boundaries and neighboring cities will prevent the clustering of similar uses of this "Use Type" and ensure that minors are not exposed to alcohol and the potential harm that could result from its misuse; and

WHEREAS, the proposed amendment supports the City's Strategic Plan Goal #2 "Tamarac is Safe and People Know it", Goal #3, "Tamarac is Economically Resilient", and Goal #4, "Tamarac is Vibrant", by adequately addressing the classification and distribution of Vape/Smoke Shop and Liquor Store "Use Types"; and Bar, Lounge or Tavern "Use Types"; and

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

WHEREAS, the City Commission of the City of Tamarac has deemed it to be in the best interest of the business owners, residents, and visitors to the City of Tamarac to amend its LDC in order to regulate the distribution and provide for a minimum distance

separation between Vape/Smoke Shops and Liquor Stores and similar uses of this "Use Type" and from the real property that comprises a public or private preschool, elementary school, middle school, or secondary school within the City's municipal boundaries and adjacent cities; and

WHEREAS, the City Commission of the City of Tamarac has also deemed it to be in the best interest of the business owners, residents, and visitors to the City of Tamarac to amend the LDC in order to regulate the distribution and provide for a minimum distance separation between bars, lounges and taverns and similar uses of this "Use Type" and from the real property that comprises a public or private preschool, elementary school, middle school, or secondary school within the City's municipal boundaries and adjacent cities

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

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

SECTION 2: The zoning in Progress is hereby terminated by amending Chapter 10, Section 10-3.2, entitled "Table of Allowed Uses" of the LDC, is amended to read as follows:

10-3.2 Table of Allowed Uses

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

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

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

(2) **Special Exception Uses** "SE" in a cell in Table 10-3.1: Allowed Uses, indicates that the use is allowed in the respective zoning district only if reviewed and approved in accordance with the procedures of §10-5.4(G), *Special Exception*. Special exception uses are subject to all other applicable regulations of this Code, including the use-specific standards in §10-3.3, *Use-Specific Standards*, the dimensional standards in Article 2*Zoning Districts,* and the requirements of Article 4: *Development and Design Standards*.

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

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

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

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

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

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

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

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

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

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

(3) On interpreting an unlisted use as allowed in a zoning district, and finding that the use is likely to be common or would lead to confusion if it remains unlisted, the Director may initiate an application for a text amendment to this Code in accordance with § 10-5.4(D), *Amendment to Text of Development Code,* to list the use in Table 10-3.1: *Allowed Uses,* as a permitted use or special exception use, as appropriate. Until final action is taken on the amendment application, the interpretation of the Director shall be binding.

(F) **Multiple Principal Uses**

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

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

(3) A development with multiple principal uses shall include only those principal uses designated in the use tables as allowed in the applicable zoning district,

and each principal use shall be subject to any use-specific standards applicable to the use.

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

(H) **Table of Allowed Uses**

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

Use Category	Use Type	Residential				Mixed-Use and Nonresidential							Special Purpose			Use Stds
		RE	R1	R2	R3	MUN	MUC	MUG	NC	BP	I1	I2	PF	RC	SU	

****

COMMERCIAL																
Retail Sales	Bulk pool chemical sales										P	P				10-3.3(D)(6)
	Equipment sales and repair, heavy										P	P				
	Farmer's market, outdoor					P	P	P	P					T		
	Medical Marijuana Dispensary															10-3.3(D)(15)
	Nursery															
	Pawn shop															
	Personal and household goods repair					P	P		P	P	P					10-3.3(D)(12)
	Pharmacy					SE	A	A	SE	A						
	Print shop					P	P	P	P							
	Retail sales, general: < 10,000 sq. ft.				P	P	P	P	P	P	A			A		10-3.3(D)(15)
	Retail sales, general: ≥10,000 sq. ft.						P	P		P	P					10-3.3(D)(15)
	Thrift, consignment, and used merchandise					A		SE	A							
	Vape/Smoke Shop and Liquor Store					SE	SE	SE	SE							

****

SECTION 3: Chapter 10, Section 10-3.3, entitled "Use-Specific Standards" of the

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LDC, is amended to read as follows:

10-3.3 Use-Specific Standards

****

(D) **Commercial Uses**

****

(15) **Retail**

(a) **Adaptive Reuse/Abandonment Agreement.** Prior to receiving final approval, large-scale retail uses that are 50,000 square feet or more, either in one building or in contiguous shopping center, excluding any garden center, shall require that the owner of the property execute and have recorded an adaptive reuse/abandonment agreement acceptable to the City Attorney. The agreement shall be recorded with the county clerk and recorder's office. The agreement may contain, but is not limited to, terms and conditions regarding:

(i) A requirement that no covenants, conditions, or restrictions be recorded against or run with the property that in any way impede or prevent the re-use, redevelopment, or re-tenanting of the building in the event of vacancy;

(ii) The owner's obligations to reuse, re-tenant, or pay for removal of the building in the event of vacancy within an agreed-upon time frame with the City;

(iii) Property maintenance responsibilities in the event of vacancy; and

(iv) Enforcement of the agreement and remedies available to the city in the event of breach or other noncompliance.

(b) **I-1 District.** In the I-1 district, retail is limited to:

(i) Ancillary commercial uses within buildings devoted to primary industrial uses; and

(ii) Other commercial and retail business uses and hotel or similar lodgings under the conditions specified in the Broward County Land Use Plan and the certified city land use plan.

(c) **R3 District.** The use shall be allowed in the R3 district subject to compliance with the Broward County Land Use Plan.

(d) **Medical Marijuana Dispensary.**

(i) No medical marijuana dispensary, where permitted, shall be located within five hundred (500) feet of the real property that comprises a

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public or private elementary school, middle school, or secondary school unless the city approves the location through a formal variance proceeding open to the public at which the city determines that the location promotes the public health, safety and general welfare of the community.

(ii) Measurement shall be from the property line boundary of the proposed medical marijuana dispensary to the nearest point of the property line boundary of the private or public elementary, middle or secondary school.

(iii) No medical marijuana dispensary is permitted to dispense from its premises marijuana or a marijuana delivery device between the hours of 9:00 p.m. and 7:00 a.m.

(iv) All medical marijuana dispensary establishments offering or providing retail services within the city shall be duly licensed by the state under F.S. §381.986, and shall operate, provide security, signage and general conformance with F.S. §381.986, as amended.

(v) A business license shall be required for all medical marijuana dispensaries, assessed at the same fee rate consistent with that of pharmacies.

(e) **Vape/Smoke Shop and Liquor Store.**

(i) No vape/smoke shop and liquor store, where permitted, shall be located within one thousand (1,000) feet of an existing vape/smoke shop and liquor store and/or the real property that comprises a public or private preschool, elementary school, middle school, or secondary school within the City's municipal boundaries and neighboring cities.

(ii) Whenever an existing vape/smoke shop or liquor store has procured a business tax receipt and a certificate of occupancy and, thereafter, a public or private preschool, elementary school, middle school, or secondary school is established within the distance separation set forth in Section 10-3.3(D)(15)(e)(i), the establishment of such preschool or school shall not be cause for the discontinuance or classification as a nonconforming use of the existing vape/smoke shop or liquor store.

(iii) Measurement shall be from the property line boundary of the proposed vape/smoke shop and liquor store to the nearest point of the property line boundary of the existing vape/smoke shop and liquor store and/or the real property that comprises a public or private preschool, elementary school, middle school, or secondary school within the City's municipal boundaries and neighboring cities.

(f) **Bar, Lounge or Tavern.**

(i) No bar, lounge, or tavern, where permitted, shall be located within one thousand (1,000) feet of an existing bar, lounge, or tavern and/or the real property that comprises a public or private preschool, elementary

school, middle school, or secondary school within the City's municipal boundaries and neighboring cities.

(ii) Whenever an existing bar, lounge or tavern has procured a business tax receipt and a certificate of occupancy and, thereafter, a public or private preschool, elementary school, middle school, or secondary school is established within the distance separation set forth in Section 10-3.3(D)(15)(f)(i), the establishment of such preschool or school shall not be cause for the discontinuance or classification as a nonconforming use of the existing bar, lounge, or tavern.

(iii) Measurement shall be from the property line boundary of the proposed bar, lounge, or tavern to the nearest point of the property line boundary of an existing bar, lounge, or tavern and/or the real property that comprises a public or private preschool, elementary school, middle school, or secondary school within the City's municipal boundaries and neighboring cities.

****

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

SECTION 5: That all Ordinances or parts of Ordinances, Resolutions, or parts thereof in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

SECTION 6: Should any section, provision, paragraph, sentence, clause of word of this Ordinance or portion hereof be held or declared by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall be considered as eliminated and shall not affect the validity of the remaining portions or applications of this Ordinance.

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SECTION 7: This Ordinance shall become effective upon adoption.

PASSED, FIRST READING this 11th day of OCTOBER, 2023.

PASSED, SECOND READING this 25th day of OCTOBER, 2023.

Michelle J. Gomez
MICHELLE J. GOMEZ, MAYOR

ATTEST:

Kimberly Dillon
KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE: 1ST Reading

MAYOR GOMEZ	NO
DIST 1: V/M BOLTON	YES
DIST 2: COMM. WRIGHT	YES
DIST 3: COMM. VILLALOBOS	YES
DIST 4: COMM. DANIEL	NO

RECORD OF COMMISSION VOTE: 2ND Reading

MAYOR GOMEZ	NO
DIST 1: V/M BOLTON	YES
DIST 2: COMM. WRIGHT	YES
DIST 3: COMM. VILLALOBOS	NO
DIST 4: COMM. DANIEL	YES

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

HANS OTTINOT,
CITY ATTORNEY

This Ordinance was filed in the Office of the City Clerk on this 25th day of OCTOBER 2023.

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The matter of Legal Ad SVSS
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on 22 Sep 2026
Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



Signature of Affiant

Sworn to and subscribed before me this: 22 Sep 2026.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ( )

140456

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CITY OF TAMARAC
PLANNING BOARD AND CITY COMMISSION
NOTICE OF PUBLIC HEARINGS

YOU ARE HEREBY NOTIFIED that a Public Hearing to consider the following applications will be held before the **PLANNING BOARD** of the CITY OF TAMARAC, FLORIDA, on **Wednesday, October 7, 2026,** at or after **9:00 a.m.** in the City Commission Chambers of City Hall, located at 7525 NW 88th Avenue, Tamarac, FL 33321.

YOU ARE ALSO HEREBY NOTIFIED that a Public Hearing to consider the same applications will be held before the **CITY COMMISSION** of the CITY OF TAMARAC, FLORIDA, on **Wednesday, October 14, 2026,** at or after **7:00 p.m.** in the City Commission Chambers of City Hall, located at 7525 NW 88th Avenue, Tamarac, Florida 33321.

The following requests for the **Sexy Vape Smoke Shop** project will be considered:

PETITIONER: Mohamad El-Helou, business owner & designated agent for the property owner, UFC Investment & Management, Inc., is requesting approval of:

CASE NO.: **3-Z-26: Special Exception – Quasi-Judicial**

PETITION: Requesting approval for the use of an existing tenant space within a commercial retail plaza for a vape/smoke shop in the MU-N (Mixed-Use Neighborhood), pursuant to Land Development Code Section 10-3.2, Table 10-3.1 "Allowed Uses".

CASE NO.: **3-B-26: Variance – Quasi-Judicial**

PETITION: Requesting relief from the use-specific standard set forth in Section 10-3.3(D)(15)(e)(i) to reduce the required minimum separation distance from smoke shops, package liquor stores, and schools from one thousand (1,000) feet to three hundred twenty (320) feet.

LOCATION: 6041 North University Drive, Tamarac, FL 33321



These applications and all supporting documentation for the Planning Board meeting may be requested by emailing planningboard@tamarac.org or viewed in the Community Development Department located at 7525 NW 88th Avenue, Tamarac, Florida 33321 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

These applications and all supporting documentation for the City Commission meeting may be requested by emailing cityclerk@tamarac.org or viewed in the City Clerk's office located at 7525 NW 88th Avenue, Tamarac, Florida 33321 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

In accordance with the Procedures for Quasi-Judicial Proceedings contained in Chapter 10, Section 10-5.3(I)(2)(a) of the City of Tamarac Code of Ordinances, all affected persons will be allowed to present evidence at the hearing, bring forth witnesses, and cross examine witnesses provided they notify and file the required forms provided by the City Clerk's office at least seven (7) calendar days prior to the proceeding. Additionally, interested parties may appear at the hearing per Section 10-5.3(F)(3)(a)(i)(F), Code of Ordinances.

Pursuant to Chapter 286.0105 Florida Statutes: If a person decides to appeal any decision made by the Planning Board or City Commission with respect to any matter considered at such meeting or hearing, they will need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based.

The City of Tamarac complies with the provisions of the Americans with Disabilities Act. If you are a disabled person requiring any accommodations or assistance, please notify the City 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 at the following number: 711.

KIMBERLY DILLON, CMC
CITY CLERK

140456

Newspaper: Sun Sentinel - Palm Beach Advertiser: City of Tamarac
Issue Date: Tue, 09/22/26 Ad Number: 140524-242774

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CITY OF TAMARAC
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The following requests for the **Sexy Vape Smoke Shop** project will be considered:

PETITIONER: Mohamad El-Helou, business owner & designated agent for the property owner, UFC Investment & Management, Inc., is requesting approval of:

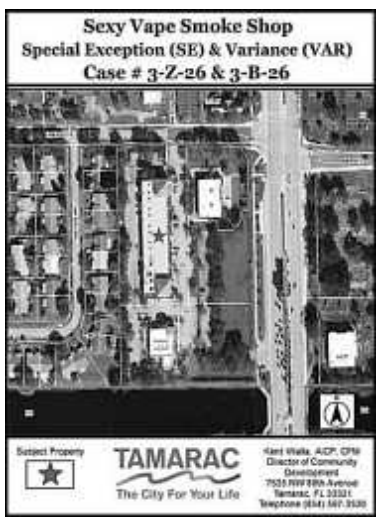
CASE NO.: **3-Z-26: Special Exception – Quasi-Judicial**

PETITION: Requesting approval for the use of an existing tenant space within a commercial retail plaza for a vape/smoke shop in the MU-N (Mixed-Use Neighborhood), pursuant to Land Development Code Section 10-3.2, Table 10-3.1 "Allowed Uses".

CASE NO.: **3-B-26: Variance – Quasi-Judicial**

PETITION: Requesting relief from the use-specific standard set forth in Section 10-3.3(D)(15)(e)(i) to reduce the required minimum separation distance from smoke shops, package liquor stores, and schools from one thousand (1,000) feet to three hundred twenty (320) feet.

LOCATION: 6041 North University Drive, Tamarac, FL 33321



These applications and all supporting documentation for the Planning Board meeting may be requested by emailing planningboard@tamarac.org or viewed in the Community Development Department located at 7525 NW 88th Avenue, Tamarac, Florida 33321 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

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In accordance with the Procedures for Quasi-Judicial Proceedings contained in Chapter 10, Section 10-5.3(I)(2)(a) of the City of Tamarac Code of Ordinances, all affected persons will be allowed to present evidence at the hearing, bring forth witnesses, and cross examine witnesses provided they notify and file the required forms provided by the City Clerk's office at least seven (7) calendar days prior to the proceeding. Additionally, interested parties may appear at the hearing per Section 10-5.3(F)(3)(a)(ii)(F), Code of Ordinances.

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KIMBERLY DILLON, CMC
CITY CLERK

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PLANNING BOARD AND CITY COMMISSION
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YOU ARE ALSO HEREBY NOTIFIED that a Public Hearing to consider the same application will be held before the **CITY COMMISSION** of the CITY OF TAMARAC, FLORIDA on **Wednesday, October 14, 2026**, at or after **7:00 p.m.** in the City Commission Chambers of City Hall, located at 7525 NW 88th Avenue, Tamarac, Florida 33321.

The following request for the **East Side Community Park** project will be considered:

PETITIONER: Ekrem Uzman, designated agent for the property owner, City of Tamarac is requesting approval of:

CASE NO.: **4-SP-26: Site Plan Approval (Major) – Quasi-Judicial**

PETITION: Requesting approval for the development of the proposed Eastside Community Park, consisting of a 12,670-square-foot, two-story community center building, a tennis court, a basketball court, a playground, and associated parking.

LOCATION: The subject property is located on the east side of The Common, north of W Commercial Boulevard, at 2 The Common, in the location of the former Shaker Village Clubhouse. The complete legal description of the subject property is available on file in the Community Development Department.



The applications and all supporting documentation for the Planning Board meeting may be requested by emailing planningboard@tamarac.org or viewed in the Community Development Department located at 7525 NW 88 Avenue, Tamarac, Florida 33321 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

The applications and all supporting documentation for the City Commission meeting may be requested by emailing cityclerk@tamarac.org or viewed in the City Clerk's office located at 7525 NW 88th Avenue, Tamarac, Florida 33321 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

In accordance with the Procedures for Quasi-Judicial Proceedings contained in Chapter 10, Section 10-5.3(I)(2)(a) of the City of Tamarac Code of Ordinances, all affected persons will be allowed to present evidence at the hearing, bring forth witnesses, and cross examine witnesses provided they notify and file the required forms provided by the City Clerk's office at least seven (7) calendar days prior to the proceeding. Additionally, interested parties may appear at the hearing per Section 10-5.3(F)(3)(a)(ii)(F), Code of Ordinances.

Pursuant to Chapter 286.0105 Florida Statutes: If a person decides to appeal any decision made by the Planning Board or City Commission with respect to any matter considered at such meeting or hearing, they will need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based.

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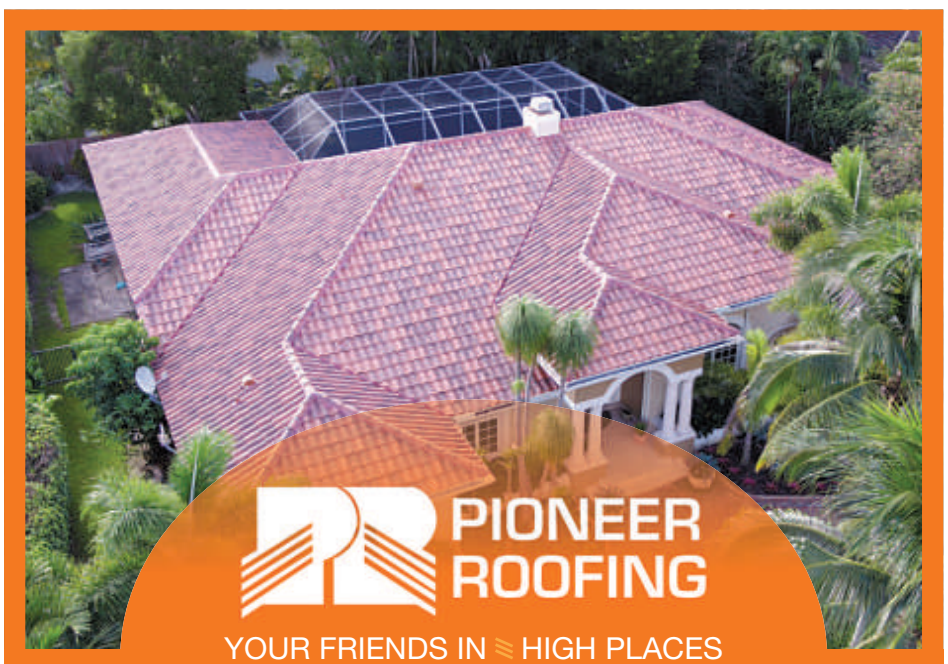
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PLANNING BOARD AGENDA ITEM REPORT

DATE:	October 7, 2026
SUBMITTED BY:	Collette Blake
ITEM TYPE:	Board Order
AGENDA SECTION:	**Quasi-Judicial Hearing**
TITLE:	TBO106 - Order granting/denying Variance application for Sexy Vape Smoke Shop, 6041 N. University Drive, Tamarac, Florida 33321 seeking relief from Section 10-3.3(D)(15)(e)(i), Code of Ordinances, to reduce the required minimum separation distance from smoke shops, package liquor stores, and schools from one thousand (1,000) feet to three hundred twenty (320) feet.

ATTACHMENTS:

1 - VAR Memo - SVSS PB.docx
2 - TBO#106 - SVSS PB.docx
3 - Variance_Justification_Letter_.pdf
4 - Site Location Map - SVSS.pdf
5 - 2025 PDF SURVEY.pdf
6 - As-Built Site Plan '16.pdf
Affidavit_52763.pdf
Legal Ad.pdf

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 26-08-003M
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Board
Meeting of October 7, 2026

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

DATE: October 7, 2026

RE: *Sexy Vape Smoke Shop – Variance {Quasi-Judicial}*
TEMP BOARD ORDER NO. 106**; CASE#:** 3-B-26**; MF#:** 03-00

RECOMMENDATION: The Director of Community Development recommends that the Planning Board forward a favorable recommendation for the variance request from the requirements of Section 10-3.3, Use-Specific Standards, of the City's Code of Ordinances to the City Commission at its October 14, 2026 meeting (see attached Board Order for Variance - Temp Board Order No. 106).

ISSUE: Mohamad El-Helou of MMM Miami Corp, business owner and designated agent for the property owner, UFC Investment & Management, Inc., is requesting approval of the following variance (see attached Letter of Justification):

Case # 3-B-26 – Petition 1: Section 10-3.3(D)(15)(e)(i), Code of Ordinances:

A variance requesting relief from the use-specific standard set forth in Section 10-3.3(D)(15)(e)(i) to reduce the required minimum separation distance from smoke shops, package liquor stores, and schools from one thousand (1,000) feet to three hundred twenty (320) feet.



LOCATION: The subject property is located at the southwest corner of NW 61st Street and N. University Drive (see Aerial Photograph above and attached Location Map). The property consists of a parcel within an existing commercial retail plaza, legally described as Westland Plat 172-64 B Portion Desc AKA: Lot 1, and commonly known as "Applebee's Plaza." Sexy Vape Smoke Shop is seeking to operate within an existing suite located at 6041 N. University Drive, Tamarac, Florida 33321, within the plaza. The subject property is approximately 1.93 net acres in size, has a City of Tamarac Future Land Use designation of "Commercial," and is zoned Mixed-Use Neighborhood (MU-N).

Surrounding Land Use and Zoning Analysis:

	Zoning District	Use
North	Public Facilites (PF)	City Water Treatment Plant
South	Mixed-Use General (MU-G)	Midway Plaza (Multi-Use Commercial)
East	Mixed-Use Neighborhood (MU-G)	Broward Teachers Union (Office & Training Facility)
West	Two-Family Residential (R-2)	Edgewater Village (Two-Family Dwelling Residential)

BACKGROUND: Sunshine Retail Stores, Inc. properly filed its Building Permit and Business License applications within the timeframe authorized by the City Commission, completed all required inspections, and was issued a Certificate of Occupancy ("C.O.") on May 4, 2023. Per City records, Sunshine Retail Stores, Inc. was classified as "Merchant-Retail" and maintained an active Business License from 2023–2024.

On August 20, 2024, Mohamad El-Helou of MMM Miami Corp., also known as Sexy Vape Smoke Shop, visited the Community Development Department to inquire about transferring the Business License. Mr. El-Helou began the process of applying for a C.O. through the Building Department's Electronic Plan Review ("EPR") system and was assigned Building Permit No. BP24-3911. Per City records, no documents were uploaded to the Electronic Plan Review documents folder.[KW1.1]

On August 22, 2024, the Business Tax Receipt was issued and transferred to MMM Miami Corp. Per staff records, the Business Tax Receipt issued to Sunshine Retail Stores, Inc. did not include the condition imposed by the City Commission stating that "this allowance is subjected specifically for this business, and the business license shall not be transferable." Therefore, Mr. El-Helou was not made aware by the previous business owner, property owner, or City staff that the prior business was prohibited from transferring the business license pursuant to the City Commission's action. As of August 27, 2024, the Business License for MMM Miami Corp. was activated for 2024 and subsequently renewed for 2025.

On February 19, 2025, the City of Tamarac Building Department opened a Special Magistrate case and issued a Notice of Violation to the current business and the subject property for operating without a Certificate of Occupancy, an active permit, or documents uploaded under Building Permit No. BP24-3911. Subsequently, Building Permit No. BP24-3911 was cancelled by the Building Department.

On May 16, 2025, Planning & Zoning staff met with Mr. El-Helou to discuss the history of the suite and the

process for applying for Special Exception and Variance approvals through the Community Development Department. During the meeting, Mr. El-Helou disclosed that MMM Miami Corp. began operating the leased suite as a Vape/Smoke Shop in September 2024 after receiving the Business Tax Receipt, but without obtaining a C.O., both of which are required to legally operate a business in the City of Tamarac. Mr. El-Helou subsequently advised that he would retain an outside agent/representative to assist with the Special Exception and Variance applications and supporting documentation.

On May 4, 2026, Mr. El-Helou submitted completed Special Exception and Variance applications, supporting documentation, and the required payment.

ANALYSIS: The applicant, Mohamad El-Helou, is requesting Variance approval to seek relief from Land Development Code Section 10-3.3(D)(15)(e)(i), Code of Ordinances, to reduce the required minimum separation distance from vape/smoke shop, package liquor stores, and schools from one thousand (1,000) feet to three hundred twenty (320) feet.

Simultaneously, Mr. El-Helou has filed a separate Special Exception application (3-Z-26) seeking approval to authorize the operation of an existing Vape/Smoke Shop, consisting of approximately one thousand one hundred twenty (±1,120) square feet, within a commercial retail plaza.

The proposed business is not unique to the area, as there are three (3) existing Vape/Smoke Shop businesses dispersed along N. University Drive between the City of Lauderhill & the City of Tamarac. Additionally, the closest Vape/Smoke Shop is located approximately one thousand five hundred (1,500) feet from property line to property line, while the door-to-door distance is approximately two thousand three hundred (2,300) feet. The proposed use would provide employees, residents, and visitors with an additional retail option in the area while maintaining compatibility with the existing commercial character.

Per LDC Section 10-3.3, Use-Specific Standards, the requirement for vape/smoke shops provides: “No vape/smoke shop and liquor store, where permitted, shall be located within one thousand (1,000) feet of an existing vape/smoke shop and liquor store and/or the real property that comprises a public or private preschool, elementary school, middle school, or secondary school within the City's municipal boundaries and neighboring cities.”

Land Development Code Section 10-3.3(D)(15)(e)(i) “Use-Specific Standards”

Use & Location	Requirement	Provided	Separation From Door to Door
Soaring Eagles Academy “Preschool” (Midway Plaza)	1,000 Feet	320 Feet	783 Feet
Publix Liquors (Midway Plaza)	1,000 Feet	320 Feet	1232 Feet
Saint Malachy Catholic School “PreK – 5th Grade” (Religious Grounds)	1,000 Feet	356 Feet	921 Feet
New Generation Liquors (5800 Plaza)	1,000 Feet	489 Feet	792 Feet

My Smoke Stash (Univ. Shoppes)	1,000 Feet	1,500 Feet	2,300 Feet

A variance seek relief from zoning regulations when such variance will not be contrary to the public interest and when, owing to conditions peculiar to the property and not resulting from the actions of the applicant, literal enforcement of the ordinance would result in unnecessary and undue hardship.

Section 10-5.4(Q), Code of Ordinances, identifies the standards to be employed by the City Commission when considering a variance from the terms of the Zoning chapter of the Code of Ordinances and other applicable zoning ordinances.

These standards and the responses to each, as they apply to the subject petition, are provided below.

Case #3-B-26: Section 10-3.3(D)(15)(e)(i), Code of Ordinances

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

The subject property is an established commercial plaza that was developed prior to the adoption of the current use-specific separation requirements for Vape/Smoke Shops. The tenant space at 6041 N. University Drive was previously occupied by a Vape/Smoke Shop that received City authorization and a Certificate of Occupancy before the Land Development Code was amended in 2023 to establish the one thousand (1,000)-foot separation requirement. The existing location, configuration, and surrounding development pattern of the property are fixed and were established prior to adoption of the current separation standard.

The requested Variance is necessitated by the property's location approximately three hundred twenty (320) feet from property subject to the separation requirement, rather than by any modification to the site or physical expansion of the existing tenant space by the Applicant. These circumstances are specific to the subject property and its development and use history and do not generally apply to properties developed or occupied after adoption of the current separation requirement.

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

The special conditions and circumstances described above, including the development history of the subject property, the specific history of the tenant space, and the prior operation of a Vape/Smoke Shop at the same location, are not the result of actions taken by the landowner. The one thousand (1,000)-foot separation requirement was adopted in 2023, after the prior Vape/Smoke Shop had been authorized to operate at the subject location.

The requested Variance would allow the continuation of the same general use within an existing tenant space that was previously occupied by a Vape/Smoke Shop before the current separation standard was established. These circumstances were created by the subsequent amendment to the Land Development Code and the prior regulatory history of the site, rather than by any action of the landowner to create the condition necessitating the Variance.

iii. *Because of the special conditions and circumstances referred to above, the literal application*

of this Code to development of the property for which the Variance is sought would effectively deprive the landowner of rights commonly enjoyed by other properties subject to the standard from which the Variance is sought, and would result in unnecessary and undue hardship on the landowner;

The purpose of the Variance request is to reduce the required one thousand (1,000)-foot separation from vape/smoke shops, schools, and liquor stores to a minimum of three hundred twenty (320) feet. As previously stated, the subject tenant space was previously occupied by a Vape/Smoke Shop that was lawfully authorized as a permitted use by right prior to the 2023 amendment to the Land Development Code establishing the separation requirement.

Literal application of the current separation standard would preclude the continuation of the same general use within an existing tenant space that had previously been approved and operated for that purpose, notwithstanding the established development and use history of the property. In contrast, other properties that satisfy the separation standard may establish the same use through the applicable approval process. Under these circumstances, strict application of the separation requirement to the subject property would impose an unnecessary and undue hardship on the landowner by preventing the continued use of an existing commercial space for a use previously authorized at this location.

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

The requested relief is limited to reducing the required one thousand (1,000)-foot separation distance established by the Land Development Code. The current property-line-to-property-line separation between Applebee's Plaza and Midway Plaza is approximately three hundred twenty (320) feet. By comparison, the door-to-door distance between Sexy Vape Smoke Shop and Soaring Eagles Academy is approximately seven hundred fifty (750) feet.

Approval of the Variance would not confer a special privilege on the landowner, as any similarly situated property owner may seek variance relief from the applicable separation standard through the same review process and must demonstrate compliance with the required variance criteria. The requested relief is specific to the existing site conditions and development history of the subject property and does not exempt the Applicant from other applicable requirements of the Land Development Code.

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

The subject tenant space was previously occupied by a Vape/Smoke Shop that was a permitted use by right prior to the 2023 amendment to the Land Development Code. The amendment subsequently required Special Exception approval for Vape/Smoke Shops and established a minimum one thousand (1,000)-foot separation from other vape/smoke shops, liquor stores, and schools.

The requested Variance is limited to reducing the required separation distance to three hundred twenty (320) feet, which reflects the existing property-line-to-property-line separation between the subject property and the nearest property subject to the separation standard. No additional reduction beyond that necessary to accommodate the existing location is requested. Additionally, the nearby uses subject to the separation requirement are physically separated from the subject site by major roadways or canals, which further reduces potential compatibility impacts. Accordingly, the extent of the requested Variance is the minimum necessary to allow the reasonable continuation of the use at the subject location..

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

The granting of the Variance is consistent with the general purpose and intent of the Land Development Code, as a Vape/Smoke Shop has historically operated within the subject tenant space, and Business Tax Receipts were issued to both the previous and current business owners. Subsequent amendments to the Land Development Code established new separation requirements applicable to this type of use.

The requested Variance does not introduce a new or more intensive use at the subject location but instead seeks relief necessary to continue a use that previously operated within the same tenant space. Given the established commercial character of the property, the prior history of the use, and the physical separation from nearby regulated uses by major roadways or canals, the requested relief is not inconsistent with the purpose of the separation requirement. Accordingly, the Variance preserves the spirit and intent of the Code while addressing the unique circumstances affecting the subject property.

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

The requested Variance is not expected to adversely affect the health or safety of persons residing or working in the surrounding area, nor is it expected to be injurious to nearby properties or improvements. The Vape/Smoke Shop is occupying within an existing tenant space and they intend on abiding by any and all state legislation with regards to the purchase and sales of nicotine products. Also, they have access to an operable dumpster enclosure and will dispose of all products properly.

The business will remain subject to all applicable local and state licensing, inspection, and operational requirements. In addition, the surrounding roadway and canal network provides physical separation from nearby properties subject to the distance requirement. Accordingly, approval of the Variance is not anticipated to create conditions detrimental to the public health, safety, or welfare.

viii. The Variance is consistent with the Comprehensive Plan.

The subject property is an established commercial retail plaza designated for commercial development and is consistent with Objective 1 of the City's Comprehensive Plan, which states: *"The City of Tamarac intends to promote orderly growth and development through the adoption, maintenance, and implementation of its Future Land Use Element of the City's Comprehensive Plan."*
The requested Variance will facilitate the continued use of an existing commercial tenant space within an established commercial plaza and will not alter the property's existing land use, intensity, or development pattern. Accordingly, the Variance is consistent with the applicable goals and objectives of the Comprehensive Plan regarding orderly growth and development.

The Variance application demonstrates compliance with the review standards listed in Section 10-5.4(Q)(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," by promoting a "Business Friendly" environment. The smoke shop is located within an established commercial plaza along N. University Drive, a major thoroughfare providing

access to and from the City of Tamarac. The requested relief recognizes that the same use operated at the subject location prior to amendments to the Land Development Code that subsequently established additional approval and separation requirements for Vape/Smoke Shops.

CONCLUSION: The Director of Community Development recommends that the Planning Board forward a favorable recommendation to the City Commission for the requested Variance from the requirements of Section 10-3.3, Use-Specific Standards, of the City's Code of Ordinances, for consideration at its October 14, 2026 meeting.

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

Kent Walia

_____

Kent Walia, AICP, CFM
Director of Community Development

Attachments: Board Order for Variance – Temp Board Order No. 106
Duwbu Justification Letter
Site Location Map - Duwbu
Property Survey '26
Three Lakes Minor Site Plan '96

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 BOARD ORDER FOR DEVELOPMENT PERMIT

BEFORE THE CITY COMMISSION
CITY OF TAMARAC, FLORIDA
BO – 2026 – _____

HEARING DATE: October 14, 2026
CASE NO. 3-B-26

IN RE: The Application of: Sexy Vape Smoke Shop (Applebee's Plaza)
Location: 6041 North University Drive, Tamarac, Florida 33321

Property Folio Identification Number: 494-09-45-0010

Property Legal Description: WESTLAND PLAT 172-64 B PORTION DESC AS: BEG NW COR OF PARCEL B, S 388.78, E 213.06, N 388.72, W 220.01 TO POB AKA: LOT 1

FINAL ORDER APPROVING/DENYING VARIANCE

Mohamad El-Helou of MMM Miami Corp., also known as Sexy Vape Smoke Shop, business owner and designated agent for the property owner, UFC Investment & Management, Inc. (the "Applicant"), filed an application with the City of Tamarac Department of Community Development (the "City") seeking approval of the following Variance request:

Case # 3-B-26 – Petition: Section 10-3.3(D)(15)(e)(i), Code of Ordinances:

A variance seeking relief from Section 10-3.3(D)(15)(e)(i), Code of Ordinances, to reduce the required minimum separation distance from smoke shops, package liquor stores, and schools from one thousand (1,000) feet to three hundred twenty (320) feet.

Notice of the request for the Variance was given pursuant to Chapter 2, Article X and Chapter 10, Section 10-5.3(F) of the City of Tamarac Code of Ordinances. The City Commission of the City of Tamarac ("Commission") has identified that the property located at 6041 North University Drive, Tamarac, FL, 33321 (the "Property") in Applebee's Plaza is in the MU-N (Mixed-Use Neighborhood) Zoning District.

Pursuant to the authority contained in Section 10-5.4(Q) of the City of Tamarac Code of Ordinances, the Planning Board has reviewed the application, held a quasi-judicial public hearing on **October 7, 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 **October 14, 2026**, and pursuant to Sections 2-369, 2-370, 10-5.3(G), 10-5.3(H), and 10-5.4(Q) of the City of Tamarac Code of Ordinances, the Commission **FINDS**:

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

ii. The special conditions and circumstances referred to above are/are not the result of the actions of the landowner.

iii. Because of the existence/lack of special conditions and circumstances referred to above, the literal application of this Code to development of the property for which the Variance is sought would/would not effectively deprive the landowner of rights commonly enjoyed by other properties subject to the standard from which the Variance is sought and would/would not result in unnecessary and undue hardship on the landowner.

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

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

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

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

viii. The Variance is/is not consistent with the Comprehensive Plan.

Pursuant to the authority contained in Section 10-5.4(Q) of the City of Tamarac Code of Ordinances, the Applicants' request for Variance approval, as outlined, is hereby **GRANTED/NOT GRANTED.**

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

DONE and ORDERED this _____ day of _____, 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.

September 25, 2025

MMM Miami Corp d/b/a Sexy Vape Smoke Shop
6041 N. University Drive, Tamarac, FL 33321
Land Folio Number: 494109450010
Business Tax Receipt No.: 25-00016253
Email: Mhelou900@gmail.com

City of Tamarac
Community Development Department – Planning and Zoning Division
7525 NW 88th Avenue
Tamarac, FL 33321

Re: Variance Request from Section 10-3.3(D)(15)(e)(i) – Distance Requirements for Vape/Smoke Shops

Dear Planning and Zoning Division,

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

The subject property is located in a developed commercial shopping plaza along a high-traffic corridor (University Drive), in an area with a long-standing mix of retail, service, and institutional uses. The unique condition here is that multiple proximity-based triggers exist in close vicinity, not due to the site's active use, but due to overlapping buffers from other surrounding properties. Specifically:

- New Generation Liquor Store – 487 ft
- Soaring Eagles Preschool – 320 ft
- Publix Liquor Store – 320 ft
- St. Malachy Catholic School – 372 ft

These conditions do not exist at many other commercial parcels in the City and significantly restrict reasonable use of commercially-zoned property in this corridor for any vape/smoke-related business.

(ii) The special conditions and circumstances referred to above are not the result of the actions of the landowner;

These proximity conflicts are not the result of any action by the property owner or tenant. The business began operating lawfully with a valid Business Tax Receipt and Certificate of Use prior to the new code amendments. At the time of occupancy, there was no 1,000-foot separation requirement applicable to the use. The hardship now arises from the retroactive application of a zoning standard that was not in effect when the business was established.

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

Strict adherence to the code would result in a complete revocation of the Business Tax Receipt, effectively prohibiting the business from continuing operation. This would cause economic harm to the business owner, employees, and landlord, while depriving them of rights commonly enjoyed by other commercial tenants in the same zoning district. The business has been operating without incident or complaint, and is located in an interior retail suite with no exterior promotion or nuisances. Denial of the variance would amount to a loss of lawful use based solely on nearby parcels' zoning—not because of any deficiency in this site.

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

Granting this variance would not confer any special privilege, but rather preserve an existing legal use that was permitted before the ordinance change. Other established businesses have not had their certificates revoked or required to cease operations due to similar buffer conflicts. This request simply seeks to retain an existing business use that was lawfully established, without granting any additional rights beyond that.

(v) The extent of the Variance is the minimum necessary to allow a reasonable use of the property;

The variance requested is limited in scope: it only pertains to the 1,000-foot distance requirement under Code Section 10-3.3(D)(15)I(i). No other deviations are being sought. The business is not seeking expansion, additional signage, or outdoor displays. The relief is narrowly tailored to allow the continued indoor use of an existing tenant space within a commercial plaza.

(vi) The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;

The intent of the code is to prevent overconcentration of vape/smoke shops near vulnerable populations. However, the Sexy Vape Smoke Shop:
- Operates with strict age verification
- Has no exterior displays or promotion
- Implements security and surveillance
- Has had no code violations or complaints

As such, the continued operation of this business meets the spirit and intent of the code while allowing for a fair, reasonable use of the property.

(vii) The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare; and

The variance would not create any health or safety hazard. The site is monitored, age-restricted, and professionally maintained. There is no outdoor smoking, loitering, or nuisances generated by the use. The shopping center has adequate parking and security. The nearest residential properties are buffered by commercial uses, and the subject site does not interfere with the daily operations of nearby schools or liquor stores.

(viii) The Variance is consistent with the Comprehensive Plan;

The request aligns with the City's Comprehensive Plan, which promotes:

- A diverse and stable commercial base
- Revitalization of retail corridors
- Support for small businesses

The variance supports the continued occupancy of a retail space, local employment, tax generation, and plaza activity. Preventing this use could lead to vacancies and economic disruption in an otherwise thriving corridor.

Conclusion

We respectfully request that the City of Tamarac grant the requested Variance from Code Section 10-3.3(D)(15)(e)(i) to allow continued operation of Sexy Vape Smoke Shop. The business has operated in good faith, in full compliance with all applicable laws prior to the recent code change. This relief will avoid undue hardship and ensure that the property can continue to support a legal, professionally operated business that contributes positively to the community and economy.

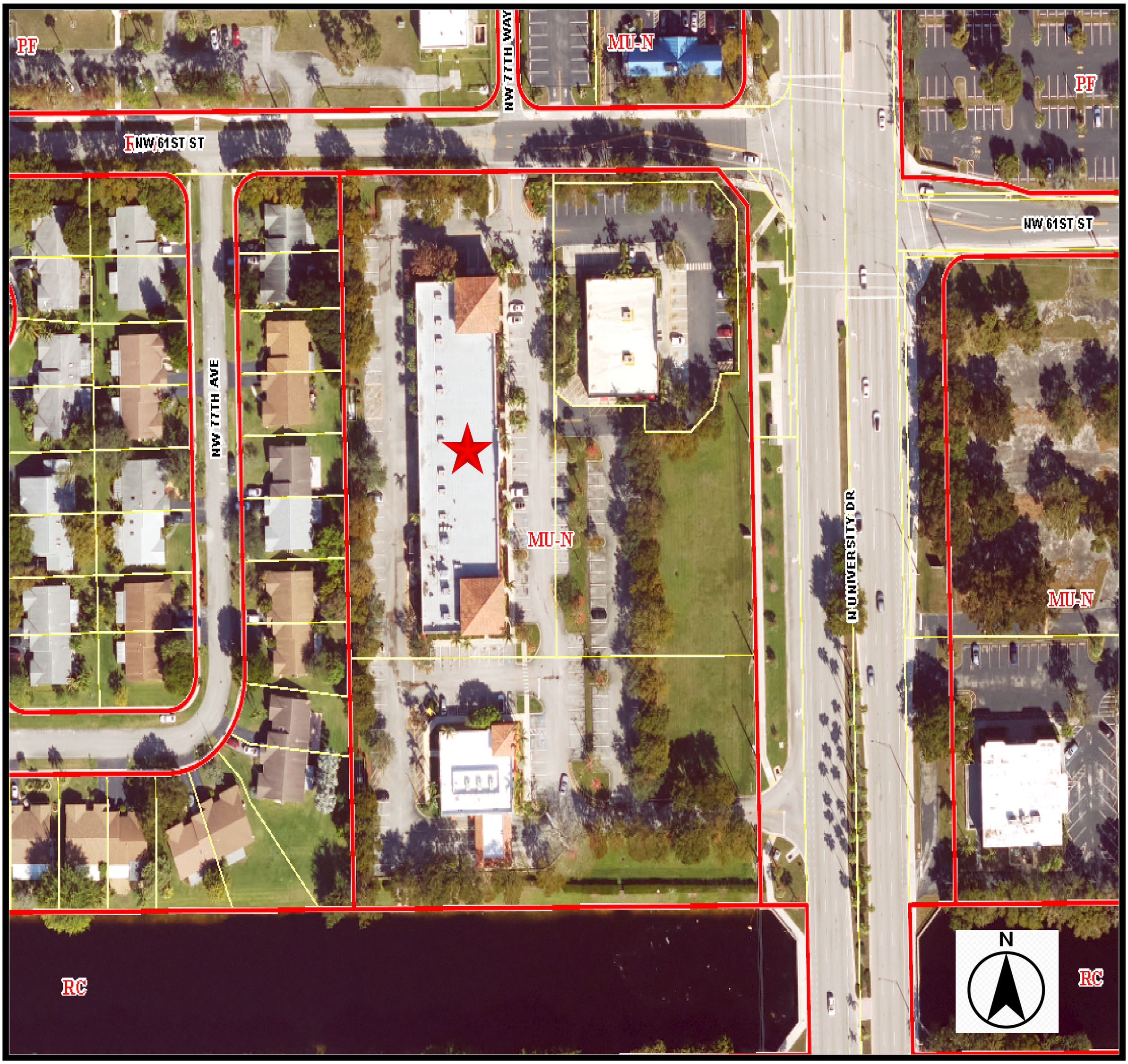
We welcome the opportunity to present this matter at public hearing and to work collaboratively with City staff on any conditions of approval.

Sincerely,

Eileen Silio

Eileen Silio
Owner Representative
MMM Miami Corp d/b/a Sexy Vape Smoke Shop
Mhelou900@gmail.com

Sexy Vape Smoke Shop
Special Exception (SE) & Variance (VAR)
Case # 3-Z-26 & 3-B-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

MAP OF BOUNDARY SURVEY

GRAPHIC SCALE

30' 15' 0 15' 30'

(IN FEET)
1 INCH = 30 FT.

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF PARCEL "B" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, AT PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THENCE GO ALONG THE WEST LINE OF PARCEL "B" BEARING S 01°26'27" E FOR A DISTANCE OF 388.78 FEET TO A POINT; THENCE N 89°35'05" E FOR A DISTANCE OF 213.06 FEET TO A POINT; THENCE N 00°24'55" W FOR A DISTANCE OF 388.72 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF PARCEL "B"; THENCE S 89°35'05" W FOR A DISTANCE OF 220.01 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING IN BROWARD COUNTY FLORIDA AND CONTAINING 84,171 SQ. FT. OR 1.93 ACRES MORE OR LESS.

PROPERTY ADDRESS

FOLIO No. 4941-09-45-0010
6001-6091 N. UNIVERSITY DRIVE
TAMARAC, FL 33321

AREA OF PROPERTY: 84,171 SQUARE FEET AND/OR
1.932 ACRES MORE OR LESS.

CERTIFIED TO:

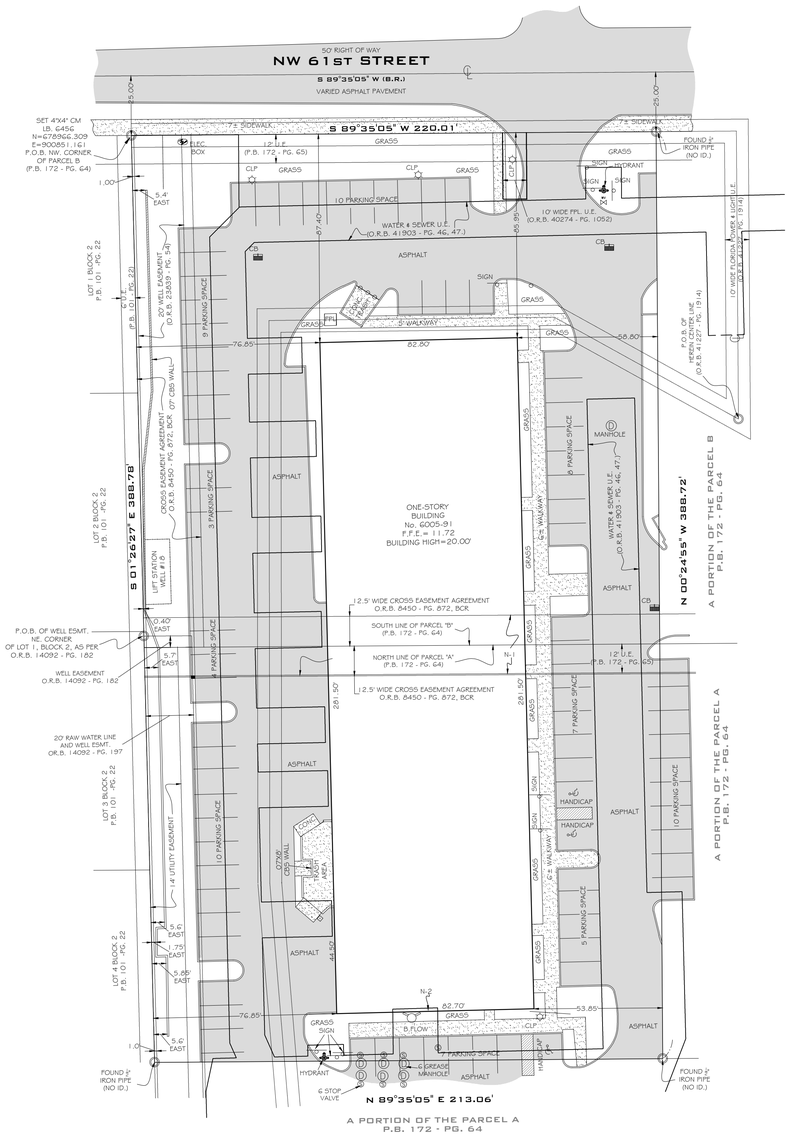
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

-UFC INVESTMENT & MANAGEMENT INC

SURVEYOR'S NOTES:

1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AN EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
4.) ACCURACY: THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET, THE ACCURACY OBTAINED BY FIELD MEASUREMENT AND OFFICE CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS.
5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
6.) TYPE OF SURVEY: BOUNDARY SURVEY
7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88)
8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. SURVEY FEET
9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
14.) WALL TIES ARE TO THE FACE OF THE WALL.
15.) FENCE OWNERSHIP NOT DETERMINED.
16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "WESTLAND " RECORDED IN PLAT BOOK 172, AT PAGE 64.
20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET.

NORTH



ZONING RESTRICTIONS:

THE SUBJECT PROPERTY IS WITHIN THE JURISDICTION OF CITY OF TAMARAC AND IS CURRENTLY ZONED MU-N (LAND USE: COMERCIAL) ALL DEVELOPMENT PARAMETERS, INCLUDING MINIMUM LOT SIZE, MAXIMUM DENSITY, SETBACKS AND COMMON OPEN SPACE ARE ALSO INCLUDED IN CHAPTER 10, OF THE CODE OF ORDINANCE IN THE CITY OF TAMARAC, FLORIDA.

INFORMATION WAS OBTAINED ON 11-03-2025 FROM MUNICODE.COM

HTTPS://WWW.MUNICODE.COM/LIBRARY/FL/TAMARAC/CODES/CODE_OF_ORDINANCES?NODEID=PTIICO_CH10LADERE

NOTES:

N-1 = A PORTION OF THE BUILDING FALLS INSIDE THE CROSS EASEMENT AGREEMENT.

N-2 = A PORTION OF THE BUILDING ALONG THE SOUTH BOUNDARY LINE FALLS INSIDE THE WATER & SEWER EASEMENT.

LOCATION MAP

SECTION 9, TOWNSHIP 49 SOUTH, RANGE 41 EAST
LYING AND BEING IN BROWARD COUNTY FLORIDA
(NOT TO SCALE)

SITE LOCATION



NORTH

LANDMARK SURVEYING & ASSOCIATES, INC.
LB No. 7633
PROFESSIONAL SURVEYORS AND MAPPERS
8532 S.W. 8th STREET, SUITE "282"
MIAMI, FL 33144
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
C.&G	=DENOTES CURVE & GUTTER
V.G.	=DENOTES VALLEY GUTTER
℄	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
D.M.E.	=DENOTES DRAINAGE & MAINTENANCE EASEMENT
DIA.	=DENOTES DIAMETER
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
R/W	=DENOTES RIGHT-OF-WAY
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
— o —	=DENOTES WOOD FENCE
— x —	=DENOTES CHAIN LINK FENCE
O	=DENOTES FOUND IRON PIPE (NO ID.)
△	=DENOTES FOUND NAIL AND DISC
(R)	=DENOTES RECORDED
(M)	=DENOTES MEASURED
CLP	=DENOTES CONCRETE LIGHT POLE
Ⓢ	=DENOTES SANITARY MANHOLE
FPL	=DENOTES FLORIDA POWER & LIGHT
X.XX	=DENOTES ELEVATION
W	=DENOTES WATER VALVE
CB	=DENOTES CATCH BASIN
	=DENOTES HANDICAP PARKING
A/C	=DENOTES AIR CONDITIONING UNIT
	=DENOTES BRICK
	=DENOTES CONCRETE PAD
Ⓣ	=DENOTES TELEPHONE (BELLSOUTH) MANHOLE

FIELD DATE OF SURVEY:	10-23-2025
BENCH MARK:	X 664
ELEVATION:	7.57 (NAVD 88)
FLOOD ZONE:	X
ELEVATION:	N/A
PANEL:	12011C0335
COMMUNITY:	120058
DATE OF FIRM:	08-18-2024
SUFFIX:	H
DATE	10-23-2025
DRAWN BY	J.FEE
SCALE	1"=30'

REVISION / UPDATE OF SURVEY

DATE	N/A	
DESCRIPTION		
N/A		
DATE	DRAWN BY	DESCRIPTION
11/03/25	C.M	UPDATE

JOB No.
2510.0216

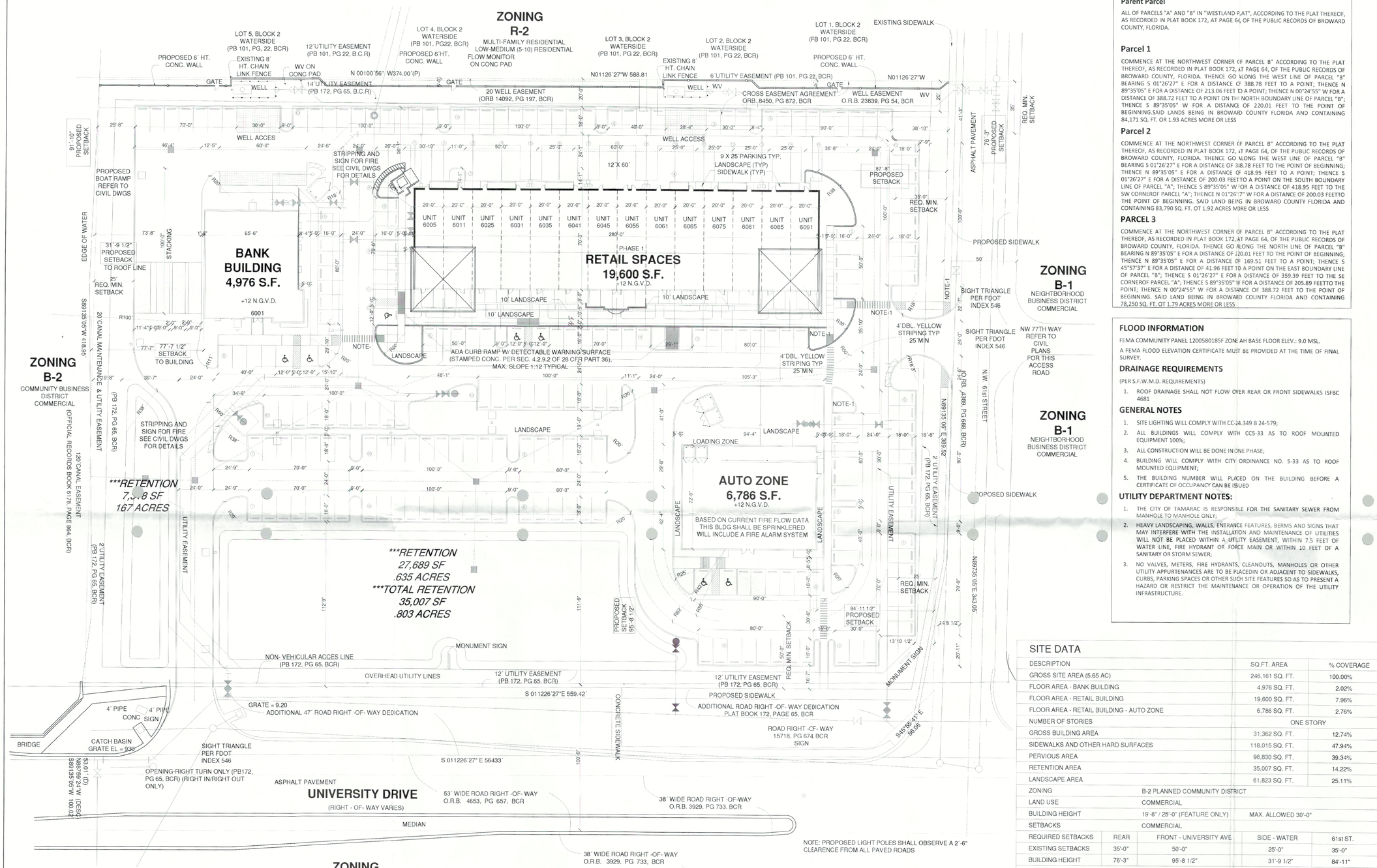
ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTE.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M.
P.S.M. No. 5844-STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IN A DIGITAL FORMAT NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.



LEGAL DESCRIPTION

Parent Parcel

ALL OF PARCELS "A" AND "B" IN "WESTLAND P.AT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, AT PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel 1

COMMENCE AT THE NORTHWEST CORNER OF PARCEL B" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, AT PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THENCE GO ALONG THE WEST LINE OF PARCEL "B" BEARING S 01°26'27" E FOR A DISTANCE OF 388.78 FEET TO A POINT; THENCE N 89°35'05" E FOR A DISTANCE OF 213.06 FEET TO A POINT; THENCE N 00°24'55" W FOR A DISTANCE OF 388.72 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF PARCEL "B"; THENCE S 89°35'05" W FOR A DISTANCE OF 220.01 FEET TO THE POINT OF BEGINNING.SAID LANDS BEING IN BROWARD COUNTY FLORIDA AND CONTAINING 84,171 SQ. FT. OR 1.93 ACRES MORE OR LESS

Parcel 2

COMMENCE AT THE NORTHWEST CORNER OF PARCEL B" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, AT PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THENCE GO ALONG THE WEST LINE OF PARCEL "B" BEARING S 01°26'27" E FOR A DISTANCE OF 318.78 FEET TO THE POINT OF BEGINNING; THENCE N 89°35'05" E FOR A DISTANCE OF 418.95 FEET TO A POINT; THENCE S 01°26'27" E FOR A DISTANCE OF 200.03 FEETTO A POINT ON THE SOUTH BOUNDARY LINE OF PARCEL "A"; THENCE S 89°35'05" W FOR A DISTANCE OF 418.95 FEET TO THE SW CORNEROF PARCEL "A"; THENCE N 01°26'27" W FOR A DISTANCE OF 200.03 FEETTO THE POINT OF BEGINNING. SAID LAND BEING IN BROWARD COUNTY FLORIDA AND CONTAINING 83,790 SQ. FT. OT 1.92 ACRES MORE OR LESS

PARCEL 3

COMMENCE AT THE NORTHWEST CORNER OF PARCEL B" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, AT PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THENCE GO ALONG THE NORTH LINE OF PARCEL "B" BEARING N 89°35'05" E FOR A DISTANCE OF 220.01 FEET TO THE POINT OF BEGINNING; THENCE N 89°35'05" E FOR A DISTANCE OF 169.51 FEET TO A POINT; THENCE S 45°57'37" E FOR A DISTANCE OF 41.96 FEET TO A POINT ON THE EAST BOUNDARY LINE OF PARCEL "B"; THENCE S 01°26'27" E FOR A DISTANCE OF 359.39 FEET TO THE SE CORNEROF PARCEL "A"; THENCE S 89°35'05" W FOR A DISTANCE OF 205.89 FEETTO THE POINT; THENCE N 00°24'55" W FOR A DISTANCE OF 388.72 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN BROWARD COUNTY FLORIDA AND CONTAINING 78,250 SQ. FT. OT 1.79 ACRES MORE OR LESS

FLOOD INFORMATION

FEMA COMMUNITY PANEL 12005801 85F ZONE AH BASE FLOOR ELEV.: 9.0 MSL.

A FEMA FLOOD ELEVATION CERTIFICATE MUST BE PROVIDED AT THE TIME OF FINAL SURVEY.

DRAINAGE REQUIREMENTS

(PER S.F.W.M.D. REQUIREMENTS)

1. ROOF DRAINAGE SHALL NOT FLOW OVER REAR OR FRONT SIDEWALKS ISFBC 4681

GENERAL NOTES

1. SITE LIGHTING WILL COMPLY WITH CC-24.349 B 24-579;
2. ALL BUILDINGS WILL COMPLY WITH CC5-33 AS TO ROOF MOUNTED EQUIPMENT 100%;
3. ALL CONSTRUCTION WILL BE DONE IN ONE PHASE;
4. BUILDING WILL COMPLY WITH CITY ORDINANCE NO. 5-33 AS TO ROOF MOUNTED EQUIPMENT;
5. THE BUILDING NUMBER WILL PLACED ON THE BUILDING BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED

UTILITY DEPARTMENT NOTES:

1. THE CITY OF TAMARAC IS RESPONSIBLE FOR THE SANITARY SEWER FROM MANHOLE TO MANHOLE ONLY;
2. HEAVY LANDSCAPING, WALLS, ENTRANCE FEATURES, BERMS AND SIGNS THAT MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES WILL NOT BE PLACED WITHIN A UTILITY EASEMENT, WITHIN 7.5 FEET OF WATER LINE, FIRE HYDRANT OR FORCE MAIN OR WITHIN 10 FEET OF A SANITARY OR STORM SEWER;
3. NO VALVES, METERS, FIRE HYDRANTS, CLEANOUTS, MANHOLES OR OTHER UTILITY APPURTENANCES ARE TO BE PLACEDIN OR ADJACENT TO SIDEWALKS, CURBS, PARKING SPACES OR OTHER SUCH SITE FEATURES SO AS TO PRESENT A HAZARD OR RESTRICT THE MAINTENANCE OR OPERATION OF THE UTILITY INFRASTRUCTURE.

SITE DATA

DESCRIPTION			SQ.FT. AREA	% COVERAGE
GROSS SITE AREA (5.65 AC)			246,161 SQ. FT.	100.00%
FLOOR AREA - BANK BUILDING			4,976 SQ. FT.	2.02%
FLOOR AREA - RETAIL BUILDING			19,600 SQ. FT.	7.96%
FLOOR AREA - RETAIL BUILDING - AUTO ZONE			6,786 SQ. FT.	2.76%
NUMBER OF STORIES			ONE STORY	
GROSS BUILDING AREA			31,362 SQ. FT.	12.74%
SIDEWALKS AND OTHER HARD SURFACES			118,015 SQ. FT.	47.94%
PERVIOUS AREA			96,830 SQ. FT.	39.34%
RETENTION AREA			35,007 SQ. FT.	14.22%
LANDSCAPE AREA			61,823 SQ. FT.	25.11%
ZONING	B-2 PLANNED COMMUNITY DISTRICT			
LAND USE	COMMERCIAL			
BUILDING HEIGHT	19'-8" / 25'-0" (FEATURE ONLY)		MAX. ALLOWED 30'-0"	
SETBACKS	COMMERCIAL			
REQUIRED SETBACKS	REAR	FRONT - UNIVERSITY AVE.	SIDE - WATER	61st ST.
EXISTING SETBACKS	35'-0"	50'-0"	25'-0"	35'-0"
BUILDING HEIGHT	76'-3"	95'-8 1/2"	31'-9 1/2"	84'-11"
PARKING RATES				
PARKING REQ'D - BANK BLDG.		4,976 SQ.FT. 1 SPACE PER 200 SQ.FT. =		25 SPACES
PARKING REQ'D - RETAIL BLDG - RETAIL		19,600 SQ.FT. 1 SPACE PER 200 SQ.FT. =		98 SPACES
PARKING REQ'D - AUTO ZONE BLDG. - RETAILBANK		6,786 SQ.FT. 1 SPACE PER 200 SQ.FT. =		34 SPACES
TOTAL PARKING REQUIRED		31,362 SQ.FT. 1 SPACE PER 200 SQ.FT. =		157 SPACES
PARKING PROVIDED				
REGULAR STALL (10'-0"x18'-0", MIN.)		206 SPACES		206 SPACES
PARALLEL STALL (9'-0"x25'-0", MIN.)				7 SPACES
HANDICAP (12'-0"x18'-0", MIN.)				7 SPACES
TOTAL PARKING PROVIDED				220 SPACES
TOTAL 12'-0"x60'-0" LOADING AREAS PROVIDED				3 SPACES

GENERAL NOTES

1. **ALL ROOF TOP UTILITIES WILL BE SCREENED FROM VIEW;**
2. **ALL HANDICAP RAMPS SHALL BE CONSTRUCTED TO MEET OR EXCEED THE REQUIREMENTS OF F.D.O.T. INDEX 304 AND THE FLORIDA ACCESSIBILITY CODE. ALL RAMPS SHALL INCLUDE DETECTABLE WARNINGS. ALL EXTERIOR DOORS SHALL MEET OR EXCEED ADA REQUIREMENTS;**
3. **OWNERSHIP AND MAINTENANCE OF SANITARY SEWER SYSTEM BY THE CITY OF TAMARAC IS LIMITED TO THE MAINS FROM MANHOLE TO MANHOLE AND EXPRESSLY EXCLUDES SEWER LATERAL SERVICES FROM THE GRAVITY MAIN INTO THE BUILDING IS TO BE MAINTAINED BY THE PROPERTY OWNER.**

FIXTURE UNIT COUNT

BANK BUILDING

SINKS 5	TOILETS 3	D.F.I.	URINAL 1	J.C.SINK 1

RETAIL BUILDING (19,600 SQ.FT.)

SINKS 14	TOILETS 12	D.F.I.	URINAL 4	J.C.SINK 7

RETAIL BUILDING - AUTO ZONE (6,786 SQ.FT.)

SINKS 12	TOILETS 8	D.F.I.	URINAL -	J.C.SINK 4

I. GENERAL REQUIREMENTS

1. NOTE INDICATING TYPE OF FIRE PROTECTION, I.E., SPRINKLERS, SMOKE DETECTORS. CC 10-47 (c)(23)(b);
2. ALL ADDRESSES ON COMMERCIAL BUILDINGS SHALL BE PLACED ON FRONT AND REAR OF ALL PROPERTIES IN A MINIMUM 6" NUMERALS, CONTRASTING WITH THEIR BACKGROUNDS. FFPC 3-7.1;
3.
4. ALL MANUAL SECURITY DEVICES, IF PROVIDED WITH LOCKS, MUST HAVE FIRE DEPARTMENT APPROVED LOCKING DEVICES. CC24580(1)(4)(b);

II. WATER SUPPLIES

1.
2.
3. FIRE PROTECTION SERVICES SHALL BE ADEQUATE TO PROTECT PEOPLE AND PROPERTY IN THE PROPOSED DEVELOPMENT. CC 10-128;
4. WATER SUPPLY FACILITIES EITHER EXISTING OR PROPOSED TO BE CONSTRUCTED BY THE DEVELOPER SHALL BE ADEQUATE TO MEET THE FIRE PROTECTION NEEDS AND SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OTHER THAN MODELS. CC 10-128(1);
5.
6.
7.
8. MAIN SIZE FOR ALL OTHER TYPES OF DEVELOPMENTS SHALL BE A MINIMUM OF 8". CC10-128(1);
9. FIRE HYDRANTS SHALL BE SPACED SO THAT THE FURTHEST EXTERIOR PORTION OF A BUILDING, IS WITHIN 200' OF A HYDRANT AS A FIRE HOSE IS NORMALLY DEPLOYED. CC 10-128(2)(a);
10. IN BUILDINGS WITH EITHER A SPRINKLER SYSTEM OR STANDPIPES OR BOTH, FIRE HYDRANTS SHALL BE INSTALLED ON A MAIN MINIMUM 8" IN DIAMETER. CC 10-128(2)(c);
11. ALL FIRE HYDRANTS SHALL DELIVER THE REQUIRED FIRE FLOW GALLONAGE WITH A RESIDUAL PRESSURE OF 20 PSI. CC 10-128 (2)(d);
12. STANDPIPE SYSTEMS AND SPRINKLER SYSTEM SHALL BE CONNECTED TO THE COMMUNITY WATER SUPPLY WHERE SUCH COMMUNITY WATER SUPPLY IS SUFFICIENT TO PROVIDE QUANTITIES AND PRESSURE REQUIRED AND WHERE SUCH COMMUNITY WATER SUPPLY IS AVAILABLE WITHIN 150' FROM THE NEAREST POINT OF THE BUILDING TO A STREET MAIN OF NOT LESS THAN 4" IN DIAMETER;
13. A FIRE HYDRANT SHALL BE INSTALLED WITHIN 50' OF THE EXTERIOR FIRE DEPARTMENT CONNECTION, WITH A MINIMUM MAIN SIZE OF 8" IN DIAMETER;
14. CLEARANCES OF 7½ FT. IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT, WITH A 4 FT. CLEARANCE TO THE REAR OF THE HYDRANT. 3-5.6.2.1;
15. LANDSCAPING OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED AROUND STRUCTURES IN A MANNER SO AS TO IMPAIR OR IMPEDE ACCESSIBILITY FOR FIRE RESCUE OPERATIONS. 3-5.5;
16. NO PERSON SHALL OBSTRUCT IN ANY MANNER, THE USE OF ANY FIRE HYDRANT, OR HAVE OR PLACE OR CAUSE TO BE PLACED, ANY MATERIAL IN FRONT THEREOF FROM THE CURB LINE TO THE CENTER OF THE STREET, WITHIN 15' FROM EITHER SIDE THEREOF. (NO PARKING). F.S.S.;
17. NOTE INDICATING: ROAD PAVEMENT MARKERS SHALL BE INSTALLED PER THE FIRE RESCUE DEPARTMENT SPECIFICATIONS TO DENOTE THE LOCATION OF ALL FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS. (BLUE FOR HYDRANTS AND RED FOR FIRE DEPARTMENT CONNECTIONS). CC 10-128(3);

III. FIRE ACCESS AREAS

1. AT LEAST ONE ELEVATION SHALL BE ACCESSIBLE TO THE FIRE DEPARTMENT. FFPC 3-5.2;
2. ACCESS FOR EMERGENCY FIRE VEHICLES SHALL BE IN ACCORDANCE WITH FIRE PROTECTION STANDARDS OF THE CITY CODE AND FLORIDA FIRE PREVENTION CODE. FFPC 3-5;
3. THE DISTANCE OF SEPARATION BETWEEN THE SIDE BUILDING AND ALL OTHER HABITABLE BUILDING AND STRUCTURES SHALL BE A MINIMUM OF 30 FT. CC 24-580(I)(1)c);
4. THE ACCESS AREAS SHALL LEAD DIRECTLY FROM A PUBLIC STREET OR ROADWAY OR FIRE LANE TO THE REAR OF THE STRUCTURE. CC 24-580(I)(1)(e);
5. THE FIRE ACCESS AREA SHALL BE CONSTRUCTED OF A PAVED SURFACE, OR SOD ON CRUSHED ROCK WITH CONCRETE GRIDS CAPABLE OF SUPPORTING VEHICLES WEIGHING UP TO 32 TONS. FFPC BROWARD ADDENDUM;
6. FIRE LANE ACCESS AREAS CONNECTING TO PUBLIC STREETS, ROADWAYS, OR PRIVATE STREETS SHALL BE PROVIDED WITH CURBS CUTS EXTENDING AT LEAST 2 FT. BEYOND EACH EDGE OF THE FIRE ACCESS AREA. CC 24-580 (I)(1)(g);
7. FIRE ACCES AREAS SHALL BE NO CLOSER THAN 10 FT. NOR FURTHER THAN 30 FT. FROM THE BUILDING. FFPC;
8. FIRE ACCESS AREAS SHALL BE FREE OF ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO, TREES, DUMPSTERS, WALLS, FENCES, ORNAMENTAL STRUCTURES, PLUMBING DEVICES, AND PARKING. CC 24-580 (I)(1)(j);
9. FIRE ACCESS SIGNS SHALL BE PROPERLY POSTED AT THE ENTRANCE TO THE ACCESS AREA AND SHALL NOT BE BLOCKED BY ANY STRUCTURE OR LANDSCAPING. CC 24-580(I)(1)(k);

IV. FIRE LANES

1. FIRE LANES SHALL BE PROVIDED FOR ALL BUILDINGS THAT ARE SET BACK MORE THAN 15 FT. FROM A PUBLIC ROAD OR EXCEED 30 FT. IN HEIGHT AND ARE SET BACK MORE THAN 50 FT. FROM A PUBLIC ROAD. FFPC 3-5.1. EXCEPTION: WHEN THE BUILDING IS SPRINKLERED THE AHJ MAY MODIFY;

   A FIRE LANE IS A ROAD, PATH OR OTHER MEANS DEVELOPED TO ALLOW ACCESS AND OPERATIONAL SETUP FOR FIREFIGHTING AND RESCUE APPARATUS. FFPC 2-1.67;
2. A FIRE LANE SHALL BE A MINIMUM 20 FT. WIDE. FFPC 3-5.2;
3. DEAD END ROADS EXCEEDING 150 FT., SHALL HAVE A TURNING AREA. DEAD-ENDS EXCEEDING 300 FT. SHALL HAVE A TURNING AREA AT THE CLOSED END, NO LESS THAN 100 FT. IN DIAMETER. BROWARD COUNTY AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE F-9.1;
4. THE FIRE LANE SHALL BE CONSTRUCTED OF SOLID PAVEMENT, NATURAL OR CONCRETE STONES OR BY GRASS TURF REINFORCED BY CONCRETE GRIDS DESIGNED TO ACCOMODATE FIRE APPARATUS WEIGHING A MINIMUM OF 32 TONS. BROWARD COUNTY AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE F-9.2;
5. ALL FIRE LANES SHALL BE POSTED WITH FIRE LANE SIGNS AT LEAST EVERY 60 FT. FFPC 1 3-5.2;
6.
7. A ROUTE SHALL BE PROVIDED FOR ALL FIRE APPARATUS TO HAVE A FORWARD MEANS OF EXITING THE DRIVE (EXCEPT AS NOTED IN ITEM 3.) WITH A MINIMUM CENTERLINE TURNING RADIUS OF 50 FT., CLEAR OF ALL OBSTRUCTION. FFPC 1 3-5.2;
8. ALL PAVED ROADS AND TURNING AREAS SHALL HAVE AT LEAST 13 ½ FT. OF VERTICAL CLEARANCE, TO ALLOW FOR THE PASSAGE OF EMERGENCY VEHICLES. FFPC 1 3-5.2
9. APPROVED NO PARKING FIRE LANE SIGNS AND/OR DESIGNATION (STRIPING) INDICATING THAT PARKING IS PROHIBITED SHALL BE PROVIDED AT NORMAL EMERGENCY ACCESS POINTS TO STRUCTURES AND AND WITHIN 10 FT. OF EACH FIRE HYDRANT, SPRINKLER OR STANDPIPE RISER. CC 24-580(I)(2)(e)(7);
10. FIRE LANE SIGN SIZE SHALL BE 12" BY 18", WHITE BACKGROUND WITH RED LETTERS STATING "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPT." FFPC 3-5.4;
11. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL AN INSPECTION REVEALS APPROPIATE FIRE LANE AND FIRE ACCESS AREA DESIGNATION AND MARKING. CC 24-580(I)(3)(a);

EXISTING SITE PLAN - AS-BUILT

1/32" = 1'-0"

NORTH

EXISTING SITE PLAN
AS-BUILT

DRAWN:	G.B.
CHECKED:	J.P.
DATE:	10/01/2016
SCALE:	1/32"-1'-0"
JOB. NO.:	C301

PROJECT TITLE:

UNIPLAZA PLAZA

6001 THRU 6095 NORTH UNIVERSITY DRIVE, TAMARAC, FLORIDA 33321

PLANA INTERNATIONAL

1053 SW 12th STREET
BOCA RATON, FLORIDA 33486
PHONE: (561) 447-9344 e.FAX (561) 447-4162
E MAIL: archiplan@aol.com

CONSTRUKOMUSA

346 CONSERVATION DRIVE
WESTON, FLORIDA 33327
PHONE: (954) 999-6085 e.FAX (866) 610-4414
E MAIL: construkomusa@hotmail.com

A-1.0x

SunSentinel
MEDIA GROUP

Sold To:
City of Tamarac - 105876
7525 NW 88th Ave
Tamarac, FL 33321-2427

Bill To:
City of Tamarac - 105876
7525 NW 88th Ave
Tamarac, FL 33321-2427

Published Daily
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Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of Legal Ad SVSS
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on 22 Sep 2026
Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Rose Williams
_____
Signature of Affiant

Sworn to and subscribed before me this: 22 Sep 2026.

LeAnne Rollins
_____
Signature of Notary Public

Notary Public State of Florida
Leanne Rollins
My Commission HH 500022
Expires 4/27/2028

_____
Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ( )

140456

SunSentinel
MEDIA GROUP

TAMARAC
The City For Your Life

CITY OF TAMARAC
PLANNING BOARD AND CITY COMMISSION
NOTICE OF PUBLIC HEARINGS

YOU ARE HEREBY NOTIFIED that a Public Hearing to consider the following applications will be held before the **PLANNING BOARD** of the CITY OF TAMARAC, FLORIDA, on **Wednesday, October 7, 2026,** at or after **9:00 a.m.** in the City Commission Chambers of City Hall, located at 7525 NW 88th Avenue, Tamarac, FL 33321.

YOU ARE ALSO HEREBY NOTIFIED that a Public Hearing to consider the same applications will be held before the **CITY COMMISSION** of the CITY OF TAMARAC, FLORIDA, on **Wednesday, October 14, 2026,** at or after **7:00 p.m.** in the City Commission Chambers of City Hall, located at 7525 NW 88th Avenue, Tamarac, Florida 33321.

The following requests for the **Sexy Vape Smoke Shop** project will be considered:

PETITIONER: Mohamad El-Helou, business owner & designated agent for the property owner, UFC Investment & Management, Inc., is requesting approval of:

CASE NO.: **3-Z-26: Special Exception – Quasi-Judicial**

PETITION: Requesting approval for the use of an existing tenant space within a commercial retail plaza for a vape/smoke shop in the MU-N (Mixed-Use Neighborhood), pursuant to Land Development Code Section 10-3.2, Table 10-3.1 "Allowed Uses".

CASE NO.: **3-B-26: Variance – Quasi-Judicial**

PETITION: Requesting relief from the use-specific standard set forth in Section 10-3.3(D)(15)(e)(i) to reduce the required minimum separation distance from smoke shops, package liquor stores, and schools from one thousand (1,000) feet to three hundred twenty (320) feet.

LOCATION: 6041 North University Drive, Tamarac, FL 33321



These applications and all supporting documentation for the Planning Board meeting may be requested by emailing planningboard@tamarac.org or viewed in the Community Development Department located at 7525 NW 88th Avenue, Tamarac, Florida 33321 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

These applications and all supporting documentation for the City Commission meeting may be requested by emailing cityclerk@tamarac.org or viewed in the City Clerk's office located at 7525 NW 88th Avenue, Tamarac, Florida 33321 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

In accordance with the Procedures for Quasi-Judicial Proceedings contained in Chapter 10, Section 10-5.3(I)(2)(a) of the City of Tamarac Code of Ordinances, all affected persons will be allowed to present evidence at the hearing, bring forth witnesses, and cross examine witnesses provided they notify and file the required forms provided by the City Clerk's office at least seven (7) calendar days prior to the proceeding. Additionally, interested parties may appear at the hearing per Section 10-5.3(F)(3)(a)(i)(F), Code of Ordinances.

Pursuant to Chapter 286.0105 Florida Statutes: If a person decides to appeal any decision made by the Planning Board or City Commission with respect to any matter considered at such meeting or hearing, they will need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based.

The City of Tamarac complies with the provisions of the Americans with Disabilities Act. If you are a disabled person requiring any accommodations or assistance, please notify the City 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 at the following number: 711.

KIMBERLY DILLON, CMC
CITY CLERK

140456

Newspaper: Sun Sentinel - Palm Beach Advertiser: City of Tamarac
Issue Date: Tue, 09/22/26 Ad Number: 140524-242774

TAMARAC
The City For Your Life

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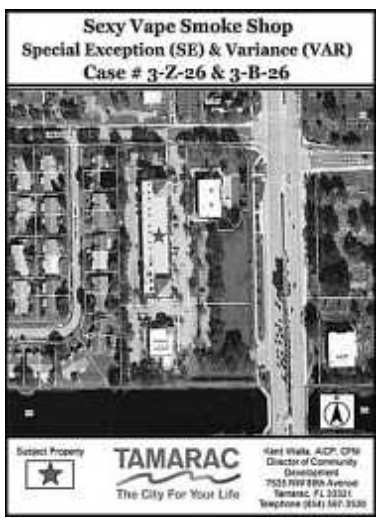
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PETITION: Requesting relief from the use-specific standard set forth in Section 10-3.3(D)(15)(e)(i) to reduce the required minimum separation distance from smoke shops, package liquor stores, and schools from one thousand (1,000) feet to three hundred twenty (320) feet.

LOCATION: 6041 North University Drive, Tamarac, FL 33321



These applications and all supporting documentation for the Planning Board meeting may be requested by emailing planningboard@tamarac.org or viewed in the Community Development Department located at 7525 NW 88th Avenue, Tamarac, Florida 33321 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

These applications and all supporting documentation for the City Commission meeting may be requested by emailing cityclerk@tamarac.org or viewed in the City Clerk's office located at 7525 NW 88th Avenue, Tamarac, Florida 33321 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

In accordance with the Procedures for Quasi-Judicial Proceedings contained in Chapter 10, Section 10-5.3(I)(2)(a) of the City of Tamarac Code of Ordinances, all affected persons will be allowed to present evidence at the hearing, bring forth witnesses, and cross examine witnesses provided they notify and file the required forms provided by the City Clerk's office at least seven (7) calendar days prior to the proceeding. Additionally, interested parties may appear at the hearing per Section 10-5.3(F)(3)(a)(ii)(F), Code of Ordinances.

Pursuant to Chapter 286.0105 Florida Statutes: If a person decides to appeal any decision made by the Planning Board or City Commission with respect to any matter considered at such meeting or hearing, they will need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based.

The City of Tamarac complies with the provisions of the Americans with Disabilities Act. If you are a disabled person requiring any accommodations or assistance, please notify the City 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 at the following number: 711.

KIMBERLY DILLON, CMC
CITY CLERK

TAMARAC
The City For Your Life

CITY OF TAMARAC
PLANNING BOARD AND CITY COMMISSION
NOTICE OF PUBLIC HEARINGS

YOU ARE HEREBY NOTIFIED that a Public Hearing will be held before the **PLANNING BOARD** of the CITY OF TAMARAC, FLORIDA, on **Wednesday, October 7, 2026,** at or after **9:00 a.m.** in the City Commission Chambers of City Hall at 7525 NW 88 Avenue, Tamarac, FL 33321.

YOU ARE ALSO HEREBY NOTIFIED that a Public Hearing to consider the same application will be held before the **CITY COMMISSION** of the CITY OF TAMARAC, FLORIDA on **Wednesday, October 14, 2026**, at or after **7:00 p.m.** in the City Commission Chambers of City Hall, located at 7525 NW 88th Avenue, Tamarac, Florida 33321.

The following request for the **East Side Community Park** project will be considered:

PETITIONER: Ekrem Uzman, designated agent for the property owner, City of Tamarac is requesting approval of:

CASE NO.: **4-SP-26: Site Plan Approval (Major) – Quasi-Judicial**

PETITION: Requesting approval for the development of the proposed Eastside Community Park, consisting of a 12,670-square-foot, two-story community center building, a tennis court, a basketball court, a playground, and associated parking.

LOCATION: The subject property is located on the east side of The Common, north of W Commercial Boulevard, at 2 The Common, in the location of the former Shaker Village Clubhouse. The complete legal description of the subject property is available on file in the Community Development Department.



The applications and all supporting documentation for the Planning Board meeting may be requested by emailing planningboard@tamarac.org or viewed in the Community Development Department located at 7525 NW 88 Avenue, Tamarac, Florida 33321 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

The applications and all supporting documentation for the City Commission meeting may be requested by emailing cityclerk@tamarac.org or viewed in the City Clerk's office located at 7525 NW 88th Avenue, Tamarac, Florida 33321 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

In accordance with the Procedures for Quasi-Judicial Proceedings contained in Chapter 10, Section 10-5.3(I)(2)(a) of the City of Tamarac Code of Ordinances, all affected persons will be allowed to present evidence at the hearing, bring forth witnesses, and cross examine witnesses provided they notify and file the required forms provided by the City Clerk's office at least seven (7) calendar days prior to the proceeding. Additionally, interested parties may appear at the hearing per Section 10-5.3(F)(3)(a)(ii)(F), Code of Ordinances.

Pursuant to Chapter 286.0105 Florida Statutes: If a person decides to appeal any decision made by the Planning Board or City Commission with respect to any matter considered at such meeting or hearing, they will need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based.

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KIMBERLY DILLON, CMC
CITY CLERK



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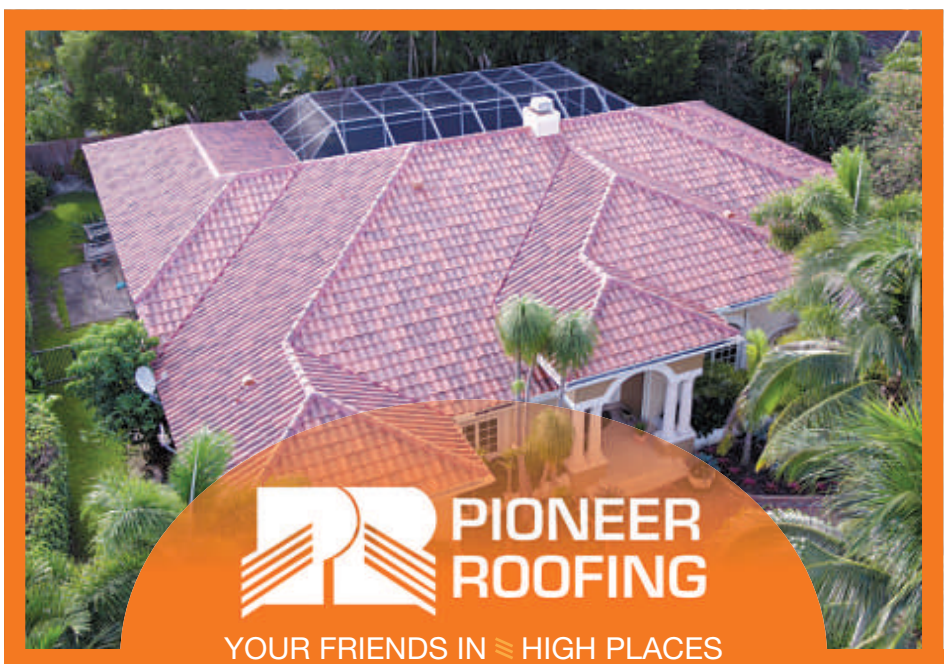
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PLANNING BOARD AGENDA ITEM REPORT

DATE: October 7, 2026

SUBMITTED BY: Collette Blake

ITEM TYPE: Resolution

TEMP. RESOLUTION NUMBER: 14433

AGENDA SECTION: **Quasi-Judicial Hearing**

TITLE: TR14433 - 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 former Shaker Village Clubhouse property, legally described in Exhibit “A”, to permit the construction of the eastside community park consisting of a new 12,670 square foot two-story community center building, tennis court, basketball court, playground, and associated parking located on the east side of The Common, north of W Commercial Boulevard, shown in Exhibit “B” at 2 The Common (Case No. 4-SP-26); providing for conflicts; providing for severability; and providing for an effective date

ATTACHMENTS:

1 - Eastside Community Park MRSP Memo 4-SP-26 -m-rj.docx
2 - Temporary Resolution No 14433_m.docx
3 - Exhibit A.docx
4 - Exhibit B.pdf
4 - Location Map.pdf
5 - Justification Letter.pdf
6 - Pre-Application Neighborhood Meeting Summary.pdf
7 - Site Development Plans.pdf
Legal Ad Publication.pdf
Affidavit_52764.pdf

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 26-09-001M
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Board

FROM: Kent Walia,
Director of Community Development

DATE: October 7, 2026

RE: Eastside Community Park – Site Plan Approval (Major)
TEMP RESOLUTION NO. 14433; CASE#: 4-SP-26; **MF#:** 01-00**;**

RECOMMENDATION: The Director of Community Development recommends that the Planning Board recommend approval of the major site plan for the Eastside Community Park (Case No. 4-SP-26) located at 2 The Common in accordance with Land Development Code (LDC) Section 10-5.4(H), on October 7, 2026 to the City Commission for their review and decision of this item at their meeting on October 14, 2026.

ISSUE: Ekrem Uzman, designated agent for the property owner, City of Tamarac, is requesting Site Plan Approval (Major) for the construction of the Eastside Community Park consisting of a new 12,670 square-foot, two-story community center building, tennis court, basketball court, playground, and associated parking (see attached Justification Letter).



Aerial Photograph

LOCATION: The subject property is the location of the former Shaker Village Clubhouse located on the east side of The Common, north of W Commercial Boulevard, at Canterbury Lane in Commission District 1, Vice Mayor Marlon Bolton (see Aerial Photograph above and attached Location Map).

The property is 2.53 net acres in size, has a City of Tamarac Future Land Use designation of “Recreation” and a current zoning classification of RC (Recreation).

Surrounding Zoning and Land Use			
	Use	Zoning	Future Land Use
North	Multi-Family Townhouse Condos (Shaker Village)	R-3 (Multi-Family Residential)	Medium Residential
South	Single-Family (Woodlands Section Two, POD 6 Woodlands Residential Development)	RE (Residential Estate), RC Recreation	Low Density Residential, Recreation
East	Single-Family Residential Subdivision (Comrock)	RE (Residential Estate)	Low Density Residential
West	Single-Family Residential (Woodlands Greens)	RE (Residential Estate)	Low Density Residential

BACKGROUND: In 2021, the City of Tamarac completed the Tamarac Eastside Parks Feasibility Study, which assessed the current and future recreational needs of residents in the eastern portion of the City. The study found that while parks are generally well distributed in western Tamarac, there is a gap in park land and recreational facilities serving the eastern area of the City. Eastside Community Park will help address this need by expanding access to parks, open spaces, meeting space and recreational opportunities in Tamarac's east side.

The subject property is the former location of the Shaker Village clubhouse, which included a clubhouse building with a porte-cochere, a pool, a jacuzzi, tennis courts, shuffleboard courts, and a boat ramp. In 2017, the clubhouse building fell into disrepair following the removal of its roof, which required substantial repairs. The building remained in disrepair due to a lack of funding needed to complete the repairs.

A temporary fence was installed on the property in September 2025, and the clubhouse and pool were subsequently demolished in October 2025. A silt fence was also installed to protect the adjacent water bodies, and the water service to the property was disconnected.

The City purchased the subject property from Shaker Village Condominium Association, Inc. for $1,940,000 on January 29, 2025 (R-2024-020). The acquisition was supported by a $1.875 million Florida Communities Trust Florida Forever Program grant, which required the property's future land use designation and zoning district to be amended to allow recreational use by January 31, 2026.

On January 29, 2026, the City Commission approved a rezoning (O-2026-004) of the subject property from R-3 (Multi-Family Residential) to RC (Recreation) to allow for the proposed park use and maintain compliance with the conditions of the Florida Communities Trust Florida Forever Program Grant. The RC (Recreation) zoning classification provides for active and passive recreational activities. Such activities are normally and primarily conducted in the open air, while related accessory uses may be conducted in the open air or within a building or structure.

Also, on January 29, 2026, the City Commission approved a Small-Scale Local Land Use Map Amendment (O-2026-003) from "Medium Residential" to "Recreation" to facilitate the development of the proposed Eastside Community Park and maintain compliance with the conditions of the Florida Communities Trust Florida Forever Program Grant. The "Recreation" Future Land Use designation

permits active and passive recreation, boat ramps and docks, cultural, educational, and community facilities, wireless communication facilities, hotels, utilities, and limited commercial uses.

A Pre-Application Neighborhood Meeting was conducted on September 16, 2026, in accordance with the requirements of LDC Section 10-5.3(C). Comments from the public included concerns about construction logistics and overflow parking for events (see attached Pre-Application Neighborhood Meeting Summary). Attendees also requested that rails, rather than ropes, be installed on the dock for fishing and that a covering be provided over the basketball court.

ANALYSIS: Ekrem Uzman, designated agent for the property owner, the City of Tamarac, is requesting Site Plan Approval (Major) to allow for the construction of Eastside Community Park, consisting of a new 12,670-square-foot, two-story community center building, tennis court, high-school-sized basketball court, covered playground, and associated parking (see attached Site Development Plans). All courts will be enclosed by a ten (10)-foot-high vinyl-covered chain-link fence, and a four (4)-foot-high vinyl-covered chain-link fence will be installed around the playground.

Pursuant to LDC Section 10-2.4 (B) Table 10-2.4: Dimensional Standards for Special Purpose Districts, the RC zoning district requires a minimum lot area of 5,000 SF, minimum lot width of 50 feet, and no minimum or maximum impervious area or building coverage area. The proposed development provides a total building coverage (roofed area) or six (6) percent, approximate 291.6’ lot width, and an impervious area of 59.4 percent, thus meeting and exceeding the minimum requirements in the LDC. The minimum required setbacks and height for the RC zoning district pursuant to the aforementioned code section is 25’ foot front, 25’ foot side interior, 25’ foot rear, and the maximum height is 60’ feet. The proposed building will have a minimum 137’-9” front setback, 179’-9” side interior setback, 103’-10” rear setback, and an overall building height of 40’-0” thus complying with the code section.

The community center provides a screened trash can enclosure area with a 6’ wall height and louver metal gates on the west side of the building for waste collection. A dumpster enclosure is proposed in the northwest corner of the parking area. The clear inside dimensions of the dumpster enclosure is 10'-0” wide x 8'-0" deep and the 6 CY dumpster container dimensions are approximately 6'-6" wide x 5'-0" deep. The proposed dumpster enclosure dimensions exceed the minimum inside enclosure dimension requirement listed in Ordinance Section Sec. 5-166 (d)(4) which requires the enclosure to be three (3) feet wider than the width of the dumpster container and two (2) feet deeper than the depth.

Pursuant to LDC Section 10-4.3 (D)(2) Table 10-4.1, LDC Section 10-4.3(F)(6)(a), and LDC Section 10-4.3(F)(6)(c), a minimum number of parking required with transit-accessibility reduction, APA Parking Standard resources, and utilizing a parking demand strategy, the minimum number of required off-street parking space is 51 and project provides 51 spaces, thus demonstrating compliance with the code. The parking area is comprised of 42 regular parking spaces, containing fifty-one, three (3) accessible spaces, four (4) EV spaces, and two (2) BSO-reserved spaces, along with eight (8) bicycle parking spaces in accordance with LDC Section 10-4.3(D) and LDC Section 10-4.3(G).

Access to the community park property is provided from an existing ingress/egress access point on The Common. A public roadway easement on The Common was dedicated by Shaker Village Condominium Association, Inc., to the City of Tamarac to allow public access to the park from West Commercial Boulevard (see attached Shaker Village Access Easement).

There is no pervious area requirement in the RC zoning district pursuant to LDC Section 10-2.4 (B) Table 10-2.4: Dimensional Standards for Special Purpose Districts, thus the 40.6 percent provided complies with the code. A ten (10)-foot-wide walkway with benches and trash receptacles will be provided throughout the park to connect the courts, playground, and community center building. The ten (10)-foot-wide walkway will also connect to a proposed pavilion and a dock located behind the community center building, extending over the water on the south side of the community park, and will ultimately connect to the parking area. Additionally, the required interior landscaping area equal to fifteen (15) percent of the total vehicular use area required by LDC Section 10-4.4(L)(5)(b)(i) is exceeded.

Per LDC Sections 10-4.4 (L) and 10-4.4 (N), a minimum of 1 tree and 5 shrubs are required for every 1,000 SF of pervious area; a minimum 3 trees (at least one being a shade tree) are required for every 40 linear feet of the perimeter of the property, except along the street frontage where 2 trees (at least one being a shade tree) is required; 1 tree for every 30 linear feet of pedestrian landscape zone along building façade; and a minimum 1 street for every 40 linear feet of street frontage is required. In accordance with the aforementioned code sections the minimum number of required trees for the project is 146, and the minimum number of shrubs is 225.

The project provides one hundred seventy-seven (177) trees, consisting of thirty-three (33) palm trees, one hundred (100) shade trees, and forty-four (44) small trees to be planted throughout the property, exceeding the minimum requirement. The project provides 225 shrubs, complying with the code. Shade trees will be planted along the walking path to provide adequate sidewalk shading. Additionally, shrubs will be planted throughout the development, including a perimeter hedge. Finally, the required twenty (20)-foot landscape pedestrian zone will be provided along the entire length of all building walls that constitute the primary frontage, as well as building walls that face a vehicular use area, excluding sections of such façades that are utilized for direct access into the building.

The flat-roofed community center building is designed with varying heights, including a maximum building height of forty (40) feet to the top of the parapet, where a maximum building height of sixty (60) feet is permitted. The front of the community center building features large glass windows surrounded by a Sensi Roma porcelain finish, along with vertical aluminum louvers set within a smooth stucco surface. The sides of the community center building include aluminum louvers and the same Sensi Roma porcelain finish as the front of the building. The rear of the community center building fronts the rear lake and contains a deck and dock. The rear façade features large glass windows across the majority of the elevation. Twelve (12)-inch-by-twelve (12)-inch aluminum posts divide the large glass windows at the rear, with the same Sensi Roma porcelain finishing as the front and sides of the building. Additionally, the rooftop air-conditioning equipment will be screened by parapet walls on all sides.

LDC Section 10-5.4(H)(6) identifies the site plan approval standards to be considered by the City Commission in determining whether to approve the request. These site plan approval standards, and the responses to each standard as they apply to the subject petition, are provided below.

Site Plan Approval Standards

(a) Will be consistent with the Comprehensive Plan;

The proposed site plan will be consistent with the Comprehensive Plan. Specifically, the proposed Eastside Community Park is consistent with the following goal and policies of the Future Land Use Element of the Comprehensive Plan:

Goal:
The City will promote land uses that encourage smart community growth, maximize economic benefits, protect and preserve the natural environment, and minimize threats to health, safety, and welfare.

Policy 1.5: The Community Development Department will continue to review land use plan amendments, zoning amendments, site plans, and plat approval requests for compatibility with adjacent land uses, as currently required by the Code of Ordinances.

Policy 1.6: The City will continue to promote "quality development" in all land use categories through the establishment of design criteria and development standards in the Land Development Code (LDC) that promote the highest standards of urban development and community aesthetics.

Policy 9.7: The City will continue to facilitate the development of commercial, industrial, utilities, and other nonresidential land uses to ensure that they are located in a manner compatible with adjacent land uses and do not adversely affect the health, safety, welfare, or aesthetics of existing or future residential areas.

The proposed Eastside Community Park is also consistent with the following goal and objective of the Recreation and Open Space Element of the Comprehensive Plan:

Goal:
The City will provide and maintain an adequate and diversified inventory of parks, recreation, and open space facilities that will meet the recreation and leisure-time needs and interests of all current and future residents and visitors to the City.

Objective 1: The City will continue to maintain a diverse system of parks, recreation, and open space facilities that adequately and efficiently provide recreation opportunities at the adopted level of service standard and incorporate modern and SMART technologies.

(b) Will comply with applicable district, use, and development standards; and

The subject property is located within the RC (Recreation) zoning district, where the proposed Eastside Community Park is a permitted use. The applicant has submitted a petition for Site Plan Approval (Major) to allow for the development of Eastside Community Park. The proposed park and community center building will be constructed in accordance with all applicable development standards of the City's Code of Ordinances, as demonstrated in the analysis above.

(c) Will comply with all requirements and conditions of approval.

The proposed development will be constructed in accordance with all applicable requirements of the City's Code of Ordinances, as demonstrated in the analysis above. Additionally, the applicant will comply with all conditions of approval.

Staff recommends that request for Site Plan Approval (Major) satisfies each of the applicable general review standards, based on findings of fact supported by competent, substantial, and material evidence.

CONCLUSION: This item supports Goal #4 of the City of Tamarac's 2040 Strategic Plan, "Tamarac is Vibrant." Approval of the Site Plan Approval (Major) will provide an opportunity to revitalize the former Shaker Village Clubhouse property, thereby supporting Goal #4 of the City's Strategic Plan, "A Vibrant Community."

The Director of Community Development recommends that the Planning Board forward a favorable recommendation for the proposed Site Plan Approval (Major) to the City Commission at its October 14, 2026 meeting to allow for the construction of Eastside Community Park, consisting of a new 12,670-square-foot, two-story community center building, tennis court, basketball court, playground, and associated parking, subject to the following conditions of approval:

1. Construction is to be in complete compliance with the plans and specifications submitted by the developer to the City of Tamarac and the approved engineering drawings.
2. Site Plan Approval (Major) shall be void one (1) year after the date of approval in accordance with LDC Section 10-5.4 (H)(5)(b), unless a building permit has been issued for the construction of all facilities provided in the site plan and construction is diligently pursued.
3. The Development Order is assignable, but assignment does not discharge any assignee from strict compliance with the order unless the City Commission consents to modify any of the original requirements.
4. Satisfaction of all outstanding Development Review Committee comments from the review of the Site Plan Approval (Major) for Eastside Community Park (Case No. 4-SP-26), prior to building permit issuance.

FISCAL IMPACT: The subject property was acquired by the City in 2025 with the support of a Florida Communities Trust (FCT) Florida Forever Program Grant, with up to $1.875 million in acquisition costs eligible for reimbursement. The developer of the Woodlands Residential development contributed seven hundred fifty thousand dollars ($750,000.00) to the City for use toward improvements associated with the proposed Eastside Community Center as referenced in Development Agreement Ordinance No. 2023-024.

Kent Walia
Director of Community Development

KW/rwj

Attachments: Temporary Resolution No. 14433
Exhibit “A” – Survey with Legal Description
Justification Letter
Location Map
Neighborhood Meeting Summary
Site Development Plans
Shaker Village Access Easement

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2026-____

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 FORMER SHAKER VILLAGE CLUBHOUSE PROPERTY, LEGALLY DESCRIBED IN EXHIBIT "A", TO PERMIT THE CONSTRUCTION OF THE EASTSIDE COMMUNITY PARK CONSISTING OF A NEW 12,670 SQUARE-FOOT, TWO-STORY COMMUNITY CENTER BUILDING, TENNIS COURT, BASKETBALL COURT, PLAYGROUND, AND ASSOCIATED PARKING LOCATED ON THE EAST SIDE OF THE COMMON, NORTH OF W COMMERCIAL BOULEVARD, SHOWN IN EXHIBIT "B" AT 2 THE COMMON (CASE NO. 4-SP-26); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property owner, City of Tamarac, is requesting Site Plan Approval (Major) to allow for the redevelopment of the former Shaker Village clubhouse property, legally described in Exhibit "A", to permit the construction of the Eastside Community Park consisting of a new 12,670-square-foot, two-story community center building, tennis court, basketball court, playground, and associated parking located on the east side of The Common, north of W Commercial Boulevard, shown in Exhibit "B" at 2 The Common; and

WHEREAS, the subject property (“Property”) contains approximately 2.53 acres, has a Future Land Use designation of “Recreation”, and is zoned RC (Recreation); and

WHEREAS, in accordance with Section 10-2.4(A)(1) of the Land Development Code (LDC), the RC (Recreation) district is intended to provide for active and passive recreational activities; and

WHEREAS, staff has determined that the standards outlined in Section 10-5.4(H)(6) of the LDC for Site Plan (Major) approval have been met; and

WHEREAS, pursuant to the provisions of the LDC of the City of Tamarac, Florida, public notice has been given of the time and place of the public hearings; said public hearings have been held in accordance with the notice; and the public has been given an opportunity to be heard regarding the review of the petition for Site Plan Approval (Major); and

WHEREAS, the Director of Community Development recommends approval (with conditions); and

WHEREAS, the Planning Board recommended approval (with conditions) on October 7, 2026; and

WHEREAS, the City Commission has examined the application, in addition to staff and Planning Board recommendations; and

WHEREAS, the City Commission has determined that the application is consistent with the goals and objectives outlined in the Comprehensive Plan; and

WHEREAS, the City Commission of the City of Tamarac, Florida, deems it to be

in the best interests of the business owners, residents, and visitors of the City of Tamarac, Florida, to grant Site Plan Approval (Major) with conditions to permit the construction of the Eastside Community Park consisting of a new 12,670-square-foot, two-story community center building, tennis court, basketball court, playground, and associated parking located on the east side of The Common, north of W Commercial Boulevard, shown in Exhibit “B” at 2 The Common (Case No. 4-SP-26).

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

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

Section 2: The application for Site Plan Approval (Major) to allow for the development of the subject property, legally described in Exhibit “A”, to permit the construction of the Eastside Community Park consisting of a new 12,670-square-foot, two-story community center building, tennis court, basketball court, playground, and associated parking located on the east side of The Common, north of W Commercial Boulevard, shown in Exhibit “B” at 2 The Common (Case No. 4-SP-26) is APPROVED subject to the following conditions:

1. Construction is to be in complete compliance with the plans and specifications submitted by the developer to the City of Tamarac and the approved engineering

drawings.

2. Site Plan Approval (Major) shall be void one (1) year after the date of approval unless a building permit has been issued for the construction of all facilities provided in the site plan and construction is diligently pursued.
3. The Development Order is assignable, but assignment does not discharge any assignee from strict compliance with the order unless the City Commission consents to modify any of the original requirements.
4. Satisfaction of all outstanding Development Review Committee comments from the review of the Site Plan Approval (Major) for Eastside Community Park (Case No. 4-SP-26).

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

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

Section 5: This Resolution shall become effective immediately upon its adoption.

[INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA THIS _____ DAY OF _____ 2026.

MICHELLE J. GOMEZ,
MAYOR

ATTEST:

KIMBERLY DILLON, CMC
CITY CLERK

RECORD OF COMMISSION VOTE:

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

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

HANS OTTINOT
CITY ATTORNEY

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

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 11, TOWNSHIP 49 SOUTH, RANGE 41 EAST; SAID PARCEL INCLUDING A PORTION OF TRACT 15 IN SAID SECTION 11, ACCORDING TO THE PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH LINE OF SAID SECTION 11, AT AN INTERSECTION WITH THE SOUTHERLY PROJECTION OF A LINE 880 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF SAID TRACT 15; THENCE RUN NORTH 0º 06' 02" WEST, (ON AN ASSUMED BEARING), 163.03 FEET ALONG SAID PARALLEL LINE ANO ITS PROJECTION; THENCE RUN NORTH 89º 02' 05" WEST 40.01 FEET PARALLEL WITH SAID SOUTH LINE OF SECTION 11, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 º 02’ 05" WEST 360.61 FEET ALONG SAID PARALLEL LINE, TO A POINT OF INTERSECTION WITH A CURVE RUNNING NORTHWESTERLY TO THE LEFT, A RADIAL AT SAID POINT BEARING SOUTH 86 º 00' 40" WEST; THENCE RUN NORTHWESTERLY 159.31 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 921.83 FEET, A CENTRAL ANGLE OF 9 º 54' 07" TO AN INTERSECTION WITH A LINE 455 FEET EAST OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID WEST LINE OF TRACT 15; THENCE RUN NORTH 0 º 06' 02" WEST 135.28 FEET ALONG SAID PARALLEL LINE; THENCE RUN SOUTH 89 º 02' 05" EAST 385.06 FEET PARALLEL WITH SAID SOUTH LINE OF SAID SECTION 11, TO AN INTERSECTION WITH A LINE 840 FEET EAST OF AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO SAID WEST LINE OF TRACT 15; THENCE RUN SOUTH 0 º 06' 02" EAST 292.05 FEET ALONG SAID PARALLEL LINE. TO THE POINT OF BEGINNING.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.



Owner: PG CANTERBURY LLC
PARCEL ID: 494111AD0010

FORT LAUDERDALE TRUCK FARMS
SECTION 11 – TRACT 15
(P.B. 4, PG. 31)

SHAKER VILLAGE CONDO ASSOCIATION
(O.R.B. 6375, PG. 869)

N89°32'50"E 385.06'
S89°32'50"W 360.61'
S01°31'10"E 292.05'
N01°31'07"W 135.28'
880'
40.00'
N89°02'05"E (DEED)
N00°06'02"W (DEED)

THE COMMON
(VARIED WIDTH INGRESS-EGRESS EASEMENT (O.R.B. 6375, PG. 669) (O.R.B. 5472, PG. 679) (O.R.B. 6375, PG. 669) (O.R.B. 6453, PG. 746))

40' CANAL EASEMENT (O.R.B. 5246, PG. 537)
40' DRAINAGE RIGHT OF WAY (O.R.B. 4462, PG. 851)
40' DRAINAGE RIGHT OF WAY (O.R.B. 4810, PG. 230)

PARCEL ID: 494111010250
OWNER: SHAKER VILLAGE CONDO ASSOC INC

PARCEL ID: 494111010170
OWNER: CITY OF TAMARAC

PARCEL ID: 494111010171
OWNER: CITY OF TAMARAC

BOAT RAMP ESMT. TO THE CITY OF TAMARAC (O.R.B. 46549, PG. 898)

15' DRAINAGE ESMT. (O.R.B. 5724, PG. 805)

L=159.31'
R=921.83'
Δ=9°54'07"

FND I.R./CAP LB 3591
SET I.R./CAP LB 3591

FORT LAUDERDALE TRUCK FARMS
SECTION 11 – TRACT 15
(P.B. 4, PG. 31)

PARCEL ID: 494111010160
OWNER: SHAKER VILLAGE CONDO ASSOC INC

POINT OF BEGINNING
POINT FALLS IN WATER
N89°02'05"W (DEED)
S89°32'50"W 40.01'

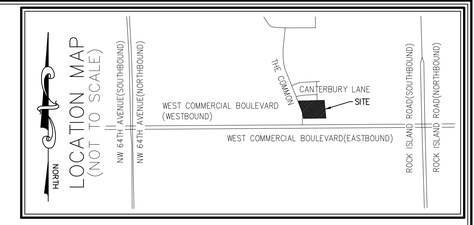
POINT OF COMMENCEMENT
INTERSECTION OF THE S. LINE OF SECTION 11 WITH A LINE 880' E. OF AND PARALLEL TO THE W. LINE OF TRACT 15

S. LINE OF SECTION 11 (P.B. 4, PG. 31)

W. LINE OF TRACT 15

LOT 9, BLOCK 4 COMROCK FIRST ADDITION (P.B. 102, PG. 34)
LOT 10, BLOCK 4 COMROCK FIRST ADDITION (P.B. 102, PG. 34)
LOT 11, BLOCK 4 COMROCK FIRST ADDITION (P.B. 102, PG. 34)
LOT 12, BLOCK 4 COMROCK FIRST ADDITION (P.B. 102, PG. 34)
LOT 13, BLOCK 4 COMROCK FIRST ADDITION (P.B. 102, PG. 34)

LOCATION MAP
(NOT TO SCALE)



PARKING SPACE COUNT

REGULAR SPACE:	49
HANDICAP SPACES:	0
TOTAL PARKING SPACES:	49

LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
C.O. – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
L.A.E. – LIMITED ACCESS EASEMENT
O/S – BUILDING OFFSET
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.B.C.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
PGS – PAGE(S)
P.R.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT–OF–WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)
TOPO – TOPOGRAPHY

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
– ELECTRICAL WIRES OVERHEAD
– ANCHOR
– WATER METER
– RPZ
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
●167 – TREE LOCATION AND TAG NUMBER

EXCEPTIONS FROM COVERAGE

3. ALL MATTERS CONTAINED ON THE PLAT OF FORT LAUDERDALE TRUCK FARMS. AS RECORDED IN PLAT BOOK 4, PAGE 31 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.[AFFECTS AS SHOWN]

4. DEVELOPER AGREEMENT WITH TAMARAC UTILITIES, INC. RECORDED IN O.R. BOOK 4508, PAGE 447, TOGETHER WITH MODIFICATION THERETO RECORDED IN O.R. BOOK 6734, PAGE 945, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.[AFFECTS NOT PLOTTABLE]

5. EASEMENTS RECORDED IN O.R. BOOK 5724. PAGE 805 AND O.R. BOOK 6453. PAGE 746, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.[AFFECTS AS SHOWN]

6. BOAT RAMP INSTALLATION AGREEMENT RECORDED IN O.R. BOOK 46549, PAGE 898. PUBLIC RECORDS OF BROWARD COUNTY. FLORIDA.[AFFECTS AS SHOWN]

7. TERMS AND CONDITIONS OF EASEMENT GRANTING THE PUBLIC THE RIGHT TO USE ROADWAY RECORDED IN INSTRUMENT NUMBER 120027221 AS RE–RECORDED IN CORRECTIVE INSTRUMENT NO. 120094605, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. NOTE: ITEM WAS PLACED OF RECORD AFTER THE CURRENT EFFECTIVE DATE OF THE COMMITMENT.[AFFECTS AS SHOWN]

8. SHARED USE AGREEMENT RECORDED IN INSTRUMENT NUMBER 120027221. AS RE–RECORDED IN CORRECTIVE INSTRUMENT NO. 120094604. ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY. FLORIDA. NOTE: ITEM WAS PLACED OF RECORD AFTER THE CURRENT EFFECTIVE DATE OF THE COMMITMENT.[AFFECTS NOT PLOTTABLE, BLANKET]

9. INTEREST OF ROBERT P. MCMANUS AND BETTIE M. MCMANUS, THEIR ASSIGNS, OR SUCCESSORS IN INTEREST BY REASON OF THE DEED RECORDED IN O.R. BOOK 19923, PAGE 844. PUBLIC RECORDS OF BROWARD COUNTY. FLORIDA. WHICH CONTAINS A 1/358TH INTEREST IN THE SUBJECT PROPERTY.[AFFECTS, NOT PLOTTABLE – NOTE: INSTRUMENT INDICATES THE INTEREST IS 1/358TH]

TREE TABLE

TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
500	OAK 24		677341	909797
501	OAK 23		677342	909811
502	OAK 28		677352	909895
503	PALM 9	23	677349	909913
504	PALM 11	11	677339	909895
505	PALM 15	9	677352	909920
506	PALM 9	27	677342	909910
507	PALM 12	19	677344	909920
508	PALM 13	20	677348	909977
509	PALM 9	13	677349	909983
510	PALM 12	16	677344	909995
511	PALM 11	23	677350	910002
512	PALM CLUSTER 4		677340	910010
513	PALM 15	10	677328	910009
514	PALM 19	17	677347	910168
515	PALM 17	12	677323	910170
516	PALM 15	14	677291	910169
517	PALM 18	19	677277	910170
518	PALM 19	11	677276	910175

TREE TABLE

TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
519	PALM 17	19	677268	910170
520	PALM 17	12	677263	910171
521	PALM 19	14	677250	910174
522	OAK 9	14	677245	910170
523	OAK 8		677236	910172
525	OAK 10		677233	910171
526	STRANGLER FIG 26		677232	910168
527	PALM 9	4	677234	910154
528	PALM 16	9	677229	910143
529	PALM 14	19	677230	910138
530	PALM 18	17	677221	910135
531	PALM 17	13	677230	910092
532	PALM 20	16	677193	910112
533	PALM 14	11	677194	910086
534	PALM 4	16	677196	910076
535	OAK 6		677229	910033
536	PALM 12	11	677260	909987
537	PALM 15	4	677280	910006
538	PALM 18	10	677304	910012

TREE TABLE

TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
539	PALM 17	9	677285	909955
540	OAK 22		677287	909827
541	OAK 1		677286	909806
542	OAK 21		677274	909801
543	PALM 8	20	677220	909798
544	MULTI–PALM 5	7	677217	909805
545	PALM 20	8	677191	909969
546	PALM 15	8	677186	910006
547	PALM 9	7	677180	910000
548	OAK 14		677151	909939
549	PALM 8	19	677152	909933
550	PALM 9	12	677158	909932
551	PALM 9	17	677157	909928
552	PALM CLUSTER 4		677148	909882
553	MULTI–PALM 4	10	677169	909813
554	MULTI–PALM 6	10	677151	909816
555	MULTI–PALM 6	9	677113	909822
556	PALM 5	5	677092	909825
557	PALM 17	13	677080	910011

TREE TABLE

TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
558	PALM 12	11	677087	910133
559	PALM 9	36	677092	910181
562	OAK 6		677216	910123
563	OAK 8		677212	910120
564	OAK 10		677207	910118
565	MULTI–PALM 4	6	677131	909819
566	MULTI–PALM 4	6	677235	909802
567	MULTI–PALM 4	6	677256	909798
568	MULTI–PALM 4	6	677276	909793
569	MULTI–PALM 4	6	677296	909788
570	MULTI–PALM 4	6	677315	909787
571	GUMBO 18	7	677221	910139
572	OAK 6	8	677152	909935
573	OAK 4	10	677296	909937
574	OAK 4	0	677345	909786

NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON WERE ABSTRACTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER: 10058.002 PL, POLICY NUMBER: 021–7115977, EFFECTIVE DATE: JANUARY 31, 2025 AT 11:21 AM. SCHEDULE B–SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°32'50"E ALONG NORTH LINE OF HEREON DESCRIBED PARCEL, BEING RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION REFERENCED IN THE TITLE REPORT REFERENCED IN NOTE 3 ABOVE.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FLOOD ZONE: "X" SHADED & "AE", ELEV.=9.0 FT ;COMMUNITY PANEL NO. 120058 0353 H; DATE: AUGUST 18, 2014.
11. BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK #0279. ELEVATION = 6.54'(NAVD88)
12. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.
13. AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
14. SITE ADDRESS: CANTERBURY LANE, TAMARAC, FLORIDA 33319
15. THE PROPERTY IS CONTIGUOUS, HAVING NO HIATUS, GAPS OR GORES.
16. AT THE TIME OF THIS SURVEY THERE WERE NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
17. THE PROPERTY HEREON HAS DIRECT PHYSICAL ACCESS TO THE COMMON, A PRIVATE VARIABLE WIDTH INGRESS/EGRESS EASEMENT, AS RESERVED IN INSTRUMENT NUMBER 120027221 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DESCRIPTION

A PARCEL OF LAND IN SECTION 11, TOWNSHIP 49 SOUTH, RANGE 41 EAST; SAID PARCEL INCLUDING A PORTION OF TRACT 15 IN SAID SECTION 11, ACCORDING TO THE PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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AKA: RECREATION PARCEL NO. 1 SHAKER VILLAGE CONDOMINIUM PHASE I

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA AND CONTAINING 110,156 SQUARE FEET/2.5288 ACRES, MORE OR LESS.

CERTIFIED TO:

CITY OF TAMARAC, A FLORIDA MUNICIPAL CORPORATION
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
JENNIFER LEVIN, P.A.
OTTINOT LAW, P.A.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11(OBSERVED), 13, 18, AND 19 ($1,000,000) OF TABLE A THEREOF.

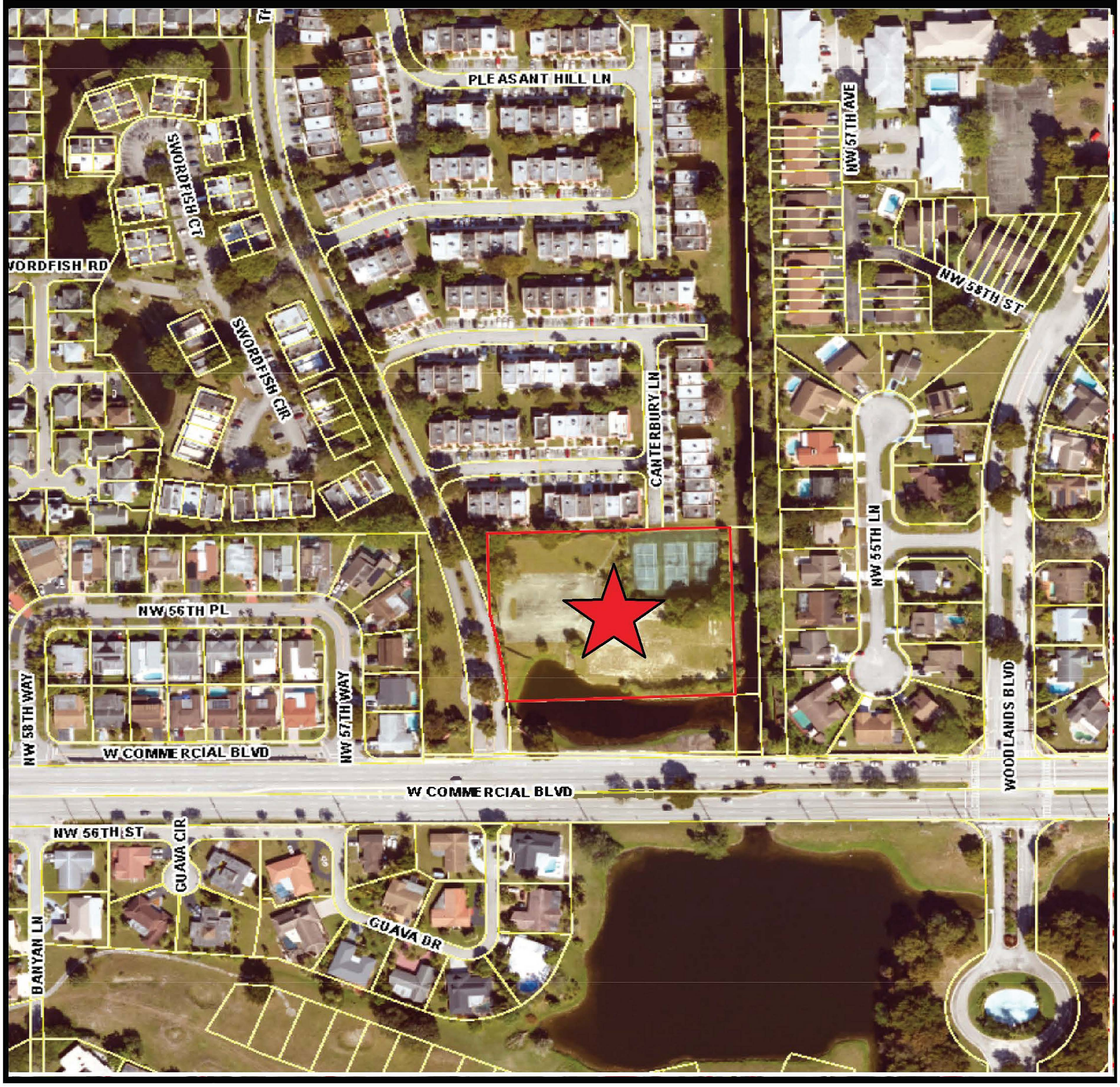
THE FIELDWORK WAS COMPLETED ON JUNE 24, 2025

DATE OF PLAT OR MAP: DECEMBER 1, 2025

Eastside Community Park

Major Site Plan Approval

Case No. 4-SP-26



Subject Property

TAMARAC

The City For Your Life

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

EU INTERNATIONAL LLC

ENGINEERING & CONSTRUCTION

CONSULTING ENGINEER - CA32900
CERTIFIED GENERAL CONTRACTOR- CGC1526228
1900 GLADES RD, SUITE 500, BOCA RATON, FL 33431
O: (561) 990-3333

Justification Letter

September 15, 2026

City of Tamarac
Community Development Department
Attn: Robert W. Johnson III, Senior Planner
7525 NW 88th Avenue
Tamarac, Florida 33321

RE: EASTSIDE COMMUNITY CENTER / EASTSIDE COMMUNITY PARK –
5699 W. COMMERCIAL BLVD. (2 THE COMMON), TAMARAC

MAJOR SITE PLAN APPROVAL –
JUSTIFICATION LETTER (REVISED PER CITY COMMENT OF SEPTEMBER 10, 2026)

Dear Mr. Johnson:

On behalf of the City of Tamarac (Owner), EU International, LLC, as Design-Builder and designated agent, respectfully submits this revised Justification Letter in support of the Major Site Plan Approval application for the Eastside Community Center and Eastside Community Park. This revision responds to the Community Development Department's comment of September 10, 2026, and addresses each Site Plan Approval Standard of Section 10-5.4(H)(6) of the City of Tamarac Land Development Code (LDC) individually, with reference to the specific goals, objectives, and policies of the City of Tamarac 2050 Comprehensive Plan (Volume I, September 2025) and the specific LDC district, use, and development standards that apply to the site.

The project consists of a new two-story municipal community center of approximately 12,670 square feet, with flexible multipurpose rooms, a Parks and Recreation office, a Broward Sheriff's Office community substation, warming kitchen, and restrooms, together with outdoor recreational amenities including a lighted basketball court and tennis court, a children's playground, outdoor fitness area, covered pavilion/gazebo, waterfront deck and fishing pier, a 10-foot multi-use trail, off-street parking with electric vehicle charging, site lighting, landscaping, stormwater management, utilities, a monument sign, and SMART-park technology.

PROJECT INFORMATION

- **Project:** Eastside Community Center / Eastside Community Park
- **Location:** 5601 W. Commercial Boulevard (re-addressed as 2 The Common), Tamarac, Florida 33319 – former Shaker Village clubhouse site
- **Folio:** 4941 11 01 0170
- **Site Area:** Approximately 2.53 acres (±110,206 sq. ft.), canal-front
- **Owner:** City of Tamarac
- **Applicant / Design-Builder:** EU International, LLC (RFP No. 26-26R)
- **Future Land Use:** Medium (16) Residential (City FLUM and Broward County Land Use Plan)
- **Zoning District:** RC – Recreation
- **Existing Use:** City-owned former private recreation/clubhouse site

- **Proposed Use:** Municipal community center and public park (park and playground; municipal facility – permitted uses, LDC Table 10-3.1)
- **Application:** Major Site Plan Approval
- **Estimated Project Cost:** $12,452,267.00 – not-to-exceed Contract Sum, Construction Agreement dated June 23, 2026, Section 6 (RFP No. 26-26R; NTP R-2026-039)

Tentative Project Timeline

Milestone	Tentative Schedule
Pre-Application Neighborhood Meeting (LDC 10-5.3(C))	September 16, 2026 (noticed per City)
Major Site Plan / DRC Initial Submittal	September 2026
DRC Review and Interdepartmental Coordination	September – October 2026
DRC Revision / Resubmittal, if required	November 2026
Final DRC Coordination	November – December 2026
Anticipated Planning Board Hearing	February 2027
City Commission Action on Major Site Plan	First Quarter 2027
SFWMD, Broward County, FDOT, and utility permitting	Concurrent with site plan review
Final Construction Documents / Building Permit Review	First – Second Quarter 2027
Construction Commencement	Upon final approvals and building permits (contract Notice to Proceed issued August 10, 2026)
Construction Duration	Approximately 14 – 18 months
Contract Completion Dates	Substantial Completion June 3, 2028 (670 days from NTP); Final Completion August 3, 2028 (730 days from NTP) – Agreement §5.1 and Notice to Proceed dated August 10, 2026; contract time includes design, permitting, construction, and close-out (Design Criteria Package §2.2)

The above schedule is preliminary and may be adjusted based upon City review, regulatory agency approvals, permitting, procurement, unforeseen conditions, and other customary project considerations.

SITE PLAN APPROVAL STANDARD (a) – CONSISTENCY WITH THE COMPREHENSIVE PLAN

LDC Section 10-5.4(H)(6)(a) requires that the proposed development be consistent with the Comprehensive Plan. The tables below identify the specific goals, objectives, and policies of the 2050 Comprehensive Plan (Volume I) that apply to a municipal park and community center on this site, and state how the proposed development is consistent with each.

1. Future Land Use Element

The property is owned by the City, is zoned RC – Recreation and is designated Medium (16) Residential on the City of Tamarac Future Land Use Map and Medium (16) Residential on the Broward County Land Use Plan map (Folio 4941 11 01 0170). Under the Broward County Land Use Plan (Section 2, Permitted Uses – Residential Use), areas designated residential are intended primarily for dwellings, but "other land uses related to a residential environment, including … neighborhood parks and schools may also be appropriate therein," and the enumerated residential permitted uses include parks and associated recreational facilities, and community facilities such as governmental, civic, and cultural facilities, subject to the conditions stated in that section. The proposed public park and municipal community center fall within those permitted uses. The City's Future Land Use Element adopts the County categories (FLU Policy 1.1), and the site's existing RC – Recreation zoning, in which parks and municipal facilities are permitted uses (LDC Table 10-3.1), is consistent with the designation. Accordingly, no land use plan amendment or rezoning is required for the proposed use. The proposed development is consistent with the following:

Provision	Comprehensive Plan Direction	Project Consistency
FLU Goal	Promote land uses that encourage smart community growth, protect the natural environment, and minimize threats to health, safety, and welfare.	Re-uses an existing, City-owned, previously developed recreation site served by existing roads and utilities; no expansion of the urban footprint.
FLU Obj. 2 / Policy 2.1	Adequate analysis of soils, natural resources, topography, and availability of services before development is permitted.	Geotechnical report (UES), Phase I ESA, boundary/topographic survey, arborist inventory, and utility/drainage analyses are included with or support the site plan submittal.
FLU Policy 2.2	Facilities and services must meet adopted LOS and be available concurrently with development.	Site is served by existing City potable water and sanitary sewer mains; capacity and concurrency for water, sewer, drainage, solid waste, and traffic will be confirmed through the City's concurrency review, and any required improvements will be provided by the project (see Standard (c)).
FLU Policy 2.4	Enforce tree preservation standards (Ord. O-2023-014); tree removal license, replacement, and mitigation.	Full 72-tree arborist inventory prepared; removals limited to invasive/exotic species and trees in conflict with the program; mitigation per Broward County Ch. 27 and the City ordinance.
FLU Obj. 7 / Policies 7.1, 7.2	Protect surface waters; minimize direct discharge of stormwater into adjacent water bodies.	Canal-front site; stormwater is routed through on-site pre-treatment and retention before any discharge, in conformance with SFWMD and Broward County criteria.
FLU Policy 8.9	Apply FEMA minimum floor elevation standards.	Finished floor elevation set at 10.00 ft NAVD88 (BFE 9.0 ft + 1.0 ft freeboard, Flood Design Class 3); building designed to FBC 1612 / ASCE 24-14 for Zone AE.
FLU Obj. 12 / Policies 12.1, 12.2	Concurrency – necessary facilities available concurrent with impacts.	Existing public facilities serve the site; availability concurrent with impacts will be demonstrated through the concurrency review required for site plan approval, with any needed improvements constructed as part of the design-build scope (Policy 12.2).
FLU Obj. 15 / Policies 15.1 – 15.3	Maintain an extensive public open space system; increase access and connectivity to outdoor recreation; use available land to improve park LOS.	Redevelops an existing City-owned recreational site as an improved public park with waterfront access, expanding the facilities available within the City's park system.

2. Recreation and Open Space Element

Provision	Comprehensive Plan Direction	Project Consistency
ROS Goal	Provide and maintain an adequate and diversified inventory of parks, recreation, and open space facilities for all current and future residents and visitors.	Adds a community center with flexible program rooms (Policies 4.4, 4.5), two lighted sport courts, playground, outdoor fitness, pavilion, trail, and fishing pier with public waterway access (Policy 3.5), serving all age groups in the eastern portion of the City.
ROS Obj. 1 / Policy 1.1	Maintain diverse facilities at the adopted LOS of 3.0 acres of public park per 1,000 population; incorporate modern and SMART technologies.	Improves an existing ±2.53-acre recreational site with new facilities, supporting the City's adopted LOS; SMART technologies incorporated (see Policy 1.6).
ROS Policy 1.4	Preserve existing parks, recreation, and open space lands and facilities.	The former Shaker Village recreation site is retained in recreational use and upgraded rather than converted.
ROS Policy 1.6	Incorporate SMART Park elements – public WiFi, security elements, interactive digital elements.	Public WiFi, security cameras, outdoor digital display, and EV charging are included per Exhibit B – Technology Requirements.

Provision	Comprehensive Plan Direction	Project Consistency
ROS Obj. 2 / Policies 2.2, 2.3	High aesthetic quality and safety; plan, finance, and construct improvements to existing facilities; maintain appearance of park entrances.	City-funded design-build improvement of an existing facility; landscaped entry with monument sign per Exhibit D; durable civic architecture.
ROS Obj. 3 / Policy 3.4	All new recreation projects must meet ADA standards (ramps, sidewalks, parking, water access).	Accessible route from accessible parking to building, courts, playground, pavilion, trail, and pier; playground surfacing and equipment ADA/ASTM compliant.
ROS Policy 3.6	Safe and comfortable pedestrian and bicycle facilities so residents can reach recreation within ¼ – ½ mile.	Sidewalk connections to W. Commercial Blvd. and The Common and the internal 10-ft multi-use trail serve the adjacent Shaker Village and eastern neighborhoods.

3. Urban Design Element

Provision	Comprehensive Plan Direction	Project Consistency
UD Goal / Obj. 2, Policy 2.1	Walkable, accessible urban fabric; integrate parks, plazas, and pedestrian access into civic institutions.	Community center, courts, playground, pavilion, and waterfront are linked by a continuous pedestrian network and trail.
UD Policy 2.4	High-quality, sustainable building design – entrances, hardscape, public art, quality materials and finishes.	Identifiable covered main entry facing the parking court; impact-rated glazing; durable exterior materials with articulated column bays (A-201/A-202).
UD Policy 2.5	Pedestrian-friendly design focused on safety, comfort, reduction of barriers, and enhanced amenities.	Separated walks, marked crossings, shade structures, and lighting along pedestrian routes.
UD Policy 3.5	Design guideline elements: (1) multi-modal connectivity; (2) mass, scale, and form in context; (3) façade articulation, transparency, quality materials; (4) wayfinding signage; (5) flexibility for adaptable uses.	(1) sidewalk and trail connections; (2) two-story building with parapets of 36 to 40 ft, compatible with adjacent residential scale; (3) articulated façades with rhythmic column bays and transparent entry; (4) monument and directional signage; (5) operable-partition flex rooms.
UD Policy 3.12	Encourage sustainable and resilient design.	Elevated finished floor, HVHZ-rated envelope, LED lighting with controls, native/Florida-Friendly landscaping, EV charging.

4. Other Elements

The project is also consistent with the supporting elements of the Comprehensive Plan: the Transportation Element (Objective 3 and Policies 3.4, 3.6, and 3.11 – walkways linking parks with residential areas, provided at site plan; Policy 5.5 – ADA-friendly design; Policy 8.2 – off-street parking per the LDC); the Infrastructure Element (Policy 1.8 – drainage per the Engineering Design and Processing Manual; Policy 5.5 – water-conserving native plant material); the Conservation Element (Policies 5.4 and 5.6 – Broward County tree preservation and native plants in City landscaping); the Capital Improvements Element (Policies 3.5 and 4.2 – public facilities in place before Certificate of Occupancy and adequate capacity before a development order); and the Implementation/Administration Element (Policies 1.8 and 2.13 – adequate recreation facilities and site plan review by the proper departments). Specific compliance with these policies is demonstrated in the civil, landscape, and photometric sheets and in Standard (b) below.

Based on the foregoing, the proposed development is consistent with the applicable goals, objectives, and policies of the City of Tamarac 2050 Comprehensive Plan and satisfies Standard (a).

SITE PLAN APPROVAL STANDARD (b) – COMPLIANCE WITH APPLICABLE DISTRICT, USE, AND DEVELOPMENT STANDARDS

LDC Section 10-5.4(H)(6)(b) requires that the proposed development complies with the applicable district, use, and development standards of the LDC. The site is within the RC – Recreation district. The applicable standards and the proposed development's compliance with each are as follows:

1. District and Use Standards (LDC Article 2 and Article 3)

Standard	LDC Reference	Requirement (RC)	Proposed	Compliance
Principal use	Table 10-3.1	Park and playground – Permitted; Municipal facilities – Permitted	Public park and municipal community center	Complies
Accessory uses	Table 10-3.1	Outdoor courts/fields, assembly hall – Accessory	Basketball and tennis courts, flex/assembly rooms	Complies
Minimum lot area	Table 10-2.4	5,000 sq. ft.	±110,206 sq. ft.	Complies
Minimum lot width	Table 10-2.4	50 ft	Exceeds 50 ft on both frontages	Complies
Front setback (west – The Common)	Table 10-2.4	25 ft	126 ft 1 in. (A-001 §6; SP-100)	Complies
Street side setback (south – W. Commercial Blvd.)	Table 10-2.4; §10-2.6(C)(2)	25 ft	48 ft 1 in. (A-001 §6; SP-100)	Complies
Interior side setback (north)	Table 10-2.4	25 ft	179 ft 9 in. (A-001 §6; SP-100)	Complies
Rear setback (east – canal)	Table 10-2.4	25 ft	103 ft 10 in. (A-001 §6; SP-100)	Complies
Maximum building height	Table 10-2.4	60 ft	Parapet heights 36 ft 0 in., 38 ft 4 in., and 40 ft 0 in. (maximum 40 ft 0 in.) per A-201/A-202	Complies
Intensity (FAR)	Table 10-2.4 / Comp. Plan	No FAR specified for RC	0.115 (12,670 sq. ft. / 110,206 sq. ft.)	Complies
Building coverage / impervious	Table 10-2.4	Not specified for RC; pervious area governed by stormwater permit	Pervious area 44,703 sq. ft. (±40.6% of site) per LD-01 / SP-100	Complies
Projections into setbacks	§10-2.6(C)(5), (6)	Unroofed decks ≤30 in. above grade; eaves ≤3 ft; walks ≥3 ft from side/rear lines; mechanical equipment not in front yard	Pavilion, decks, walks, and equipment located as required; no mechanical equipment in front yards	Complies
Encroachment into easements / ROW	§10-2.6(C)(7)	No projections into easements or rights-of-way	Conflicts between proposed improvements and recorded drainage and boat-ramp easements to be resolved through the required approvals prior to permitting of the affected work (see Standard (c))	To be resolved prior to permit

2. Development Standards (LDC Article 4)

Standard	LDC Reference	Requirement	Proposed	Compliance
Off-street parking – community center	§10-4.2(F); §10-4.3; Table 10-4.3	12,670 sq. ft. ÷ 200 = 64 spaces; less 15% transit-stop reduction = 55; less 10% Director reduction = 50 spaces (A-001 §9); 90° stall 9 ft × 18 ft; 24-ft aisle	50 spaces provided: 48 standard (incl. 4 EV-ready and 2 BSO-reserved) + 2 accessible; 9 ft × 18 ft stalls (incl. 2-ft overhang with wheel stops); 25-ft aisles (SP-100)	Complies, subject to Director approval of the §10-4.2(F) reductions

Standard	LDC Reference	Requirement	Proposed	Compliance
Off-street parking – park amenities	Table 10-4.1 (Schedule C); §10-4.2(F)(2), (F)(4)	Park and playground: demand established by the Community Development Director	Courts, playground, pavilion, and dock demand (≈6 spaces on an ITE/APA basis) shared with the building supply; peak periods do not coincide (A-001 §9)	Subject to Director determination
Bicycle parking	§10-4.3	Bicycle parking for recreational facilities	8 bicycle spaces (A-001 §9)	Complies
Accessible parking	FBC Ch. 11 / ADA	2 accessible spaces for 26–50 total, incl. 1 van space	2 accessible spaces adjacent to the accessible entrance, as designated on SP-100. 1 van accessible space is omitted	Complies
Landscape – site planting	§10-4.4; Table 10-4.6	1 tree + 5 shrubs per 1,000 sq. ft. of pervious area: 44,703 sq. ft. ÷ 1,000 = 45 trees (23 shade); ≥50% water-conserving native trees and shrubs; palms ≤20%	54 trees provided; shrubs per LD-01 plant schedule; native and palm percentages noted on LD-01 (signed and sealed)	Complies
Landscape – perimeter and frontage	§10-4.4(L), (N)	3 trees per 40 lf + continuous hedge: north 385 lf = 30; east 268 lf = 20; south 360 lf = 27; west 294 lf = 20; building façade 134 lf = 5 (1 per 30 lf)	North 45, east 25, south 27, west 20, façade 5 trees; continuous hedge on all property lines (LD-01)	Complies
Landscape – vehicular use area	§10-4.4(L)(3)	≥15% interior landscaping of VUA; landscaped buffer where parking abuts ROW	Landscape islands, terminal islands, and buffer along The Common (LD-01)	Per LD-01
Tree preservation	§10-4.4; Broward Co. Ch. 27; Ord. O-2023-014	Tree removal license; replacement/mitigation of protected trees	72-tree inventory; removals limited to invasive species and program conflicts; mitigation per Ch. 27 calculation	Complies
Exterior lighting – parking	§10-4.9(G)(3); Table 10-4.10	Max. 15-ft pole height; minimum 1.0 fc maintained	15-ft mounting height; parking lot min. 1.0 fc, avg. 6.47 fc (E-100 Calculation Summary, LLF 0.90)	Complies
Exterior lighting – walkways and site	§10-4.9	Full cut-off fixtures; walkway illumination	12-ft post-top fixtures on walkways; 3-ft bollards at the waterfront; full cut-off LED (E-100 Luminaire Schedule)	Complies
Exterior lighting – property line	Table 10-4.10	Max. 3.0 fc at property line	Perimeter point-by-point grid and dense landscape barrier along north, east, and west lines shown on E-100	Per E-100
Sports lighting	§10-4.9(I)(1)	Shielded/aimed sports fixtures; automatic shut-off at City-regulated time	Tennis court avg. 25.4 fc / basketball avg. 28.7 fc on 25-ft poles with back-light control optics; timer shut-off (E-100)	Complies
Signage	Art. 4 (signs); Exhibit D	One monument sign per City monument sign specifications	Monument sign at W. Commercial Blvd. per Exhibit D	Complies
Screening – refuse and equipment	Art. 4	Enclosed dumpster; screened mechanical, electrical, and transformer equipment	Masonry dumpster enclosure with gates; rooftop and ground equipment screened	Complies
Fences and walls	§10-2.6(C)(6)	≤6 ft along side and rear lot lines	Court fencing and site fence within allowed locations and heights	Complies

Standard	LDC Reference	Requirement	Proposed	Compliance
Stormwater / drainage	Art. 4; EDPM; Comp. Plan LOS	Retain/pre-treat on site; 25-yr/3-day peak stage ≤ perimeter elevation	On-site retention/exfiltration and control structure designed to City, Broward County, and SFWMD criteria (C-series and drainage calculations)	Complies
Flood protection	FBC 1612 / ASCE 24; FLU Policy 8.9	Lowest floor at the higher of BFE + 1 ft or the DFE, Flood Design Class 3 (ASCE 24-14 Table 2-1); flood-damage-resistant materials and elevated utilities below DFE	Site lies in Zone AE (EL 9.0 ft) and Zone X (SP-100); entire building designed to Zone AE; BFE 9.0 ft + 1.0 ft = DFE 10.00 ft; FFE 10.00 ft NAVD88 (A-001 §1; SP-100)	Complies
Accessibility	FBC Ch. 11 / FACBC	Accessible route to all amenities	Accessible route to building, courts, playground, pavilion, trail, and pier	Complies
Building code / life safety	FBC 8th Ed. (2023), HVHZ; FFPC / NFPA 101	Occupancy A-3/B; egress, fire protection, wind design	Occupant load 488 (A-001, Table 10); egress, fire protection, and HVHZ wind design per FBC as shown on A-001	Complies

All required plans, calculations, details, and reports demonstrating the above are included in the Major Site Plan package (A-001 cover and code data, SP-100 site plan, A-101/A-102 floor plans, A-201/A-202 elevations, civil, landscape, and photometric sheets) or will be provided in the DRC resubmittal. Accordingly, the proposed development complies with the applicable district, use, and development standards of the LDC and satisfies Standard (b).

SITE PLAN APPROVAL STANDARD (c) – COMPLIANCE WITH ALL REQUIREMENTS AND CONDITIONS OF APPROVAL

LDC Section 10-5.4(H)(6)(c) requires that the proposed development comply with all requirements and conditions of approval. EU International, LLC, as Design-Builder and agent for the City, acknowledges and commits to the following specific requirements and anticipated conditions:

1. City of Tamarac Review Requirements

- **Procedural requirements of LDC Article 5:** Pre-application staff conference (completed); Pre-Application Neighborhood Meeting under §10-5.3(C) scheduled September 16, 2026, with mailed and posted notice, notarized notification affidavit, audio recording, and written summary to be delivered at least 21 days before the Planning Board hearing; public hearing signs and public notification per Table 10-5.2 with affidavits.
- **Development Review Committee:** All DRC comments from Community Development, Building, Engineering/Public Services, Fire Rescue, Parks and Recreation, Landscape, and Traffic reviewers will be addressed in revised plans prior to scheduling before the Planning Board.
- **Planning Board and City Commission:** Any conditions of approval imposed by the Planning Board or City Commission will be incorporated into the construction documents before building permit issuance.
- **Easements:** Where proposed improvements conflict with the recorded 15-ft drainage easement or the 20-ft boat-ramp easement (O.R.B. 46549, Pg. 898), the conflict will be resolved by easement vacation, relocation, or design adjustment through the required City and agency approvals before permitting of the affected work.
- **Fire Rescue:** Fire apparatus access, hydrant spacing and fire flow, sprinkler and alarm systems, and Knox access will be provided as required by Tamarac Fire Rescue and the Florida Fire Prevention Code.
- **Utilities:** Water and sewer connections, meter/backflow, and any main extensions per Tamarac Public Services standards; FPL, telecommunications, and solid waste coordination.
- **Public Art:** The project will comply with the City's public art requirement as applicable to the Design Criteria Package.

2. Outside Agency Approvals (as applicable to the work and site conditions)

- **South Florida Water Management District:** Environmental Resource Permit (or modification) for surface water management and, as applicable, for the over-water deck and fishing pier.
- **Broward County Environmental Protection and Growth Management:** Surface water management license as applicable; Chapter 27 tree removal license and mitigation (arborist inventory on file); any dock/pier and seawall approvals as applicable.
- **FDOT and Broward County Traffic Engineering:** Driveway/drainage connection and maintenance-of-traffic approvals on W. Commercial Boulevard (SR 870) as applicable, and any traffic review required by the City or County.
- **Broward County / Florida Department of Health:** Water and sewer permits as applicable.
- **Florida Building Code and Florida Fire Prevention Code:** Building, electrical, plumbing, mechanical, and fire permits through the City of Tamarac Building Department.
- **Environmental:** NPDES Construction Generic Permit and SWPPP; and, where site conditions at the time of clearing warrant, burrowing owl and migratory bird nesting surveys and FWC bat-maternity-season restrictions for cavity trees.

The Applicant will satisfy each requirement and condition of approval, obtain all permits before commencing the related work, and construct the project in substantial conformance with the approved Major Site Plan and all applicable governmental requirements. The proposed development therefore satisfies Standard (c).

CONCLUSION

For the specific reasons set out above, the proposed Major Site Plan for the Eastside Community Center and Eastside Community Park meet each of the Site Plan Approval Standards of LDC Section 10-5.4(H)(6):

Standard (a) – The development is consistent with the Comprehensive Plan. It implements the Future Land Use Element (Objectives 2, 7, 12, and 15 and Policies 2.2, 2.4, and 8.9), the Recreation and Open Space Element (Goal, Objectives 1–3, and Policies 1.1, 1.4, 1.6, 2.2, 2.3, 3.4, 3.5, 3.6, 4.4, and 4.5), the Urban Design Element (Objective 2 and Policies 2.1, 2.4, 2.5, 3.5, and 3.12), and the supporting Transportation, Infrastructure, Conservation, Capital Improvements, and Implementation policies cited above.

Standard (b) – The development complies with the applicable district, use, and development standards of the LDC. The community center and park are permitted uses in the RC district (Table 10-3.1); the building exceeds every required 25-ft setback (48 ft 1 in. south, 126 ft 1 in. west, 179 ft 9 in. north, 103 ft 10 in. east) and is well under the 60-ft height limit (maximum parapet 40 ft 0 in.) per Table 10-2.4; parking is provided at the §10-4.2(F)-adjusted requirement of 50 spaces (A-001 §9); and landscaping (§10-4.4, per signed and sealed LD-01), exterior lighting (§10-4.9, per E-100), signage, screening, drainage, flood-protection, and accessibility requirements are met as tabulated above.

Standard (c) – The development will comply with all requirements and conditions of approval. The Applicant commits to the LDC Article 5 procedural requirements, to resolving all DRC comments and any Planning Board or City Commission conditions before permitting, to resolving the recorded easement conflicts through the required approvals before permitting of the affected work, and to obtaining all SFWMD, Broward County, FDOT, Fire Rescue, utility, building, and environmental approvals identified above before the related work begins.

EU International, LLC respectfully requests approval of the Major Site Plan application for the Eastside Community Center and Eastside Community Park. Please contact our office should additional information or clarification be required.

Respectfully submitted,

Ekrem Uzman

Digitally signed by Ekrem Uzman
Date: 2026.09.15 08:34:37 -04'00'

Ekrem Uzman, PE, MSCE, CGC
EU International LLC
1900 Glades Rd, Ste 500
Boca Raton, FL 33431
(561) 990-3333
ekrem@eu-intl.com

EU INTERNATIONAL LLC

ENGINEERING & CONSTRUCTION

CONSULTING ENGINEER - CA32900
CERTIFIED GENERAL CONTRACTOR- CGC1526228
1900 GLADES RD, SUITE 500, BOCA RATON, FL 33431
O: (561) 990-3333

September 23, 2026

To: City of Tamarac - Community Development Department
Robert W. Johnson III, Senior Planner
7525 NW 88th Avenue, Tamarac, FL 33321

WRITTEN SUMMARY OF PRE-APPLICATION NEIGHBORHOOD MEETING

Eastside Community Park - Design-Build (RFP 26-26R) | Land Development Code Sec. 10-5.3(C)

Project	Eastside Community Park & Community Center (Site Plan - Major)
Site	5699 W. Commercial Blvd. / 2 The Common, Tamarac, FL (Folio 4941-11-01-0170); approx. 2.53 ac, City-owned, former Shaker Village clubhouse site
Owner	City of Tamarac
Applicant / Host	EU International, LLC (Design-Builder & Engineer of Record) with IDEA Architects (Architect of Record)
Date / Time	Wednesday, September 16, 2026, 6:00 PM
Location	Tamarac Community Center, 8601 W Commercial Blvd, Tamarac, FL 33351
Presenter	Alexander Baramily, Partner, IEA Architects - Project Manager
Recording	Meeting was audio-recorded

1. LIST OF MEETING ATTENDEES

Elected officials, City staff and project team (identified on the recording):

Name	Role
Mayor Michelle Gomez	City of Tamarac - opening remarks
Vice Mayor Marlon Bolton	City of Tamarac - opening remarks
City staff present	City of Tamarac Community Development / Parks & Recreation
Ekrem Uzman	President, EU International, LLC - Design-Builder / E.O.Record
Alexander Baramily	Partner, IEA Architects - Architect of Record / Project Manager

Members of the public (from the attendance sign-in sheet, Attachment A; names and addresses as legibly written):

#	Name	Address
1	Barry Schwartz	Not provided
2	Violet Schwartz	Not provided
3	Name illegible (signature only)	Not provided
4	Nadine Gordon	57 Spinning Wheel Lane
5	Elise White	66 PHL (Pleasant Hill Lane)
6	Jackie Lynd	41 Spinning Wheel Lane
7	Neil Popper	6010 Shakerwood Circle #207
8	Melissa Petron	Not provided
9	Lorna James	20 Ann Lee Lane, Tamarac, FL 33319
10	Rita Edwards	Shaker Village
11	Euperoia Brown	Shaker Village
12	Joan Smith-O'Meally	54 Canterbury Lane, Shaker Village
13	Carlena Mitchell	15 Spinning Wheel Lane
14	Sherica Murray	6011 Woodland Point Drive, Tamarac
15	Charmaine Henlon	6011 Woodland Point Drive, Tamarac
16	Gavaunz Thomas	23 Canterbury Lane, Tamarac, FL 33319
17	Rodolfo Gato	42 Pleasant Hill Lane, Tamarac, FL 33319
18	Curlyne Daniels	3 Canterbury Lane
19	Jasmin Mitchell	18 The Common
20	Name illegible	76 Spinning Wheel Lane, Tamarac

Telephone numbers collected on the sign-in sheet are not reproduced here. Entries marked illegible are as written on the original sheet.

2. PRESENTATION SUMMARY

- Site: approx. 2.53-acre vacant City parcel with canal frontage on the south and east; all work stays within the existing City parcel.
- Access and parking: single vehicular entrance at the existing driveway on The Common; approx. 50 parking spaces including ADA-accessible and EV-ready spaces; boat ramp for City canal maintenance.
- Community center: 2-story, approx. 12,700 sf, placed on the waterfront. 1st floor: Parks & Recreation offices, BSO community substation, HOA/meeting room, community lounge, aerobics room, double-height lobby open to the canal. 2nd floor: two rentable rooms with retractable partitions, warming kitchen, aerobics room, bridge overlooking the lobby.

- Park amenities: ADA-accessible observation deck and fishing pier; 10-ft concrete multi-use loop trail; approx. 6,000 sf playground (ages 2-5 and 5-12) with shade and synthetic turf; full basketball court; fenced tennis court at the northwest; pavilion, gazebo, outdoor fitness; benches (some covered); two public art locations; historic Tamarac colonnade.
- Architecture: contemporary civic building with stone-texture materials, warm wood-tone accents, impact-rated glazing, vertical louvers; rooftop equipment screened behind parapets.
- Neighborhood considerations: parking contained on site; full-cutoff, controlled lighting; sports lighting on timers; active courts on the north side; drainage, landscaping, pedestrian connections, construction impacts and safety to be refined with City staff.
- Process and schedule: Site Plan (Major) and DRC review, public hearings, agency permits, building permit (target spring 2027), approx. 14-18 months of construction, completion in 2028.

3. SUMMARY OF ATTENDEE COMMENTS AND ISSUES DISCUSSED

#	Issue	Attendee comment	Response at meeting	Follow-up
1	Construction traffic / access on The Common	Only site entrance is on The Common; asked whether construction will cause major disruption or road closures and whether daily life will stay normal. Asked if completion is 2028.	Construction will be managed so The Common stays open; traffic control will be in place. Completion goal of 2028 confirmed. Park is open to all residents, not only Shaker Village.	Maintenance of Traffic (MOT) / construction management plan, including staging and haul route, to be coordinated with the City before building permit.
2	Parking capacity / event overflow	50 spaces seen as insufficient for events; concern that overflow will park on Shaker Village grass areas. Another attendee asked the park's legal occupancy and whether 50 spaces is enough; suggested squeezing parking near the basketball court.	Parking follows City code requirements for the building's occupancy; team is working with the City to fit additional spaces where possible. Site is also served by transit and residents who walk or bike.	Parking calculation to be shown in the Site Plan submittal; applicant to evaluate additional spaces and an event parking approach with Parks & Recreation.
3	Fishing pier railing	Rope-style railing looks good, but many residents fish from the canal; suggested a sturdier railing.	Team will review.	Pier guard/railing detail to be revisited in design development for durability and fishing use.
4	Fence height at tennis court next to homes	Tennis court is in the back corner next to a row of rear yards; asked how tall the wall/fence will be.	Tennis and basketball courts enclosed by 10-ft fence; property line has 6-ft fence with Podocarpus hedge.	Fence heights and landscape buffer to be shown on Site Plan / landscape plans.

#	Issue	Attendee comment	Response at meeting	Follow-up
5	Existing tennis courts and fence	Noted existing double tennis court area becomes basketball and playground; asked if existing fence stays.	Fence will be reworked; temporary fencing during construction.	Show on demolition plan and construction phasing.
6	Playground	Positive about separate 2-5 and 5-12 play areas; asked about ground surface.	Shade structures, inclusive play elements, and synthetic turf safety surfacing.	No change.
7	Covered basketball court and playground	Requested overhead cover for basketball court and playground so children can play in rain, citing covered courts in other cities (e.g., Sunrise). Restated request later in the meeting.	Court is not covered in current design. Fabric covers are vulnerable in hurricanes; a rigid structure could be considered. Subject to budget; the request will be heard and priced.	Applicant to price a rigid shade/cover structure as an add-alternate for City consideration.
8	2nd floor rentable rooms / kitchen	Asked capacity of 2nd floor rooms and whether there is a kitchen.	About 150 combined; retractable partitions allow smaller events (about 100 / 50). Warming kitchen with counter and storage.	No change.
9	Pickleball	Requested pickleball; suggested striping the tennis court for pickleball as well.	Team will look at dual striping.	Evaluate tennis/pickleball dual striping with Parks & Recreation.
10	Exterior colors / materials	Asked whether rendered colors are final.	Renderings show the intended warm palette of stone-texture and wood-tone materials; final selections in design development.	Material/color board with Site Plan submittal.
11	General support	Shaker Village HOA President (7 years) expressed strong support and thanks; residents complimented the building, renderings, and playground.	Acknowledged.	None.

Other items discussed: boat ramp for City canal maintenance; public art locations; lighting controls and timers; location of active courts away from homes; project timeline.

4. OPPORTUNITY TO SUBMIT A WRITTEN RESPONSE

Attendees were advised at the meeting that comments and concerns become part of the project record, and are hereby notified that they may submit a written response to this summary to:

- City of Tamarac Community Development Department, Attn: Robert W. Johnson III, Senior Planner, 7525 NW 88th Avenue, Tamarac, FL 33321 | 954-597-3533 | Robert.Johnson@tamarac.org
- EU International, LLC, Attn: Ekrem Uzman, PE, MSCE, CGC, 1900 Glades Rd, Ste 500, Boca Raton, FL 33431 | ekrem@eu-intl.com

Written responses received will be made part of the project record and considered during DRC and Planning Board review.

5. OTHER INFORMATION

- Meeting held on a weekday after 5:00 PM at Tamarac City Hall, an accessible location within the City, per LDC Sec. 10-5.3(C).
- Attendees were informed at sign-in that the meeting was audio-recorded and that names and addresses would be included in this summary.
- Questions not fully answered at the meeting (parking count, basketball court cover, pickleball striping, pier railing) will be followed up through the City review process as noted in Section 3.
- The plans shown represent the current design direction and will continue to be refined with City staff.

Attachments:

A - Attendance sign-in sheet;

B - Audio recording of the meeting

C - Presentation.

Respectfully submitted,

Ekrem Uzman, PE, MSCE, CGC
EU INTERNATIONAL, LLC
1900 Glades Road, Suite 500
Boca Raton, FL 33431
O: (561) 990-3333 | C: (305) 363-6666
ekrem@eu-intl.com

CITY OF TAMARAC
EASTSIDE COMMUNITY PARK – DESIGN-BUILD (RFP 26-26R)
PRE-APPLICATION NEIGHBORHOOD MEETING / PUBLIC HEARING

ATTENDANCE SIGN-IN SHEET

Hosted by the Applicant: EU International, LLC | Land Development Code Sec. 10-5.3(C)
Date: Wednesday, September 16, 2026 Time: 6:00 PM Location: Tamarac City Hall, 7525 NW 88th Avenue, Tamarac, FL 33321
Site: 5699 W. Commercial Blvd. / 2 The Common, Tamarac, FL (Folio 4941-11-01-0170)
This meeting is being audio-recorded. Attendee names and addresses will be included in the Written Summary submitted to the City of Tamarac.

#	NAME (PLEASE PRINT)	ADDRESS	TELEPHONE NUMBER	SIGNATURE
1	Barry Schwartz			
2	Violet Schwartz			
3	G Mendola			
4	Nadine Gordon	59 Spinning wheel lane		Nadine Gordon
5	Else White	66 DHL.	754-245-42	
6	Jackie Lynch	41 Spinning Wheel Ln		
7	NEIL POPPER	6010 SHAKERWOOD CIR#207		
8	Melissa Pedron		954-597-3624	M Pedron
9	Lorna James	20 Ann Lee Lane TAMARAC FL 33319	954-826-7[illegible]	L James
10	RITA Edwards	Shaker Village		
11	Emperoia Brown	Shake Village	954-240-1567	

CITY OF TAMARAC
EASTSIDE COMMUNITY PARK – DESIGN-BUILD (RFP 26-26R)
PRE-APPLICATION NEIGHBORHOOD MEETING / PUBLIC HEARING

ATTENDANCE SIGN-IN SHEET

Hosted by the Applicant: EU International, LLC | Land Development Code Sec. 10-5.3(C)
Date: Wednesday, September 16, 2026 Time: 6:00 PM Location: Tamarac City Hall, 7525 NW 88th Avenue, Tamarac, FL 33321
Site: 5699 W. Commercial Blvd. / 2 The Common, Tamarac, FL (Folio 4941-11-01-0170)
This meeting is being audio-recorded. Attendee names and addresses will be included in the Written Summary submitted to the City of Tamarac.

#	NAME (PLEASE PRINT)	ADDRESS	TELEPHONE NUMBER	SIGNATURE
12	Joan Smith-O'Meally	54 Canterbury Ln Shaker Village	—	JSO Meally
13	Carlena Mitchell	15 Spinning Wheel Lane	—	
14	Sherica Murray	6011 Woodland Point Drive Tamarac	—	S. Murray
15	Charmaine Henlon	6011 Woodland Point Dr. Tamarac	—	
16	CAVAUNZ TILLMAN	23 CANTERBURY LN. # TAMARAC FL 33319	—	C Tillman
17	Rodolfo Gato	42 Pleasant Hill Lane Tamarac, FL 33319	—	
18	Evelyne Daniels	3 Canterbury CANE	—	E Daniels
19	Jasmin Mustafi	18 The Common	—	
20	Maree	76 Spinning Wheel	—	Maree
21		Lane Tamarac	—	
22			—	

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

Owner: PG CANTERBURY LLC
PARCEL ID: 494111AD0010

FORT LAUDERDALE TRUCK FARMS
SECTION 11 – TRACT 15
(P.B. 4, PG. 31)

SHAKER VILLAGE CONDO ASSOCIATION
(O.R.B. 6375, PG. 869)

SET I.R./CAP LB 3591

N89°32'50"E 385.06'
S89°32'05"E (DEED)

FND I.R./CAP LB 3591

40' CANAL EASEMENT (O.R.B. 5246, PG. 537)

40.00'

40' DRAINAGE RIGHT OF WAY (O.R.B. 4462, PG. 851)

40' DRAINAGE RIGHT OF WAY (O.R.B. 4810, PG. 230)

LOT 9, BLOCK 4 COMROCK FIRST ADDITION (P.B. 102, PG. 34)

LOT 10, BLOCK 4 COMROCK FIRST ADDITION (P.B. 102, PG. 34)

LOT 11, BLOCK 4 COMROCK FIRST ADDITION (P.B. 102, PG. 34)

LOT 12, BLOCK 4 COMROCK FIRST ADDITION (P.B. 102, PG. 34)

LOT 13, BLOCK 4 COMROCK FIRST ADDITION (P.B. 102, PG. 34)

– THE COMMON
VARIED WIDTH INGRESS–EGRESS EASEMENT (O.R.B. 5472, PG. 669) (O.R.B. 6375, PG. 879) (O.R.B. 6453, PG. 746)

N00°06'02"W (DEED)
N01°31'07"W
135.28'

880'

FND I.R./CAP LB 3591

S01°31'10"E 292.05'
S00°06'02"E (DEED)

PARCEL ID: 494111010017
OWNER: CITY OF TAMARAC

PARCEL ID: 494111010250
OWNER: SHAKER VILLAGE CONDO ASSOC INC

PARCEL ID: 494111010170
OWNER: CITY OF TAMARAC

BOAT RAMP ESMT. TO THE CITY OF TAMARAC (O.R.B. 46549, PG. 898)

15' DRAINAGE ESMT. (O.R.B. 5724, PG. 805)

L=159.31'
R=921.83'
Δ=9°54'07"

S89°32'50"W 360.61'
N89°02'05"W (DEED)

FND I.R./CAP LB 3591

FORT LAUDERDALE TRUCK FARMS
SECTION 11 – TRACT 15
(P.B. 4, PG. 31)

PARCEL ID: 494111010160
OWNER: SHAKER VILLAGE CONDO ASSOC INC

POINT OF BEGINNING
POINT FALLS IN WATER
N89°02'05"W (DEED)
S89°32'50"W
40.01'

N00°06'02"W (DEED)
N01°31'10"W
163.03'

POINT OF COMMENCEMENT
INTERSECTION OF THE S. LINE OF SECTION 11 WITH A LINE 880' E. OF AND PARALLEL TO THE W. LINE OF TRACT 15

S. LINE OF SECTION 11 (P.B. 4, PG. 31)

W. LINE OF TRACT 15

NORTH

LOCATION MAP
(NOT TO SCALE)

HELSON

NW 64TH AVENUE(SOUTHBOUND)
NW 64TH AVENUE(NORTHBOUND)
THE COMMON
CANTERBURY LANE
SITE
WEST COMMERCIAL BOULEVARD (WESTBOUND)
WEST COMMERCIAL BOULEVARD(EASTBOUND)
ROCK ISLAND ROAD(SOUTHBOUND)
ROCK ISLAND ROAD(NORTHBOUND)

PARKING SPACE COUNT

REGULAR SPACE:	49
HANDICAP SPACES:	0
TOTAL PARKING SPACES:	49

LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
C.O. – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. – COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
L.A.E. – LIMITED ACCESS EASEMENT
O/S – BUILDING OFFSET
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.B.C.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
PGS – PAGE(S)
P.R.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT–OF–WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)
TOPO – TOPOGRAPHY

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
– ELECTRICAL WIRES OVERHEAD
– ANCHOR
– WATER METER
– RPZ
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
●167 – TREE LOCATION AND TAG NUMBER

EXCEPTIONS FROM COVERAGE

3. ALL MATTERS CONTAINED ON THE PLAT OF FORT LAUDERDALE TRUCK FARMS. AS RECORDED IN PLAT BOOK 4, PAGE 31 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.[AFFECTS AS SHOWN]

4. DEVELOPER AGREEMENT WITH TAMARAC UTILITIES, INC. RECORDED IN O.R. BOOK 4508, PAGE 447, TOGETHER WITH MODIFICATION THERETO RECORDED IN O.R. BOOK 6734, PAGE 945, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.[AFFECTS NOT PLOTTABLE]

5. EASEMENTS RECORDED IN O.R. BOOK 5724. PAGE 805 AND O.R. BOOK 6453. PAGE 746, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.[AFFECTS AS SHOWN]

6. BOAT RAMP INSTALLATION AGREEMENT RECORDED IN O.R. BOOK 46549, PAGE 898. PUBLIC RECORDS OF BROWARD COUNTY. FLORIDA.[AFFECTS AS SHOWN]

7. TERMS AND CONDITIONS OF EASEMENT GRANTING THE PUBLIC THE RIGHT TO USE ROADWAY RECORDED IN INSTRUMENT NUMBER 120027221 AS RE–RECORDED IN CORRECTIVE INSTRUMENT NO. 120094605, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. NOTE: ITEM WAS PLACED OF RECORD AFTER THE CURRENT EFFECTIVE DATE OF THE COMMITMENT.[AFFECTS AS SHOWN]

8. SHARED USE AGREEMENT RECORDED IN INSTRUMENT NUMBER 120027221. AS RE–RECORDED IN CORRECTIVE INSTRUMENT NO. 120094604. ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY. FLORIDA. NOTE: ITEM WAS PLACED OF RECORD AFTER THE CURRENT EFFECTIVE DATE OF THE COMMITMENT.[AFFECTS NOT PLOTTABLE, BLANKET]

9. INTEREST OF ROBERT P. MCMANUS AND BETTIE M. MCMANUS, THEIR ASSIGNS, OR SUCCESSORS IN INTEREST BY REASON OF THE DEED RECORDED IN O.R. BOOK 19923, PAGE 844. PUBLIC RECORDS OF BROWARD COUNTY. FLORIDA. WHICH CONTAINS A 1/358TH INTEREST IN THE SUBJECT PROPERTY.[AFFECTS, NOT PLOTTABLE – NOTE: INSTRUMENT INDICATES THE INTEREST IS 1/358TH]

TREE TABLE

TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
500	OAK 24		677341	909797
501	OAK 23		677342	909811
502	OAK 28		677352	909895
503	PALM 9	23	677349	909913
504	PALM 11	11	677339	909895
505	PALM 15	9	677352	909920
506	PALM 9	27	677342	909910
507	PALM 12	19	677344	909920
508	PALM 13	20	677348	909977
509	PALM 9	13	677349	909983
510	PALM 12	16	677344	909995
511	PALM 11	23	677350	910002
512	PALM CLUSTER 4		677340	910010
513	PALM 15	10	677328	910009
514	PALM 19	17	677347	910168
515	PALM 17	12	677323	910170
516	PALM 15	14	677291	910169
517	PALM 18	19	677277	910170
518	PALM 19	11	677276	910175

TREE TABLE

TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
519	PALM 17	19	677268	910170
520	PALM 17	12	677263	910171
521	PALM 19	14	677250	910174
522	OAK 9	14	677245	910170
523	OAK 8		677236	910172
525	OAK 10		677233	910171
526	STRANGLER FIG 26		677232	910168
527	PALM 9	4	677234	910154
528	PALM 16	9	677229	910143
529	PALM 14	19	677230	910138
530	PALM 18	17	677221	910135
531	PALM 17	13	677230	910092
532	PALM 20	16	677193	910112
533	PALM 14	11	677194	910086
534	PALM 4	16	677196	910076
535	OAK 6		677229	910033
536	PALM 12	11	677260	909987
537	PALM 15	4	677280	910006
538	PALM 18	10	677304	910012

TREE TABLE

TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
539	PALM 17	9	677285	909955
540	OAK 22		677287	909827
541	OAK 1		677286	909806
542	OAK 21		677274	909801
543	PALM 8	20	677220	909798
544	MULTI–PALM 5	7	677217	909805
545	PALM 20	8	677191	909969
546	PALM 15	8	677186	910006
547	PALM 9	7	677180	910000
548	OAK 14		677151	909939
549	PALM 8	19	677152	909933
550	PALM 9	12	677158	909932
551	PALM 9	17	677157	909928
552	PALM CLUSTER 4		677148	909882
553	MULTI–PALM 4	10	677169	909813
554	MULTI–PALM 6	10	677151	909816
555	MULTI–PALM 6	9	677113	909822
556	PALM 5	5	677092	909825
557	PALM 17	13	677080	910011

TREE TABLE

TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
558	PALM 12	11	677087	910133
559	PALM 9	36	677092	910181
562	OAK 6		677216	910123
563	OAK 8		677212	910120
564	OAK 10		677207	910118
565	MULTI–PALM 4	6	677131	909819
566	MULTI–PALM 4	6	677235	909802
567	MULTI–PALM 4	6	677256	909798
568	MULTI–PALM 4	6	677276	909793
569	MULTI–PALM 4	6	677296	909788
570	MULTI–PALM 4	6	677315	909787
571	GUMBO 18	7	677221	910139
572	OAK 6	8	677152	909935
573	OAK 4	10	677296	909937
574	OAK 4	0	677345	909786

NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON WERE ABSTRACTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER: 10058.002 PL, POLICY NUMBER: 021–7115977, EFFECTIVE DATE: JANUARY 31, 2025 AT 11:21 AM. SCHEDULE B–SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°32'50"E ALONG NORTH LINE OF HEREON DESCRIBED PARCEL, BEING RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION REFERENCED IN THE TITLE REPORT REFERENCED IN NOTE 3 ABOVE.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FLOOD ZONE: "X" SHADED & "AE", ELEV.=9.0 FT ;COMMUNITY PANEL NO. 120058 0353 H; DATE: AUGUST 18, 2014.
11. BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK #0279. ELEVATION = 6.54'(NAVD88)
12. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.
13. AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
14. SITE ADDRESS: CANTERBURY LANE, TAMARAC, FLORIDA 33319
15. THE PROPERTY IS CONTIGUOUS, HAVING NO HIATUS, GAPS OR GORES.
16. AT THE TIME OF THIS SURVEY THERE WERE NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
17. THE PROPERTY HEREON HAS DIRECT PHYSICAL ACCESS TO THE COMMON, A PRIVATE VARIABLE WIDTH INGRESS/EGRESS EASEMENT, AS RESERVED IN INSTRUMENT NUMBER 120027221 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DESCRIPTION

A PARCEL OF LAND IN SECTION 11, TOWNSHIP 49 SOUTH, RANGE 41 EAST; SAID PARCEL INCLUDING A PORTION OF TRACT 15 IN SAID SECTION 11, ACCORDING TO THE PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH LINE OF SAID SECTION 11, AT AN INTERSECTION WITH THE SOUTHERLY PROJECTION OF A LINE 880 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF SAID TRACT 15; THENCE RUN NORTH 0° 06' 02" WEST, (ON AN ASSUMED BEARING), 163.03 FEET ALONG SAID PARALLEL LINE AND ITS PROJECTION; THENCE RUN NORTH 89° 02' 05" WEST 40.01 FEET PARALLEL WITH SAID SOUTH LINE OF SECTION 11, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 02' 05" WEST 360.61 FEET ALONG SAID PARALLEL LINE, TO A POINT OF INTERSECTION WITH A CURVE RUNNING NORTHWESTERLY TO THE LEFT, A RADIAL AT SAID POINT BEARING SOUTH 86° 00' 40" WEST; THENCE RUN NORTHWESTERLY 159.31 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 921.83 FEET, A CENTRAL ANGLE OF 9° 54' 07" TO AN INTERSECTION WITH A LINE 455 FEET EAST OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID WEST LINE OF TRACT 15; THENCE RUN NORTH 0° 06' 02" WEST 135.28 FEET ALONG SAID PARALLEL LINE; THENCE RUN SOUTH 89° 02' 05" EAST 385.06 FEET PARALLEL WITH SAID SOUTH LINE OF SAID SECTION 11, TO AN INTERSECTION WITH A LINE 840 FEET EAST OF AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO SAID WEST LINE OF TRACT 15; THENCE RUN SOUTH 0° 06' 02" EAST 292.05 FEET ALONG SAID PARALLEL LINE, TO THE POINT OF BEGINNING.

AKA: RECREATION PARCEL NO. 1 SHAKER VILLAGE CONDOMINIUM PHASE I

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA AND CONTAINING 110,156 SQUARE FEET/2.5288 ACRES, MORE OR LESS.

CERTIFIED TO:

CITY OF TAMARAC, A FLORIDA MUNICIPAL CORPORATION
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
JENNIFER LEVIN, P.A.
OTTINOT LAW, P.A.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11(OBSERVED), 13, 18, AND 19 ($1,000,000) OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JUNE 24, 2025

DATE OF PLAT OR MAP: DECEMBER 1, 2025

	REVISED PER REZONING NEEDS	12/1/2025	EJS
	UPDATE SURVEY, ADDED TOPO & TREES	6/25/25	SF
	TITLE UPDATE	6/12/25	BY
	REVISIONS	DATE	
	FILE NAME: 10551 zoning only ALTA.dwg		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SHAKER VILLAGE CLUBHOUSE
ALTA/NSPS LAND TITLE SURVEY

DATE 8/16/2023
DRAWN BY TKM
F.B./ PG. HDS
SCALE 1"=30'

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 10551
SHT.NO. 1
OF 1 SHEETS

1 PROPERTY CARD

FOLIO:
4941 11 01 0170

OWNER & MAILING ADDRESS:
CITY OF TAMARAC
7525 NW 88 AVE TAMARAC FL 33321

LEGAL DESCRIPTION:

FT LAUDERDALE TRUCK FARMS 11-49-41 4-31 B COMM ON THE S/L SEC 11 AT INT OF A LINE 880 EAST OF THE W/L TR 15 , THEN N 163.03,W 40.01 TO POB, W 360.61 TO P/C NWLY 159.31. N 135.28,E 385.06,S 292.05 TO POB, DESC IN OR 6315/413

FLOOD ZONE
AE - 9' & X (DUAL ZONE) / ENTIRE STRUCTURE SHALL BE DESIGNED TO ASCE24 ZONE AE; DFE = 10.00 NAVD

2 SCOPE OF WORK

NEW PUBLIC PARK & COMMUNITY CENTER

3 APPLICABLE CODES AND ORDINANCES

2023 FLORIDA BUILDING CODE 8TH EDITION
2023 FLORIDA ACCESSIBILITY CODE 8TH EDITION
FFPC 8TH ED. (NFPA 1-2021, NFPA 101-2021 w/FL AMENDMENTS
NFPA 13 / NFPA 72 PER FFPC / FBC CH. 35, NFPA 10
CITY OF TAMARAC CODE OF ORDINANCES

4 AERIAL IMAGE AND VICINITY MAP



SUBJECT LOCATION

VICINITY MAP
NTS



AERIAL VIEW
NTS

5 BUILDING TYPE OF CONSTRUCTION (CHAP. 6)

MUNICIPALITY PARK & BUILDING	
TYPE	II-B
HEIGHT	2-STORY PROVIDED 36' LOW & 40' HIGH PARAPET
AREA (1ST)	6,571 S.F.
AREA (2ND)	6,099 S.F.
TOTAL AREA	12,670 S.F.
USE :	MIXED USE / B - BUSINESS + A-3 ASSEMBLY

6 PROJECT DATA

LOT SIZE		2.53 AC / 110,206 SF	
USE		PUBLIC PARK AND COMMUNITY CENTER	
LAND USE & ZONING		RC-RECREATION	
		REQUIRED	PROVIDED
SETBACKS	FRONT (WEST)	25'-0"	126'-1"
	REAR (EAST)	25'-0"	103'-10"
	STREET SIDE (SOUTH)	25'-0"	48'-1"
	INTERIOR SIDE (NORTH)	25'-0"	179'-9"
BUILDING SEPARATION		N/A	N/A
HEIGHT		60'-0" MAX	40'-0" (TOP OF PARAPET)
STORIES		NOT SPECIFIED	2
BUILDING LOT COVERAGE		NOT REGULATED	6,571 SF / 6.0%
FAR		1.0	12,670 / 110,206 = 0.115
PUBLIC OPEN SPACE		NOT SPECIFIED	84,420 SF / 76.6%
PERVIOUS LANDSC. AREA		NOT SPECIFIED	44,703 SF / 40.6%
ENTIRE LOT		110,206 SF	100.0 %
COMMUNITY CENTER FOOTPRINT		6,571 SF	6.0 %
SPORTS COURTS & PLAYGROUND		18,024 SF	16.4 %
GAZEBO		350 SF	0.3 %
ASPHALT & CURBS (PARKING LOT)		18,865 SF	17.1 %
CONC. SIDEWALK & LAKESIDE DECK		11,149 SF	10.1 %
CONCRETE TRAIL		10,544 SF	9.6 %
PERVIOUS (LANDSCAPE AREA)		44,703 SF	40.6 %
TOTAL		110,206 SF	100.0 %

7 GENERAL INFORMATION

TYPE OF INTERVENTION	NEW PUBLIC PARK & COMMUNITY CENTER	
BUILDING GROSS AREA: COMMUNITY CENTER	12,670 S.F.	FBC CHAP. 2
BUILDING HEIGHT	40'-0"	FBC CHAP. 2
NUMBER OF STORIES	2 STORY	FBC CHAP. 5
MEZZANINES CALCULATED AS A STORY	NONE	FBC CHAP. 5
GROUND FLOOR LEVEL	0'-0" (10.00 NAVD)	
PRESENCE OF AN ATRIUM AREA	NO	FBC CHAP. 4
HIGH-RISE BUILDING	NO	FBC CHAP. 2 SEC. 202
PRINCIPAL BUILDING USES	(A-3) ASSEMBLY + (B) BUSINESS	FBC 303.4 &FBC 304.1, SEC 1004, TBL 1004.5

8 FIRE RESISTANCE

	REQUIRED	PROVIDED
BUILDING ELEMENTS	FBC TABLE 601	PROV'D ASSEMBLY / RATING
PRIMARY STRUCTURAL FRAME EXTERIOR BEARING WALLS INTERIOR BEARING WALLS EXTERIOR NON-BEARING WALLS INTERIOR NON-BEARING WALLS FLOOR CONSTRUCTION ROOF CONSTRUCTION	0 HR. 0 HR., MIN Table 705.5 0 HR. FBC TABLE 705.5 0 HR. 0 HR. — SLAB ON GRADE & 2nd FL TYPE II-B 0 HR.	TYPE IIB — UNPROTECTED NONCOMBUSTIBLE CONSTRUCTION. REFER TO WALL, STRUCTURAL AND ROOF ASSEMBLIES
FIRE SEPARATIONS	NON SEPARATED MIX OCCUPANCY PER FBC 508.3 FBC GROUP A-3 + B / NFPA 101 ASSEMBLY	
FIRE SPRINKLER	AUTOMATIC SPRINKLER SYSTEM: PROVIDED THROUGHOUT IN ACCORDANCE WITH FBC SECTION 903.3.1.1 AND NFPA 13. SPRINKLER DESIGN OCCUPANCY: ORDINARY HAZARD GROUP	
INTERIOR FINISH CLASSIFICATION (WALL AND CEILING)	FBC TAB.803.13	NFPA 101, CHAPTER 12 — ASSEMBLY OCCUPANCIES INTER. FINISH: NFPA 101 SEC. 12.3.3
INTERIOR EXIT STAIRWAYS, RAMPS AND EXIT PASSAGEWAYS — CLASS B; N/A IF NONE CORRIDORS AND ENCLOSURES FOR EXIT-ACCESS STAIRWAYS AND RAMPS — CLASS B ROOMS AND ENCLOSED SPACES — CLASS C INTERIOR WALL AND CEILING FINISH MATERIALS, INCLUDING WOOD FINISHES, SHALL COMPLY WITH FBC SECTION 803 AND TABLE 803.13. FIRE-RETARDANT-TREATED WOOD, WHERE SPECIFIED, SHALL COMPLY WITH FBC SECTION 2303.2.		

FIRE EXTINGUISHERS	FBC 906.3 & TABLE 906.3(1)	NFPA 1 FIRE 6.2.1.1 & 6.2.1.3
ORDINARY HAZARD MIN. CLASS A RATING	2-A	2-A
MAX. FLOOR AREA PER UNIT OF A	1,500 S.F.	1,500 S.F.
MAX. COVERAGE FOR ONE MIN 2-A	3,000 S.F.	3,000 S.F.
MAXIMUM FLOOR AREA FOR ANY ONE ADEQUATELY RATED EXTINGUISHER	11,250 S.F.	11,250 S.F.
MAX. TRAVEL DISTANCE EXTING.	75 FT.	75 FT.

MINIMUM CLASS A RATING: 2-A; PROVIDE MULTIPURPOSE A:B:C EXTING. SELECTED AND DISTRIBUTED IN ACCORDANCE WITH NFPA 10 AND THE FIRE OFFICIAL.

9 PARKING DATA

DESCRIPTION	REQUIRED	PROVIDED
PUBLIC PARK AND COMMUNITY CENTER 12,670 SF BUILDING	12,670 / 200 = 64 15% BUS STOP REDUCTION = 55 10%DIRECTOR REDUCTION = 50	(50) PARKING SPACES (48) STANDARD (2) ADA (4) EV (2) BSO RESERVE
		(8) SPACES BICYCLE PARKING

PARK AMENITIES (TENNIS, BASKETBALL, PLAYGROUND, PAVILION, DOCKS) —
LDC TABLE 10-4.1 "PARK AND PLAYGROUND: SEE SCHEDULE C."
PARKING DEMAND TO BE ESTABLISHED BY THE COMMUNITY DEVELOPMENT DIRECTOR PER §10-4.2(F)(4);
PROPOSED 0 SPACES (BASIS: ITE/APA — 1 PER COURT + 1 PER 2,500 SF PLAYGROUND = 6).
SHARED WITH BUILDING PARKING PER §10-4.2(F)(2) — PEAK PERIODS DO NOT COINCIDE.

10 OCCUPANCY LOAD CALCULATIONS - AS PER FBC

				FLORIDA BUILDING CODE FBC SECTION 1004.5 / TABLE 1004.5	
LEV	OCCUPANCY	USE	AREA	AREA PER OCCUPANT	OCCUPANT LOAD
1	ASSEMBLY (A-3)	LOBBY / RECEPTION	900 SF	15 SF NET /PERSON	60
1	ASSEMBLY (A-3)	LOUNGE	940 SF	15 SF NET /PERSON	63
1	ASSEMBLY (A-3)	MEETING ROOM	555 SF	15 SF NET /PERSON	37
1	ASSEMBLY (A-3)	AEROBICS / CLASSRM	977 SF	20 SF NET /PERSON	49
1	BUSINESS (B)	BSO, PARKS, BREAK	1,450 SF	150 SF GRS./PERSON	10
1	ACCESSORY (S-1)	STORAGES	250 SF	300 SF GRS./PERSON	1
1	ACCESSORY	REST, JAN, IT, ELEC	1,499 SF	300 SF GRS./PERSON	5
FIRST FLOOR TOTAL			6,571 SF		225
2	ASSEMBLY (A-3)	100 FLEX (TABLE-CHR)	1,932 SF	15 SF NET /PERSON	129
2	ASSEMBLY (A-3)	40 FLEX (TABLE-CHR)	892 SF	15 SF NET /PERSON	60
2	ASSEMBLY (A-3)	AEROBICS / CLASSRM	759 SF	20 SF NET /PERSON	38
2	ASSEMBLY (A-3)	BRIDGE & LOUNGE	400 SF	15 SF NET /PERSON	27
2	KITCHEN	WARMING KITCHEN	190 SF	200 SF GRS./PERSON	1
2	ACCESSORY (S-1)	FOOD STAGE &STORG.	320 SF	300 SF GRS./PERSON	2
2	ACCESSORY	REST, JAN & CHASES	1,606 SF	300 SF GRS./PERSON	6
SECOND FLOOR TOTAL			6,099 SF		263
BUILDING TOTAL			12,670 SF		488

NOTES:

1. FLEX ROOMS POSTED AND FURNISHED FOR TABLES & CHAIRS (15 SF NET/PERSON); CHAIRS-ONLY OR STANDING CONFIG. NOT PERMITTED.
2. NON-SEPARATED MIXED OCCUPANCY A-3 + B PER FBC 508.3; A-3 PROVISIONS GOVERN.
3. ROOM AREAS SCALED FROM A-101 / A-102 - VERIFY WITH FINAL PLANS.

11 MINIMUM PLUMBING FIXTURES

FBC-PLUMBING TABLE 403.1 / SEC. 403.1.1

OCCUPANT LOAD PER TABLE 10:
A-3 ASSEMBLY = 463 (231.5 M / 231.5 F)
B BUSINESS + ACCESSORY = 25 (12.5 M / 12.5 F)
TOTAL = 488

WATER CLOSETS

OCC.	OCCUPANT LOAD		RATIO		REQ'D (FRACTIONAL)		PROVIDED	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
A-3	231.5	231.5	1 PER 125	1 PER 65	1.85	3.56		
B	12.5	12.5	1/25 FIRST 50 1/50 REMAIN	1/25 FIRST 50 1/50 REMAIN	0.5	0.5		
TOTAL REQUIRED - SUM OF FRACTIONS, ROUNDED UP (FBC-P 403.1.1)					3	5	4 WC + 2 URIN. 6 TOTAL	6 WC

URINALS: 2 OF 6 MALE FIXTURES = 33% ≤ 67% (FBC-P 424.2).
TWO FAMILY RESTROOMS ASSIGNED ONE TO EACH SEX (FBC-P 403.1.2). EXTERIOR PARK RESTROOMS INCLUDED IN COUNT.

LAVATORIES

OCC.	OCCUPANT LOAD		RATIO		REQ'D (FRACTIONAL)		PROVIDED	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
A-3	231.5	231.5	1 PER 200	1 PER 200	1.16	1.16		
B	12.5	12.5	1/40 FIRST 80 1/80 REMAIN	1/40 FIRST 80 1/80 REMAIN	0.31	0.31		
TOTAL REQUIRED - SUM OF FRACTIONS, ROUNDED UP (FBC-P 403.1.1)					2	2	6 LAV	6 LAV

DRINKING FOUNTAINS

OCC.	OCCUPANT LOAD	RATIO	REQ'D (FRACTIONAL)	PROVIDED
A-3	463	1 PER 500	0.93	1 BI-LEVEL INSIDE 1 BI-LEVEL OUTSIDE
B	25	1 PER 500	0.25	
TOTAL REQUIRED - SUM OF FRACTIONS, ROUNDED UP (FBC-P 403.1.1)			2	

INTERIOR BI-LEVEL UNIT = 2 FIXTURES (FBC-P 410.2 / FACBC 211.2) AND SATISFIES THE REQUIREMENT ON ITS OWN EXTERIOR PARK FOUNTAIN PER DCP 3.33.

SERVICE SINK

OCC.	OCCUPANT LOAD	RATIO	REQ'D (FRACTIONAL)	PROVIDED
A-3+B	488	1 PER BUILDING	1	2

ADDITIONAL: WARMING KITCHEN 3-COMP SINK + HAND SINK (DCP 3.2); CLASS ROOM HAND SINK (DCP 3.38); BREAK ROOM SINK; 6 BABY CHANGING STATIONS (DCP 3.23); FLOOR DRAINS IN ALL RESTROOMS, JANITOR & KITCHEN.

REV.	DESCRIPTION	DATE
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EASTSIDE COMMUNITY PARK
TAMARAC
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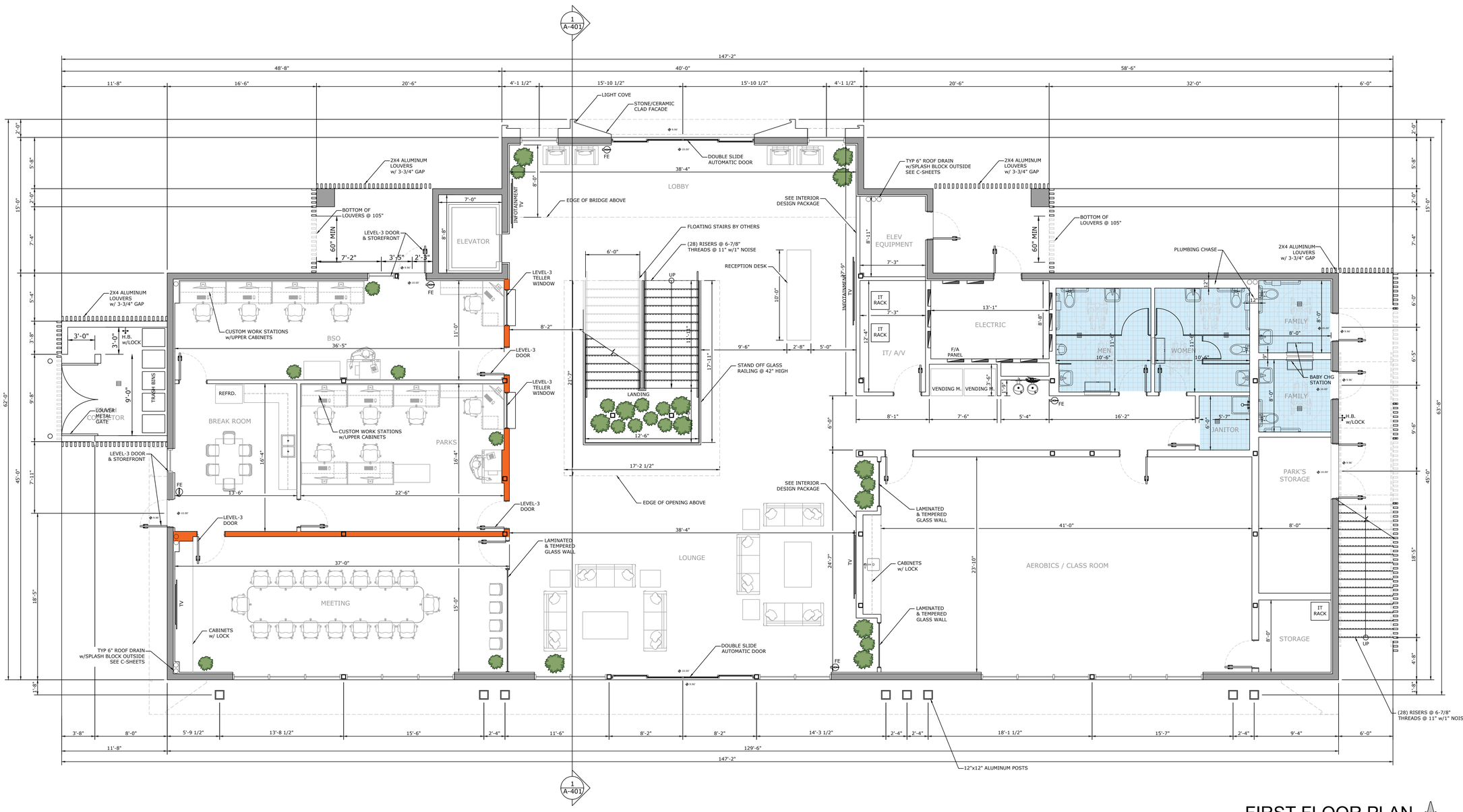
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS AND SPECIFICATIONS PRIOR TO THE COMMENCEMENT OF ANY WORK.

THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE DIMENSIONS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE ANY COMMENCEMENT OF THE WORK IN THE AREA IN QUESTION.

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PROFESSIONAL ENGINEER
E-SEAL

SHEET
A-001



FIRST FLOOR PLAN

3/16"=1'-0"

N

WALL LEGEND

- EXTERIOR CMU / CONCRETE BEARING WALL
- EXTERIOR CMU DUMPSTER ENCLOSURE WALL @ 72" HIGH
- INTERIOR NON BEARING PARTITION WALL
- INTERIOR NON BEARING, LEVEL-3 BULLET PROOF (UL 752) PARTITION WALL

REV.	DESCRIPTION	DATE
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EASTSIDE COMMUNITY PARK

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THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE DIMENSIONS AND CONDITIONS AND DIMENSIONS ON THE JOB SITE. REPORT ANY ERRORS, INCONSISTENCIES OR OMISSIONS TO UZMAN, PE BEFORE ANY COMMENCEMENT OF THE WORK IN THE AREA IN QUESTION.

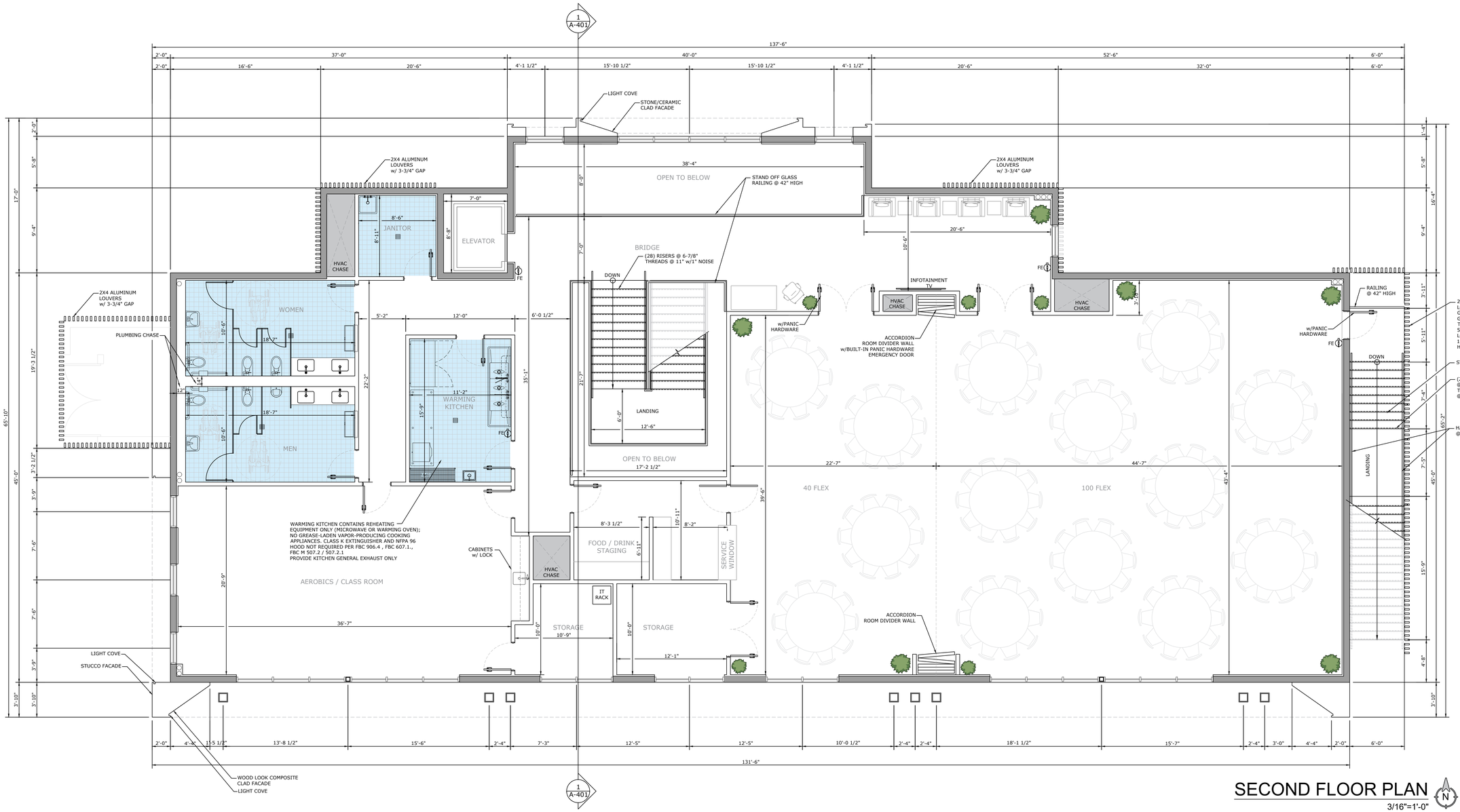
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A-101



SECOND FLOOR PLAN

3/16"=1'-0"

REV.	DESCRIPTION	DATE
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EASTSIDE COMMUNITY PARK

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THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. EU INTERNATIONAL, LLC SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS AND SHALL BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS AND MUST APPROVE ANY VARIATION FROM ORIGINAL SPECIFICATIONS. EU INTERNATIONAL, LLC SHALL NOT BE HELD LIABILITY FOR THE UNAUTHORIZED USE OF THESE PLANS AND SPECIFICATIONS FOR CONSTRUCTION PURPOSES.

THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE DIMENSIONS AND CONDITIONS AND DIMENSIONS ON THE JOB SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE OR THE ARCHITECT BEFORE ANY COMMENCEMENT OF THE WORKS IN THE AREA IN QUESTION.

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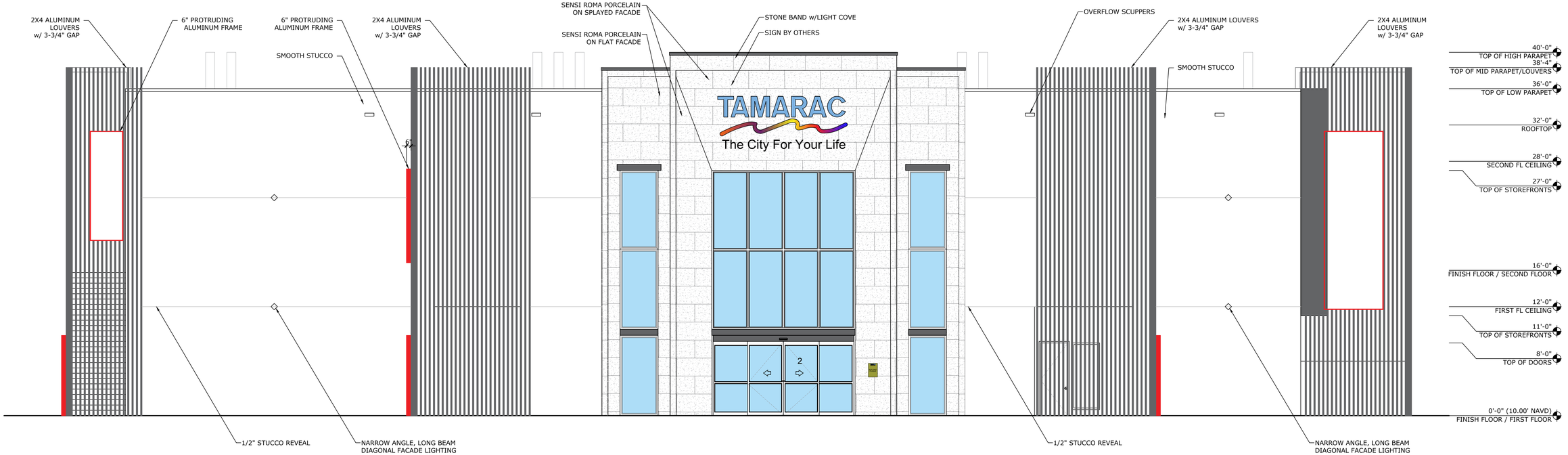
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E-SEAL

SHEET

A-102



NORTH ELEVATION

3/16"=1'-0"



SOUTH ELEVATION

3/16"=1'-0"

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EASTSIDE COMMUNITY PARK

TAMARAC

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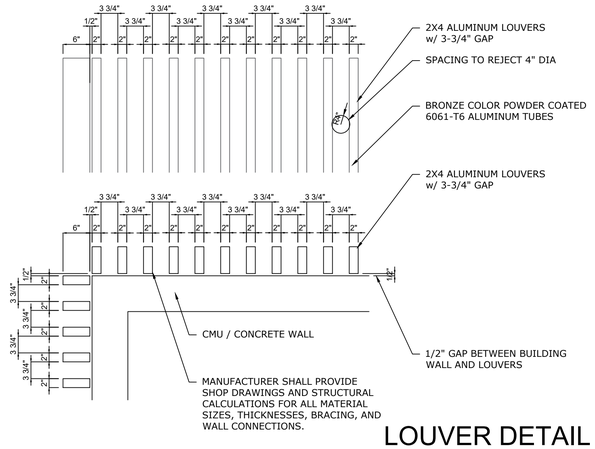
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VERIFY ALL PROJECT CONDITIONS AND DIMENSIONS BEFORE ANY WORK IS DONE. WHERE SHALL HAVE PRECEDENCE OVER SCALE.
ELECTRONIC FILES ARE FOR REFERENCE ONLY AND NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE PLANS IS ASSUMED BY THE ENGINEER OF RECORD FOR ANY VARIATION FROM ORIGINAL SPECIFICATIONS.
THE CONTRACTOR SHALL COMPARE ALL CONSTRUCTION DRAWINGS WITH THE JOB SITE CONDITIONS AND DIMENSIONS ON THE JOB SITE. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ URBAN PE BEFORE ANY COMMENCMENT OF THE WORK IN THE AREA IN QUESTION.

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A-201



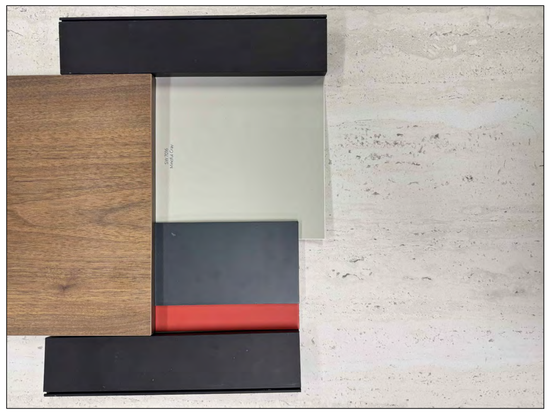
LOUVER DETAIL

3/4"=1'-0"

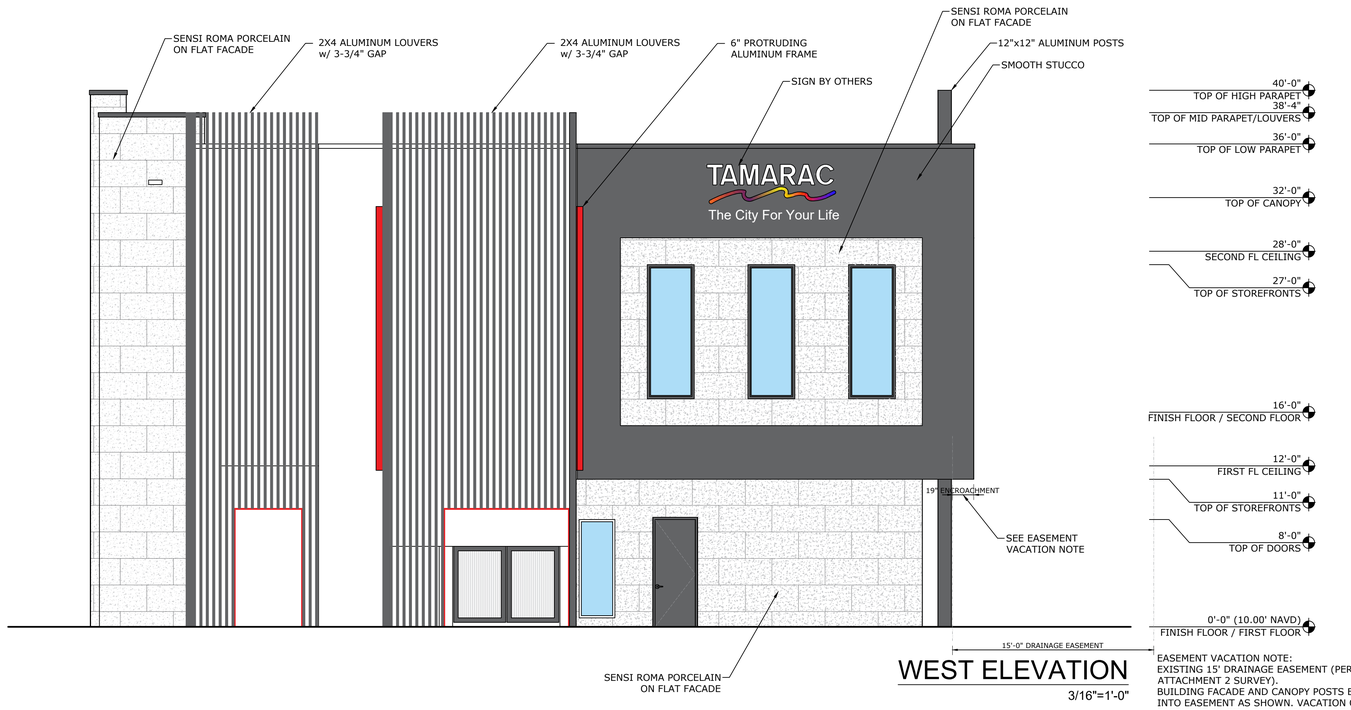
EXTERIOR MATERIAL SELECTION AND COLORS

MATERIAL	MANUFACTURER	MODEL	SIZE	COLOR	PICTURE
FACADE TILE	BEDROSIANS	SENSI ROMA	24" × 48"	WHITE	
FACADE CLADDING AND LAKESIDE DECKING	RESYSTA	4 CHANNEL COMPOSITE CLADDING	13/16" × 5-1/2" × 12'	C14 SIAM	
STOREFRONTS	ALDORA	FRONT-SET CLEAR GLASS IMPACT STOREFRONT SYSTEMS	VARIES	BRONZE	
LOUVERS	SOURCED LOCALLY	SOURCED LOCALLY	2" x 6"	BRONZE	
LOUVERS	SOURCED LOCALLY	SOURCED LOCALLY	2" x 18"	RAL 3028	
STUCCO	SOURCED LOCALLY	PAINTED STUCCO	5/8" THICK	SHERWIN-WILLIAMS SW-7016 MINDFUL GRAY	
STUCCO	SOURCED LOCALLY	PAINTED STUCCO	5/8" THICK	SHERWIN-WILLIAMS SW-6258 TRICORN BLACK	

ALL MATERIAL SIZES, COLORS, SHEENS, AND FINISHES MAY BE REVISED BASED ON THE FINAL APPROVED PLANS AND PRODUCT AVAILABILITY AT THE TIME OF PURCHASE.



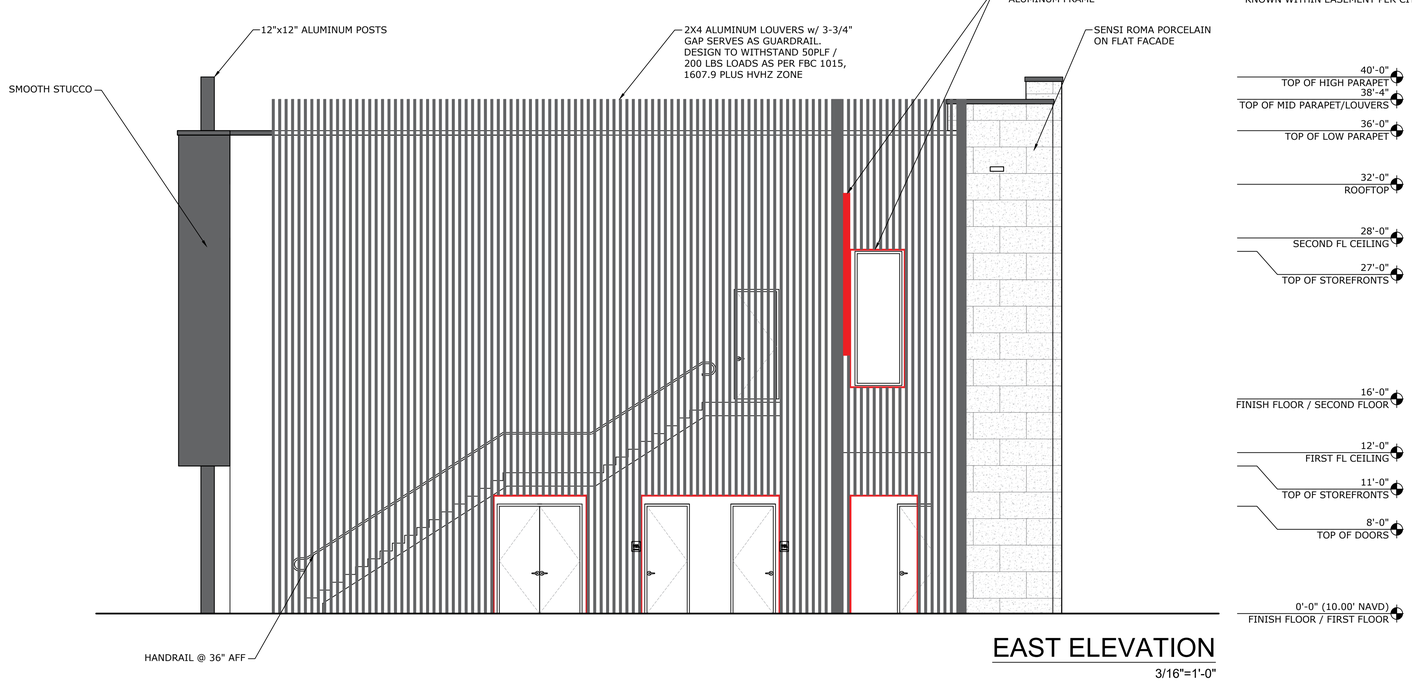
EXTERIOR MATERIAL & COLOR BOARD
NTS – PHOTO OF PHYSICAL SAMPLES. REFER TO SCHEDULE ABOVE FOR MANUFACTURER, MODEL, AND COLOR. ACTUAL COLORS MAY VARY FROM PRINT.



WEST ELEVATION

3/16"=1'-0"

EASEMENT VACATION NOTE:
EXISTING 15' DRAINAGE EASEMENT (PER ATTACHMENT 2 SURVEY).
BUILDING FACADE AND CANOPY POSTS ENCROACH INTO EASEMENT AS SHOWN. VACATION OF EASEMENT BY CITY OF TAMARAC (ADDENDUM #3, RFP 26-26R) IS REQUIRED PRIOR TO BUILDING PERMIT. IF EASEMENT IS NOT VACATED, DESIGN-BUILDER SHALL SHIFT BUILDING/CANOPY TO HOLD ALL STRUCTURE AND PROJECTIONS OUTSIDE THE EASEMENT LINE AT NO CHANGE IN CONTRACT PRICE. NO DRAINAGE STRUCTURES KNOWN WITHIN EASEMENT PER CITY.



EAST ELEVATION

3/16"=1'-0"

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EASTSIDE COMMUNITY PARK
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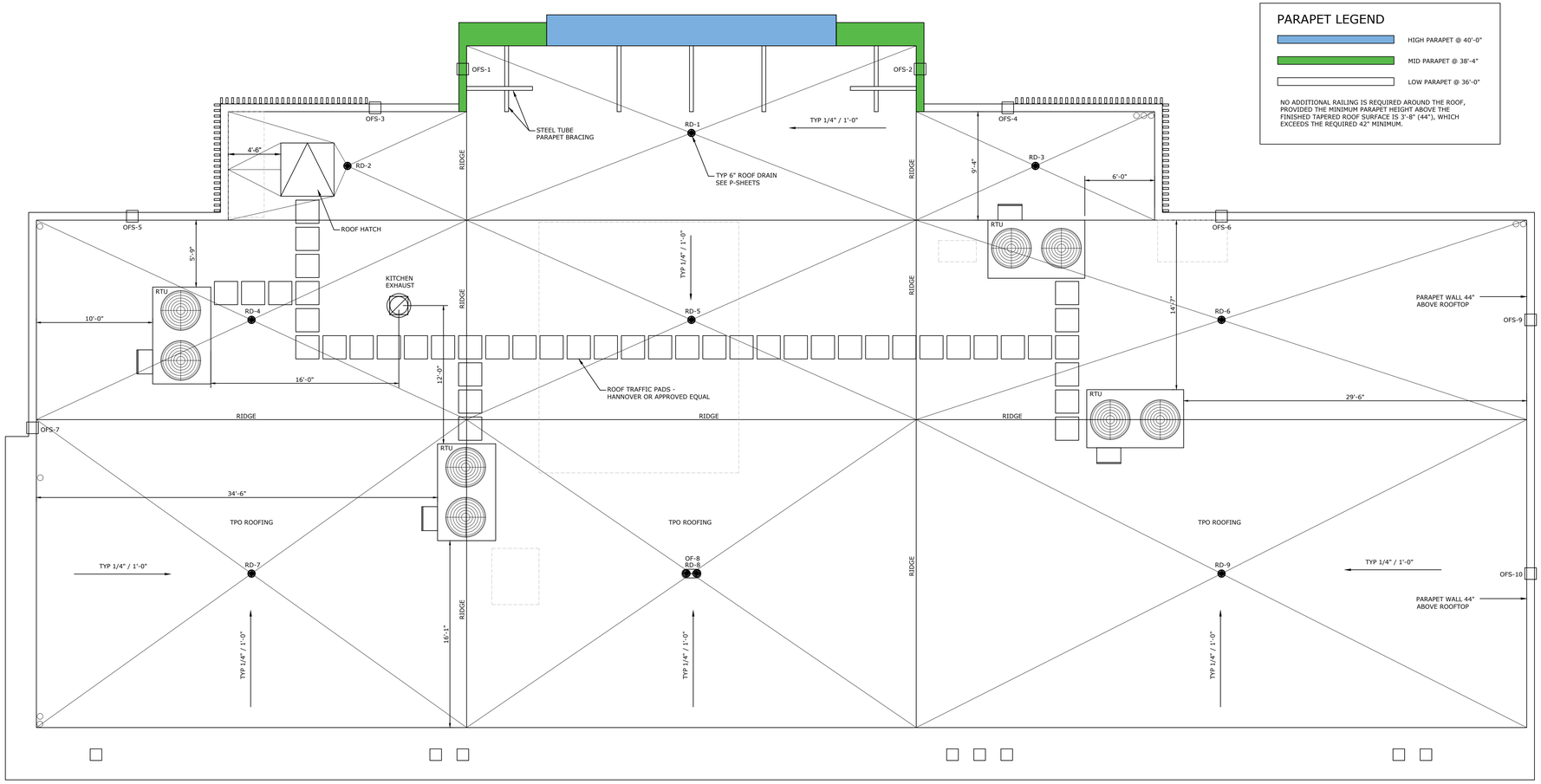
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E-SEAL

SHEET

A-202



ROOF PLAN

3/16"=1'-0"

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EASTSIDE COMMUNITY PARK

TAMARAC

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DIMENSIONS. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE NOT SHOWN, ASK. THE ENGINEER OF RECORD WILL NOT BE LIABLE FOR THE UNAUTHORIZED USE OF THESE PLANS AND IS NOT RESPONSIBLE FOR CONSTRUCTION FROM ANY VARIATION FROM ORIGINAL SPECIFICATIONS.
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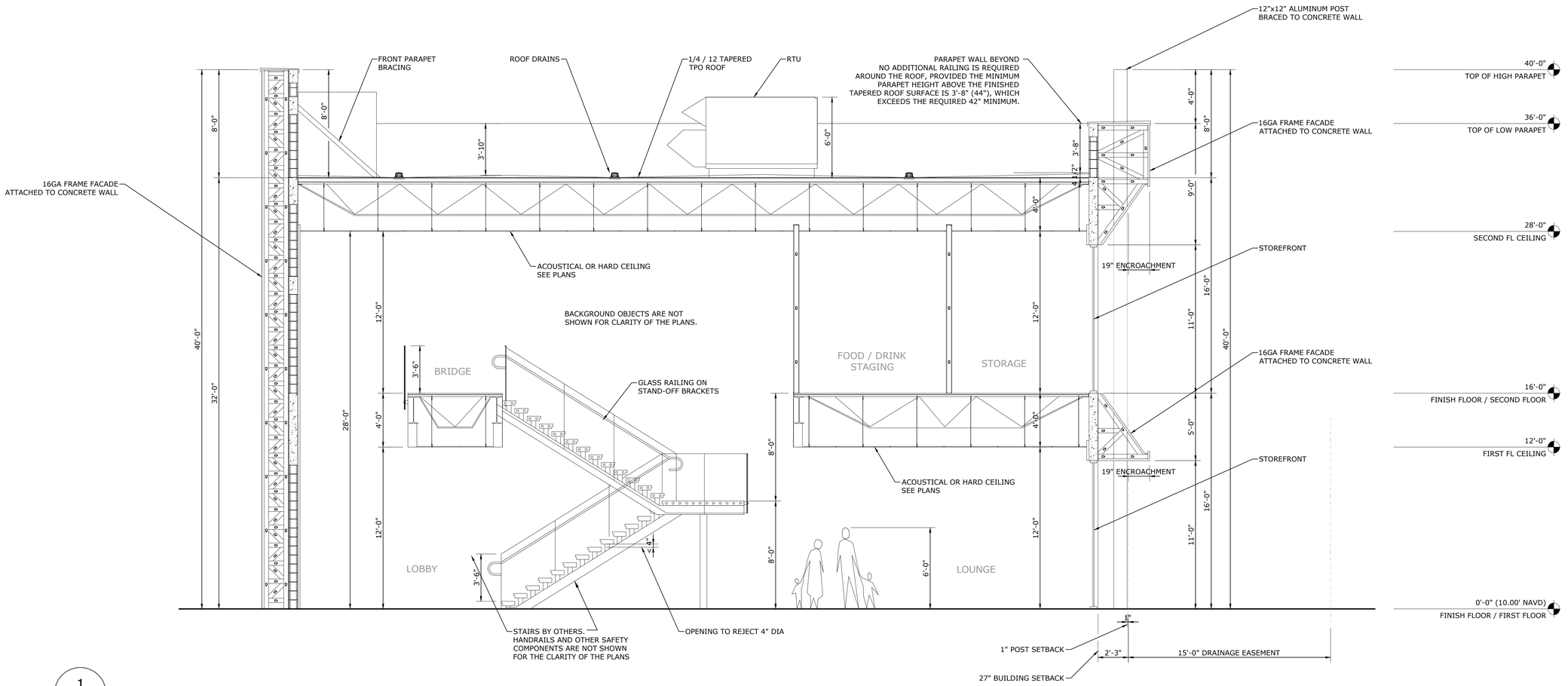
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E-SEAL

SHEET

A-301



1
A-401

1/4"=1'-0"

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EASTSIDE COMMUNITY PARK

TAMARAC
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2 THE COMMON
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E-SEAL

SHEET

A-401

S89°02'05"E (DEED)

N89°02'05"W (DEED)

N00°06'02"W (DEED)

S00°06'02"E (DEED)

Owner:PG CANTERBURY LLC
PARCEL ID:494111AD0010

SHAKER VILLAGE CONDO ASSOCIATION (O.R.B. 6375, PG. 869)

EXG ASPHALT

EXG CONCRETE WALK TO REMAIN

EXG METAL SUPPORT TO RAMAIN

EXG UTILITY HAND HOLE TO REMAIN

EXG 10.0' CLF ENCLOSURE TO REMAIN (1.3' NORTH OF PROPERTY LINE)

GREENERY

40' CANAL EASEMENT (O.R.B. 5246, PG. 1)

40'-0"

40'-0"

EXG RISER TO REMAIN

6' TEMPORARY C.L. FENCE

8'-2"

DEMO ROPE CHAIN

DEMO UTILITY HAND HOLE

TEMPORARY SILT FENCE

DEMO 4.0' CLF

DEMO 6.0' CLF

EXG 10.0' CLF ENCLOSURE (INTERSECTION OF PROPERTY LINE) TO RAMAIN

TEMPORARY SILT FENCE

FND I.R./CAP LB 3591

EDGE OF WATER

ASPHALT

RIM=7.56
INV.=4.72(W)18"CMP
BOTTOM=4.68

EXISTING 6' TEMPORARY FENCE TO REMAIN DURING THE CONSTRUCTION

REMOVE EXISTING TREES IN THEIR ENTIRETY, INCLUDING STUMPS AND ROOT SYSTEMS. GRIND STUMPS AND MAJOR ROOTS TO A MINIMUM OF 12" BELOW FINISHED GRADE (18" WITHIN BUILDING, PAVEMENT, AND UTILITY LIMITS). REMOVE ALL GRINDINGS AND DEBRIS FROM SITE AND BACKFILL VOIDS WITH COMPACTED CLEAN FILL PER GEOTECHNICAL REPORT.

DEMO EXG CONCRETE WALK

DEMO EXG LIGHT POLE

DEMO EXG PAVER PAD

DEMO EXG CONCRETE BASE - NO LIGHT

DEMO EXG CONCRETE DRIVE

DEMO EXG CONCRETE STEP

DEMO EXG RISERS

DEMO EXG CONCR PAD

DEMO EXG LIGHT POLE

DEMO EXG TENNIS COURTS INCLUDING NETS AND FLOOR

DEMO EXG LIGHT POLE

FLOOD ZONE "X"

FLOOD ZONE "AE", ELEV.=9 FEET

40' DRAINAGE RIGHT OF WAY (O.R.B. 4462, PG. 851)

THE COMMON

DEMO ROPE CHAIN

EXG WV & FIRE HYD TO REMAIN

TEMPORARY SILT FENCE

DEMO EXG POST

DEMO EXG PLANTER

TEMPORARY GRAVEL SEE CITY STANDARD DETAILS

DEMO EXG COLUMN

REMOVE ENTIRE EXG ASPHALT

DEMO EXG PLANTER

DEMO EXG 10' CLF ENCLOSURE

FORT LAUDERDALE TRUCK FARMS SECTION 11 - TRACT 15 (P.B. 4, PG. 31)

DEMO EXG ANTENNA POLE

FND I.R./CAP LB 3591

DEMO EXG LIGHT POLE

DEMO EXG EXG PANELS

DEMO EXG CONCRETE DUMPSTER PAD

DEMO EXG CONCRETE PAD

DEMO EXG FENCE

DEMO EXG D-CURB

EXISTING 6' TEMPORARY GATE TO REMAIN DURING THE CONSTRUCTION

BOAT RAMP ESMT. TO THE CITY OF TAMARAC (O.R.B. 46549, PG. 898)

DEMO EXG CONCRETE CURB

DEMO EXG CONCRETE WALK

DEMO EXG PLANTER

EXG ASPHALT

DEMO EXG D-CURB

DEMO EXG CONCRETE BASE - NO LIGHT

DEMO EXG CONCRETE SHUFFLE BOARD COURTS

REMOVE ENTIRE EXG ASPHALT

PARCEL ID:494111010170
OWNER:CITY OF TAMARAC

DEMO 6' C.L.F.

DEMO EXG COLUMN

DEMO EXG ELECTRIC

DEMO EXG CONCRETE FLUME

RELOCATED W/M & RPZ

RELOCATE EXG W/M & RPZ

EXG CANAL

EXG SIGN TO REMAIN

TEMPORARY SILT FENCE

DEMO EXG FPL X-FRM

EXG MEDIAN

DEMO ROPE CHAIN

DEMO EXG SIGN

DEMO EXG CLF

TEMPORARY SILT FENCE

DEMO EXISTING PAVER & CONCRETE BOAT RAMP

EDGE OF WATER

FLOOD ZONE "X"

FLOOD ZONE "AE", ELEV.=9 FEET

EXG LAKE

FLOOD ZONE "X"

FLOOD ZONE "AE", ELEV.=9 FEET

TEMPORARY SILT FENCE

15' DRAINAGE ESMT. (O.R.B. 5724, PG. 805)

EDGE OF WATER

33'-0"

LEGEND

- REMOVE ALL TREES
- RELOCATED W/M
- RELOCATED RPZ

Sunshine811

CALL 811 OR VISIT sunshine811.com TWO FULL BUSINESS DAYS BEFORE DIGGING TO HAVE BURIED FACILITIES LOCATED AND MARKED

CHECK POSITIVE RESPONSE CODES BEFORE YOU DIG!

SITE DEMOLITION PLAN

1/16"=1'-0"

N

POINT OF BEGINNING
POINT FALLS IN WATER

EDGE OF WATER

TEMPORARY SILT FENCE

40'-0"

LINE 880' EAST OF AND PARALLEL TO THE W. LINE OF TRACT 15

EDGE OF WATER

40' DRAINAGE RIGHT OF WAY (O.R.B. 4810, PG. 230)

FND I.R./CAP LB 3591

36'-5"

GENERAL DEMOLITION NOTES

THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO BIDDING AND PRIOR TO COMMENCING DEMOLITION. ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING.

EXISTING CONDITIONS SHOWN ARE BASED ON THE PROPERTY SURVEY WITH EASEMENTS AND FIELD OBSERVATION. THE ENGINEER DOES NOT WARRANT THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONTACT SUNSHINE 811 (CALL 811 OR 1-800-432-4770) A MINIMUM OF TWO (2) FULL BUSINESS DAYS PRIOR TO ANY EXCAVATION AND SHALL FIELD-LOCATE ALL UTILITIES WITHIN THE LIMITS OF WORK.

PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE CITY OF TAMARAC AND OTHER AGENCIES HAVING JURISDICTION, INCLUDING BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT (EPGMD) WHERE APPLICABLE, AND SHALL COORDINATE THE DEMOLITION SEQUENCE WITH THE CITY'S PROJECT MANAGER.

INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING TEMPORARY SILT FENCE AS SHOWN AND A STABILIZED CONSTRUCTION ENTRANCE, PRIOR TO THE START OF DEMOLITION. EROSION CONTROLS SHALL BE MAINTAINED THROUGHOUT DEMOLITION AND UNTIL FINAL SITE STABILIZATION. NO DEBRIS, SEDIMENT, OR DEMOLITION MATERIALS SHALL BE PERMITTED TO ENTER THE ADJACENT LAKE, CANAL, OR ANY STORMWATER, WATER, OR WASTEWATER CONVEYANCE SYSTEM.

INSTALL TREE PROTECTION BARRICADES AT THE DRIP LINE OF ALL EXISTING TREES TO REMAIN PRIOR TO THE START OF WORK. NO EQUIPMENT OPERATION, MATERIAL STORAGE, STOCKPILING, GRADING, OR TRENCHING SHALL OCCUR WITHIN THE TREE PROTECTION ZONE. ANY TREE TRIMMING OR ROOT PRUNING REQUIRED TO FACILITATE THE WORK SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST IN ACCORDANCE WITH CITY OF TAMARAC AND BROWARD COUNTY TREE PRESERVATION ORDINANCES. TREES DAMAGED OR DESTROYED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH CITY REQUIREMENTS.

ITEMS SHOWN TO BE DEMOLISHED SHALL BE COMPLETELY REMOVED, INCLUDING ALL FOUNDATIONS, FOOTINGS, SLABS, BASES, POSTS, ANCHORS, AND APPURTENANCES, TO A MINIMUM DEPTH OF 24 INCHES BELOW FINISHED GRADE OR TO FULL DEPTH WHERE THEY CONFLICT WITH PROPOSED IMPROVEMENTS. RESULTING VOIDS SHALL BE BACKFILLED WITH CLEAN STRUCTURAL FILL COMPACTED PER THE GEOTECHNICAL REPORT.

EXISTING UNDERGROUND PIPES AND CONDUITS TO BE ABANDONED SHALL BE EITHER COMPLETELY REMOVED AND BACKFILLED, OR CAPPED AT BOTH ENDS AND FILLED WITH FLOWABLE FILL, PER THE GEOTECHNICAL REPORT. ABANDONED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS.

ALL EXISTING UTILITY SERVICES (ELECTRIC, WATER, TELECOMMUNICATIONS) TO ABANDONED STRUCTURES AND SITE FEATURES SHALL BE DISCONNECTED, CAPPED, AND MADE SAFE PRIOR TO DEMOLITION. THE CONTRACTOR SHALL COORDINATE WITH FLORIDA POWER & LIGHT (FPL), THE CITY OF TAMARAC UTILITIES DEPARTMENT, AND ALL APPLICABLE SERVICE PROVIDERS. REMOVAL OR RELOCATION OF FPL-OWNED EQUIPMENT, INCLUDING THE EXISTING TRANSFORMER, SHALL BE PERFORMED BY FPL; THE CONTRACTOR SHALL COORDINATE SCHEDULING AND PROVIDE ALL REQUIRED SITE WORK.

THE CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS TO REMAIN, INCLUDING BUT NOT LIMITED TO EXISTING TREES, ENTRANCE ASPHALT, NORTH CONCRETE WALK, CONCRETE CURBS, SIGNS, ROPE CHAIN, TEMPORARY FENCE AND GATE, UTILITY HAND HOLES, WATER VALVE, FIRE HYDRANT, AND ADJACENT PRIVATE PROPERTY. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION AT NO COST TO THE CITY.

WHERE EXISTING PAVEMENT, CURB, OR WALK IS TO BE PARTIALLY REMOVED, THE CONTRACTOR SHALL PROVIDE A FULL-DEPTH SAWCUT AT A NEAT, STRAIGHT LINE AT THE LIMIT OF REMOVAL. FEATHERED OR BROKEN EDGES WILL NOT BE ACCEPTED.

ALL DEMOLITION DEBRIS AND EXCESS MATERIALS SHALL BE LEGALLY REMOVED FROM THE SITE AND DISPOSED OF AT A LICENSED FACILITY IN ACCORDANCE WITH FEDERAL, STATE, BROWARD COUNTY, AND CITY OF TAMARAC REGULATIONS. NO BURNING OR ON-SITE BURIAL OF DEBRIS SHALL BE PERMITTED.

MATERIALS CONTAINING REGULATED SUBSTANCES, IF ENCOUNTERED, SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS. IF SUSPECT MATERIALS, UNDERGROUND STORAGE TANKS, OR CONTAMINATED SOILS ARE ENCOUNTERED, THE CONTRACTOR SHALL STOP WORK IN THE AFFECTED AREA AND NOTIFY THE ENGINEER AND THE CITY IMMEDIATELY.

THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT THE TRACKING OF SEDIMENT AND THE GENERATION OF DUST ONTO ADJACENT ROADWAYS, PROPERTIES, AND NEIGHBORHOODS, INCLUDING WATERING AS REQUIRED. LOCAL ACCESS ROADS SHALL BE MAINTAINED AND CLEANED DAILY FOR THE DURATION OF THE WORK.

DEBRIS AND SURPLUS MATERIAL SHALL BE REMOVED FROM THE WORK AREA AT THE END OF EACH WORKDAY. THE SITE SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION AT ALL TIMES. IF ANY PAVED OR GRASSED AREA OUTSIDE THE LIMITS OF WORK IS DISTURBED, IT SHALL BE PROMPTLY RESTORED AT THE CONTRACTOR'S EXPENSE.

CLEARING AND GRUBBING SHALL BE LIMITED TO THE AREAS REQUIRED FOR PROPOSED IMPROVEMENTS. TOPSOIL SHALL BE STRIPPED, STOCKPILED, AND PROTECTED FOR REUSE IN LANDSCAPE AREAS. FOLLOWING STRIPPING, SUBGRADE PREPARATION AND COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

THE CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION FENCING AND MAINTAIN SITE SECURITY THROUGHOUT DEMOLITION. THE EXISTING 6-FOOT TEMPORARY FENCE AND GATE SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR.

DEMOLITION OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA 29 CFR 1926 SUBPART T AND ALL APPLICABLE SAFETY REGULATIONS. WORK HOURS SHALL COMPLY WITH CITY OF TAMARAC NOISE ORDINANCE REQUIREMENTS.

THE CONTRACTOR SHALL PHOTOGRAPH AND DOCUMENT ALL EXISTING CONDITIONS, INCLUDING ADJACENT PROPERTIES AND ROADWAYS, PRIOR TO THE START OF DEMOLITION AND SHALL PROVIDE COPIES TO THE CITY.

SALVAGEABLE ITEMS DESIGNATED BY THE CITY SHALL BE CAREFULLY REMOVED, PROTECTED, AND DELIVERED TO A LOCATION DESIGNATED BY THE CITY'S PROJECT MANAGER. ALL OTHER REMOVED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR.

ANY ITEM NOT SPECIFICALLY SHOWN TO BE REMOVED BUT THAT CONFLICTS WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED AS REQUIRED, AT NO ADDITIONAL COST, AND REPORTED TO THE ENGINEER.

THE CONTRACTOR SHALL MAINTAIN A COPY OF ALL PERMITS, THE APPROVED DEMOLITION PLAN, AND THE SWPPP ON SITE AT ALL TIMES.

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

EASTSIDE COMMUNITY PARK

TAMARAC

The City For Your Life

2 THE COMMON, TAMARAC, FL 33319

NO PART OF THESE PLANS OR DESIGNS MAY BE COPIED OR REPRODUCED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION AND CONSENT OF THE ENGINEER OF RECORD.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS, EHEM UZMAN, PE ASSUMES NO RESPONSIBILITY FOR ANY DEVIATIONS IN THE WORK AND ANY VARIATIONS FROM SPECIFICATIONS.

THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK IN THE AREA IN QUESTION.

EU INTERNATIONAL, LLC
CONSULTING ENGINEER - CA32900
GENERAL CONTRACTOR - CGC1526228
1900 GLADES RD. SUITE 500
BOCA RATON, FL 33431
O: (561) 990-3333
C: (305) 363-6666
ekrem@eu-intl.com

EKREM UZMAN LICENSE No.83295 STATE OF FLORIDA PROFESSIONAL ENGINEER

E-SEAL

SHEET

C-001

R-3 ZONING
Owner:PG CANTERBURY LLC
PARCEL ID:494111AD0010

FORT LAUDERDALE TRUCK FARMS
SECTION 11 - TRACT 15
(P.B. 4, PG. 31)

SHAKER VILLAGE CONDO ASSOCIATION
(O.R.B. 6375, PG. 869)

S89°02'05"E (DEED)

FND I.R./CAP
LB 3591

SET I.R./CAP
LB 3591

N00°06'02"W (DEED)

S00°06'02"E (DEED)

LOT 9, BLOCK 4
COMROCK FIRST ADDITION
(P.B. 102, PG. 34)

LOT 10, BLOCK 4
COMROCK FIRST ADDITION
(P.B. 102, PG. 34)

LOT 11, BLOCK 4
COMROCK FIRST ADDITION
(P.B. 102, PG. 34)

LOT 12, BLOCK 4
COMROCK FIRST ADDITION
(P.B. 102, PG. 34)

LOT 13, BLOCK 4
COMROCK FIRST ADDITION
(P.B. 102, PG. 34)

40' DRAINAGE RIGHT OF WAY
(O.R.B. 4810, PG. 230)

40'-0"

54'-0"

7'-0"

16'-0"

10'W x10'D x 120' L
EXFILTRATION TRENCH w/24" HDPE

10'W x10'D x 85' L
EXFILTRATION TRENCH w/24" HDPE

10'W x10'D x 85' L
EXFILTRATION TRENCH w/24" HDPE

15" HDPE

CONTROL
STRUCTURE

MITERED END
SECTION

EXG WATER MAIN

APPROXIMATE
POINT OF
CONNECTION

GATE VALVE

EXG 8"DI WM

8" DDCV
BACK-FLOW
PREVENTER

PIV

8" PVC FIRE
SERVICE LINE

8" GV FIRE
HYDRANT

FDC

8" PVC FIRE
SERVICE LINE
(CHECK FOR ADEQUACY
w/FIRE SPRINKLER ENGINEER)

EXG 8" SANITARY SEWER LATERAL

APPROXIMATE
POINT OF
CONNECTION

300' LONG,
4" SEWER LINE
FOR 100 dfu

26' LONG,
4" SEWER LINE
FOR 5 dfu

20' LONG,
4" SEWER LINE
FOR 50 dfu

4" SEWER LINE
FOR 50 dfu

4" C/O

30' LONG,
4" SEWER

3" C/O

18' LONG,
4" SEWER LINE
FOR 5 dfu

2-1/2"
WATER
LINE

UNDERGROUND
GREASE TRAP

NEW WATER METER
AND BACK-FLOW
PREVENTER

EXG 10" WM

APPROXIMATE
POINT OF
CONNECTION

MITERED END
SECTION

MITERED END
SECTION

IRRIGATION
WELL

FFE 10.00'

PARCEL ID:494111010250
OWNER:SHAKER VILLAGE
CONDO ASSOC INC

FND I.R./CAP
LB 3591

N89°02'05"W (DEED)

Sunshine811
CALL 811 OR VISIT sunshine811.com TWO FULL
BUSINESS DAYS BEFORE DIGGING TO HAVE
BURIED FACILITIES LOCATED AND MARKED

CHECK POSITIVE RESPONSE CODES BEFORE YOU DIG!

GENERAL UTILITY NOTES:
LIGHT POLES SHALL MAINTAIN A 5 FOOT SEPARATION FROM EXISTING BROWARD COUNTY / CITY OF TAMARAC UTILITIES.

OWNERSHIP & MAINTENANCE RESPONSIBILITIES:

MAINTENANCE OF INFRASTRUCTURE: (OPEN SPACES, PAVED AREAS, ETC.)	CITY OF TAMARAC
• MAINTENANCE & OWNERSHIP OF ON-SITE COMMON AREA & POTABLE WATER, NON-POTABLE IRRIGATION WATER, AND WASTEWATER SYSTEMS:	CITY OF TAMARAC
• WATER DISTRIBUTION SYSTEM PROVIDER:	CITY OF TAMARAC PUBLIC UTILITIES
• SEWAGE COLLECTION SYSTEM PROVIDER:	CITY OF TAMARAC PUBLIC UTILITIES
• METER LEAD AND METER TO BE INSTALLED BY:	CITY OF TAMARAC PUBLIC UTILITIES
• FINAL METER SHALL BE SIZED BY :	CITY OF TAMARAC PUBLIC UTILITIES

ALL COSTS AND EXPENSES OF ANY AND ALL REPAIRS,REPLACEMENTS, MAINTENANCE AND RESTORATIONS OF ABOVEGROUND IMPROVEMENTS PERMITTED WITHIN A CUE SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.

PLAN LEGEND

- EXG ELEVATION
- PROPOSED ELEVATION
- BACK-FLOW PREVENTER
- WATER LINE
- POINT OF CONNECTION
- SHOT-OFF VALVE
- WATER METER
- IRRIGATION WELL
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SANITARY LINE
- SANITARY CLEAN OUT
- YARD DRAIN
- CATCH BASIN
- MANHOLE
- CONTROL STRUCTURE
- EXFILTRATION TRENCH
- FLOW DIRECTION

PROJECT DATA		
LOT SIZE	2.53 AC / 110,206 SF	
USE	PUBLIC PARK AND COMMUNITY CENTER	
LAND USE & ZONING	RC-RECREATION	
ENTIRE LOT	110,206 SF	100.0 %
COMMUNITY CENTER FOOTPRINT	6,571 SF	6.0 %
SPORTS COURTS & PLAYGROUND	18,024 SF	16.24 %
GAZEBO	350 SF	0.3 %
ASPHALT & CURBS (PARKING LOT)	18,865 SF	17.1 %
CONC. SIDEWALK & LAKESIDE DECK	11,149 SF	10.1 %
CONCRETE TRAIL	10,544 SF	9.6 %
PERVIOUS (LANDSCAPE AREA)	44,703 SF	40.6 %
TOTAL	110,206 SF	100.0 %

FORT LAUDERDALE TRUCK FARMS
SECTION 11 - TRACT 15
(P.B. 4, PG. 31)
PARCEL ID:494111010160
OWNER:SHAKER VILLAGE CONDO ASSOC INC

THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY OF TAMARAC CODES AND REGULATIONS HAVING JURISDICTION. IF ANY DISCREPANCIES EXIST BETWEEN THE PLANS/SPECIFICATIONS PREPARED BY THE DESIGNER AND THE CITY OF TAMARAC CODE AND/OR THE CITY OF TAMARAC STANDARD DETAILS, THE LATER SHALL GOVERN OR THE MOST STRINGENT.

MATCHLINE

EXG MONUMENT SIGN
TO REMAIN

CONNECT NEW SIDEWALK
TO EXISTING

EXG
HANDH.

EXISTING SIDEWALK TO REMAIN

NEW SIDEWALK CONNECTION

MATCHLINE

EXG MONUMENT SIGN

EXG OUTFALL=
(-)0.46(W)48"CMP

PAVING, GRADING & DRAINAGE PLAN

1/16"=1'-0"

N

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

NO PART OF THESE PLANS OR DESIGNS MAY BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER OF RECORD

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ENGINEER LICENSE NO. 83295 IS ASSUMED TO BE THE ENGINEER OF RECORD FOR ALL ENGINEERING WORK SHOWN ON THESE PLANS, UNLESS OTHERWISE NOTED. ANY ALTERATIONS FROM SPECIFICATIONS.

THE CONTRACTOR SHALL COMPARE ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD IN WRITING BEFORE ANY COMMENCEMENT OF THE WORK IN THE AREA IN QUESTION.

EU INTERNATIONAL, LLC
CONSULTING ENGINEER - CA32900
GENERAL CONTRACTOR - CGC1526228
1900 GLADES RD. SUITE 500
BOCA RATON, FL 33431
O: (561) 990-3333
C: (305) 363-6666
ekrem@eu-intl.com

EKREM ULMAN
LICENSE
No.83295
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

E-SEAL

EASTSIDE COMMUNITY PARK

TAMARAC
The City For Your Life

2 THE COMMON, TAMARAC, FL 33319

SHEET

C-100

S89°02'05"E (DEED)

N00°06'02"W (DEED)

S00°06'02"E (DEED)

N89°02'05"W (DEED)

TEMPORARY SILT FENCE

ASPHALT

RIM=7.56
INV.=4.72(W)18"CMP
BOTTOM=4.68

INLET PROTECTION, TYP.
PER SWPP-2 (UNPAVED) OR
FILTER FABRIC UNDER GRATE (PAVED

THE COMMON

EXG WV &
FIRE HYD
TO REMAIN

TEMPORARY GRAVEL
CONSTRUCTION ENTRANCE
PER STD DETAIL SWPP-3

CONCRETE WASHOUT AREA
LINED, 50' MIN FROM
WATER & INLETS

DEMO EXG D-CURB

EXG ASPHALT

DEMO EXG D-CURB

EXG MEDIAN

PARCEL ID:494111010170
OWNER:CITY OF TAMARAC

S.P.

SOIL STOCKPILES TO BE SILT-FENCED
AND COVERED, LOCATED OUTSIDE THE
15' DRAINAGE EASEMENT AND 40' CANAL EASEMENT.

IF CUTS GO BELOW WATER TABLE:
PUMP DISCHARGE THROUGH A DEWATERING
BAG/SETTLING AREA, NOT DIRECTLY TO THE CANAL.

PARCEL ID:494111010171
OWNER:CITY OF TAMARAC

FLOOD ZONE "X"
FLOOD ZONE "AE", ELEV.=9 FEET

EDGE OF WATER

EXG LAKE

NO WORK IN WATER UNTIL TURBIDITY BARRIER
IS DEPLOYED AND INSPECTED

SHORELINE ANCHOR POINT,
TYP.PER SWPP-6

FLOATING TURBIDITY BARRIER, TYPE II
PER CITY OF TAMARAC STD DETAIL SWPP-4
INSTALL PER SWPP-6, ANCHOR @ 100' MAX O.C.
CURTAIN DEPTH TO WITHIN 12" OF CANAL BOTTOM
MAINTAIN FOR DURATION OF SEAWALL / SHORELINE WORK

SEE C-600 FOR DETAILS

STORMWATER, DEWATERING, AND ENVIRONMENTAL PERMITTING NOTES

1. NPDES / FDEP CONSTRUCTION GENERIC PERMIT: THE TOTAL AREA OF LAND DISTURBANCE FOR THIS PROJECT EXCEEDS ONE (1) ACRE. PRIOR TO COMMENCING ANY LAND-DISTURBING ACTIVITY, THE CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND FILE A NOTICE OF INTENT (NOI) WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) FOR COVERAGE UNDER THE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (CGP), RULE 62-621.300(4)(A), F.A.C. A COPY OF THE NOI ACKNOWLEDGEMENT AND THE SWPPP SHALL BE KEPT ON SITE AT ALL TIMES AND PROVIDED TO THE CITY UPON REQUEST. THE CONTRACTOR SHALL CONDUCT AND DOCUMENT EROSION AND SEDIMENT CONTROL INSPECTIONS AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.50 INCH OR GREATER. A NOTICE OF TERMINATION (NOT) SHALL BE FILED WITH FDEP UPON FINAL STABILIZATION OF THE SITE.

2. SFWMD ENVIRONMENTAL RESOURCE PERMIT (ERP): CONSTRUCTION OF THE SEAWALL, SHORELINE CUTS, PLACEMENT OF FILL, AND ANY WORK IN, ON, OR OVER THE EXISTING CANAL / LAKE OR WITHIN THE 40-FOOT CANAL EASEMENT AND 15-FOOT DRAINAGE EASEMENT CONSTITUTES WORK IN SURFACE WATERS OF THE STATE. PRIOR TO COMMENCING SUCH WORK, THE CONTRACTOR SHALL OBTAIN, OR VERIFY THAT THE CITY / ENGINEER HAS OBTAINED, AN ENVIRONMENTAL RESOURCE PERMIT (ERP), GENERAL PERMIT, OR WRITTEN VERIFICATION OF EXEMPTION FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) PURSUANT TO CHAPTER 62-330, F.A.C. (INCLUDING, WHERE APPLICABLE, THE EXEMPTION FOR SEAWALL CONSTRUCTION AND REPAIR UNDER SECTION 373.406, F.S. AND RULE 62-330.051, F.A.C.). ALL CONDITIONS OF THE ERP OR EXEMPTION SHALL BE STRICTLY COMPLIED WITH AND A COPY SHALL BE MAINTAINED ON SITE. NO FILL SHALL BE PLACED WATERWARD OF THE EXISTING MEAN / ORDINARY HIGH WATER LINE EXCEPT AS SPECIFICALLY AUTHORIZED.

3. BROWARD COUNTY EPGMD SURFACE WATER MANAGEMENT LICENSE: WORK WITHIN OR ADJACENT TO THE CANAL, INCLUDING SEAWALL CONSTRUCTION, DREDGE, FILL, AND SHORELINE ALTERATION, REQUIRES A SURFACE WATER MANAGEMENT LICENSE (AND, WHERE APPLICABLE, AN ENVIRONMENTAL RESOURCE LICENSE) FROM THE BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT (EPGMD) IN ACCORDANCE WITH CHAPTER 27, BROWARD COUNTY CODE OF ORDINANCES. THE CONTRACTOR SHALL VERIFY LICENSE ISSUANCE PRIOR TO MOBILIZATION OF ANY EQUIPMENT TO THE SHORELINE. WHERE THE CANAL IS UNDER THE JURISDICTION OF A DRAINAGE DISTRICT OR THE CITY OF TAMARAC, THE CONTRACTOR SHALL ALSO OBTAIN ANY REQUIRED RIGHT-OF-WAY / EASEMENT WORK PERMIT FROM THAT ENTITY.

4. U.S. ARMY CORPS OF ENGINEERS: THE CONTRACTOR SHALL CONFIRM WITH THE ENGINEER WHETHER THE CANAL IS CONSIDERED A WATER OF THE UNITED STATES. IF SO, A SECTION 404 NATIONWIDE PERMIT (NWP 13 – BANK STABILIZATION) OR DEPARTMENT OF THE ARMY AUTHORIZATION SHALL BE OBTAINED PRIOR TO PLACEMENT OF ANY FILL OR STRUCTURES BELOW THE ORDINARY HIGH WATER MARK.

5. TURBIDITY CONTROL: A FLOATING TURBIDITY BARRIER (TYPE II PER CITY OF TAMARAC STANDARD DETAIL SWPP-4, INSTALLED PER SWPP-6) SHALL BE DEPLOYED IN THE WATER AROUND THE ENTIRE LIMITS OF SEAWALL, CUT, AND FILL WORK PRIOR TO COMMENCEMENT AND SHALL REMAIN IN PLACE UNTIL TURBIDITY WITHIN THE WORK AREA HAS RETURNED TO BACKGROUND LEVELS. TURBIDITY SHALL NOT EXCEED 29 NTU ABOVE BACKGROUND OUTSIDE THE BARRIER, PER RULE 62-302.530, F.A.C. THE CONTRACTOR SHALL MONITOR TURBIDITY AS REQUIRED BY THE ERP / LICENSE CONDITIONS AND SHALL CEASE WORK IF THE STANDARD IS EXCEEDED UNTIL CORRECTIVE MEASURES ARE IMPLEMENTED.

6. DEWATERING: ANY DEWATERING OF EXCAVATIONS FOR THE SEAWALL OR SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUNDWATER FROM ANY NON-CONTAMINATED SITE ACTIVITY (RULE 62-621.300(2), F.A.C.) AND BROWARD COUNTY EPGMD DEWATERING REQUIREMENTS. DISCHARGE SHALL BE ROUTED THROUGH A SEDIMENT FILTER BAG, SETTLING BASIN, OR EQUIVALENT TREATMENT PRIOR TO RELEASE, AND SHALL NOT BE DISCHARGED DIRECTLY TO THE CANAL, LAKE, OR STORM SEWER SYSTEM WITHOUT TREATMENT. IF CONTAMINATED GROUNDWATER IS ENCOUNTERED, WORK SHALL STOP AND THE ENGINEER, THE CITY, AND EPGMD SHALL BE NOTIFIED IMMEDIATELY.

7. FILL AND STOCKPILES: ALL FILL PLACED ADJACENT TO THE CANAL SHALL BE CLEAN, NON-CONTAMINATED MATERIAL. SOIL STOCKPILES SHALL BE LOCATED LANDWARD OF THE SILT FENCE, OUTSIDE THE CANAL AND DRAINAGE EASEMENTS, SURROUNDED BY SILT FENCE PER SWPP-1, AND COVERED OR STABILIZED IF LEFT IN PLACE FOR MORE THAN SEVEN (7) DAYS.

8. NO PERMIT REFERENCED HEREIN RELIEVES THE CONTRACTOR OF THE OBLIGATION TO OBTAIN ALL OTHER PERMITS REQUIRED BY THE CITY OF TAMARAC, BROWARD COUNTY, SFWMD, FDEP, OR OTHER AGENCIES HAVING JURISDICTION. COPIES OF ALL PERMITS SHALL BE POSTED ON SITE.

EROSION AND SEDIMENT CONTROL (SWPPP) NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF TAMARAC STANDARD DETAILS SWPP-1 THROUGH SWPP-6, THE FDEP STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, AND THE PROJECT SWPPP. WHERE THESE DOCUMENTS CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

2. SEQUENCE OF CONSTRUCTION: (A) INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PER SWPP-3 AT THE COMMON. (B) INSTALL PERIMETER SILT FENCE PER SWPP-1 AT THE LOCATIONS SHOWN AND ALONG THE ENTIRE LANDWARD EDGE OF THE LAKE AND CANAL. (C) DEPLOY FLOATING TURBIDITY BARRIER PER SWPP-4 / SWPP-6 AROUND THE SEAWALL AND SHORELINE WORK LIMITS. (D) INSTALL TREE PROTECTION. (E) OBTAIN ENGINEER / CITY INSPECTION AND APPROVAL OF ALL CONTROLS. (F) COMMENCE DEMOLITION, CLEARING, AND EARTHWORK. (G) INSTALL INLET PROTECTION AT EACH NEW DRAINAGE STRUCTURE AS IT IS SET. (H) MAINTAIN ALL CONTROLS UNTIL FINAL STABILIZATION AND REMOVE ONLY WITH ENGINEER APPROVAL.

3. SILT FENCE SHALL BE INSTALLED ON THE CONTOUR, TRENCHED 12 INCHES MINIMUM WITH BURIED FLAP AND COMPACTED BACKFILL, POSTS AT 6 FEET ON CENTER MAXIMUM (10 FEET WITH WIRE BACKING), AND SHALL BE TURNED UPSLOPE AT EACH END. SILT FENCE SHALL NOT BE PLACED ACROSS CONCENTRATED FLOW PATHS OR IN THE CANAL.

4. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE SHALL BE 50 FEET LONG BY 12 FEET WIDE MINIMUM, 2 TO 3 INCH COARSE AGGREGATE 6 INCHES THICK OVER FILTER FABRIC, WITH A DIVERSION RIDGE WHERE GRADE EXCEEDS 2 PERCENT. ALL VEHICLES SHALL EXIT THE SITE VIA THE STABILIZED ENTRANCE ONLY. SEDIMENT TRACKED ONTO THE COMMON SHALL BE REMOVED DAILY BY SWEEPING; WASHING INTO THE PUBLIC STORM SYSTEM IS PROHIBITED.

5. INLET PROTECTION SHALL BE PROVIDED AT ALL EXISTING AND PROPOSED DRAINAGE INLETS, CONTROL STRUCTURES, AND MITERED END SECTIONS WITHIN OR DOWNSTREAM OF THE LIMITS OF DISTURBANCE. STRAW BALE INLET FILTER PER SWPP-2 MAY BE USED ONLY WHERE THE SURROUNDING AREA IS UNPAVED; AT PAVED AREAS USE GEOTEXTILE FILTER FABRIC UNDER GRATE OR A MANUFACTURED INLET INSERT. EXFILTRATION TRENCH SHALL NOT BE PLACED INTO SERVICE UNTIL CONTRIBUTING AREAS ARE STABILIZED.

6. FLOATING TURBIDITY BARRIER SHALL BE TYPE II PER SWPP-4, NYLON REINFORCED VINYL 18 OZ MINIMUM, WITH 5/16 INCH GALVANIZED TOP LOAD CABLE AND 5/16 INCH CHAIN BALLAST, CURTAIN DEPTH EXTENDING TO WITHIN 12 INCHES OF THE CANAL BOTTOM. BARRIER SHALL BE ANCHORED AT INTERVALS NOT EXCEEDING 100 FEET AND AT ALL CHANGES IN DIRECTION, WITH SHORELINE ANCHOR POINTS AT EACH END PER SWPP-6. BARRIER SHALL BE INSPECTED DAILY AND AFTER EVERY RAIN OR WIND EVENT, AND SHALL BE MAINTAINED IN A FULLY DEPLOYED CONDITION UNTIL SEAWALL, CUT, AND FILL WORK IS COMPLETE AND TURBIDITY HAS RETURNED TO BACKGROUND.

7. SOIL STOCKPILES SHALL BE LOCATED LANDWARD OF THE PERIMETER SILT FENCE AND OUTSIDE THE 40-FOOT CANAL EASEMENT AND 15-FOOT DRAINAGE EASEMENT, SHALL BE ENCLOSED WITH SILT FENCE ON THE DOWNSLOPE SIDE, AND SHALL BE COVERED OR SEEDED IF INACTIVE FOR MORE THAN 7 DAYS.

8. DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF THE LAST ACTIVITY IN THAT AREA AND PERMANENTLY STABILIZED WITH SOD OR LANDSCAPING WITHIN 14 DAYS OF REACHING FINAL GRADE. SLOPES ADJACENT TO THE CANAL SHALL BE SODDED IMMEDIATELY UPON REACHING FINAL GRADE.

9. THE CONTRACTOR SHALL INSPECT ALL CONTROLS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY 0.50 INCH RAINFALL, SHALL REPAIR DEFICIENCIES WITHIN 24 HOURS, AND SHALL REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE OR ONE-HALF THE CAPACITY OF ANY TRAP. INSPECTION LOGS SHALL BE KEPT ON SITE.

10. DUST CONTROL SHALL BE PROVIDED BY WATERING AS REQUIRED. CONCRETE WASHOUT SHALL BE CONTAINED IN A LINED PIT OR MANUFACTURED CONTAINER LOCATED A MINIMUM OF 50 FEET FROM THE CANAL, LAKE, AND ANY INLET. FUELING AND EQUIPMENT MAINTENANCE SHALL OCCUR ONLY IN A DESIGNATED AREA WITH SECONDARY CONTAINMENT, 100 FEET MINIMUM FROM THE WATER.

11. NO SEDIMENT, DEBRIS, CONCRETE, PETROLEUM PRODUCTS, OR OTHER POLLUTANTS SHALL BE PERMITTED TO ENTER THE LAKE, CANAL, OR STORM DRAINAGE SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND ALL FINES OR PENALTIES RESULTING FROM ANY SUCH DISCHARGE.

12. TEMPORARY CONTROLS SHALL BE REMOVED, AND THE AREAS DISTURBED BY THEIR REMOVAL STABILIZED, ONLY AFTER PERMANENT STABILIZATION IS ACHIEVED AND WITH THE ENGINEER'S WRITTEN APPROVAL.

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STORM WATER POLLUTION PREVENTION PLAN

1/16"=1'-0"

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REV.	DESCRIPTION	DATE
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EASTSIDE COMMUNITY PARK
TAMARAC
The City For Your Life
2 THE COMMON, TAMARAC, FL 33319

NO PART OF THESE PLANS OR DESIGNS MAY BE COPIED OR REPRODUCED IN ANY FORM WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER OF RECORD.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. EU INTERNATIONAL, LLC SHALL BE NOTIFIED OF ANY VARIATION FROM SPECIFICATIONS.

THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE DIMENSIONS AND FIELD CONDITIONS AND DIMENSIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY EU INTERNATIONAL, LLC, PE BEFORE ANY COMMENCEMENT OF THE WORK IN THE AREA IN QUESTION.

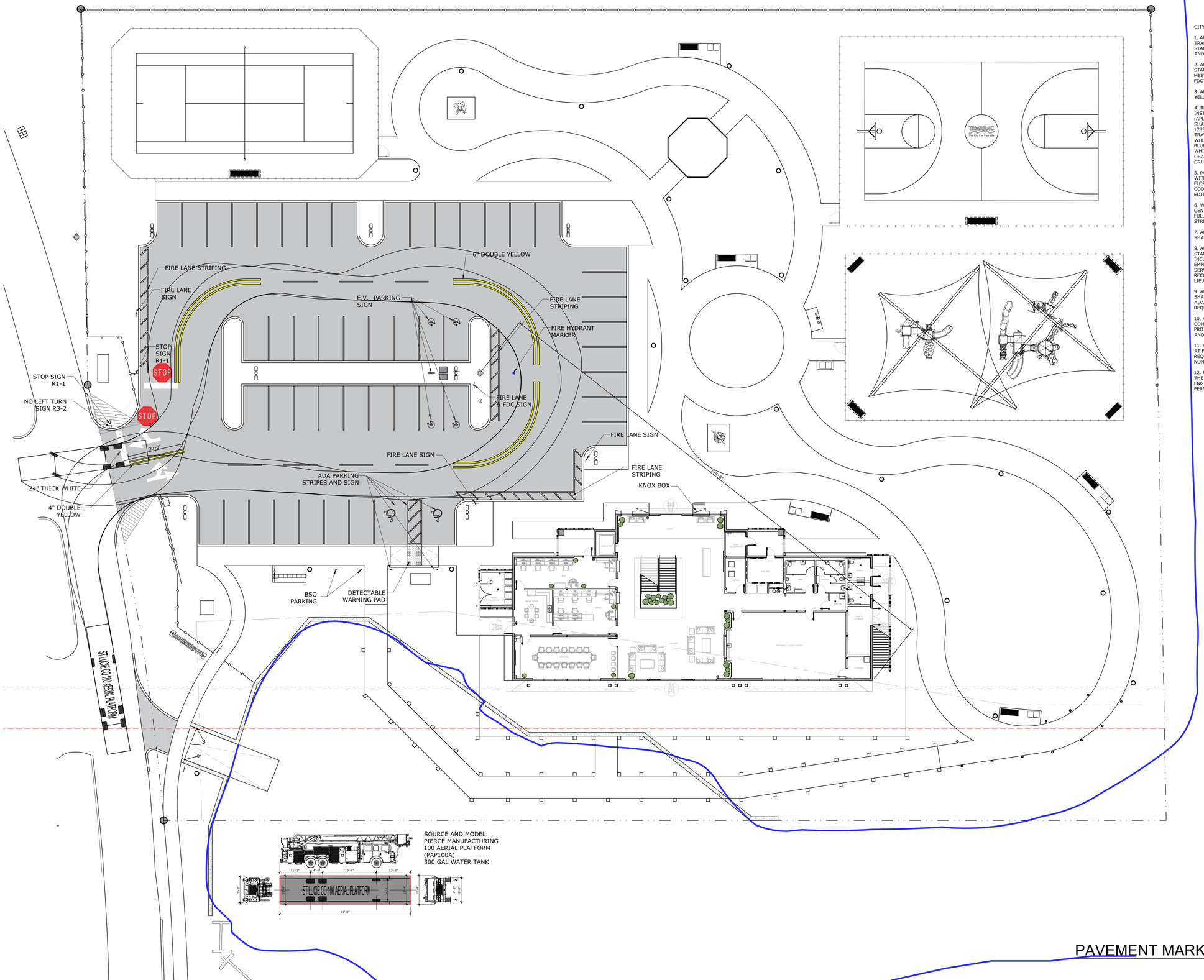
EU INTERNATIONAL, LLC
CONSULTING ENGINEER - CA32900
GENERAL CONTRACTOR - CGC1526228
1900 GLADES RD, SUITE 500
BOCA RATON, FL 33431
O: (561) 990-3333
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ekrem@eu-intl.com

EKREM UZMAN
LICENSE
No.83295
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

E-SEAL

SHEET

C-200



SOURCE AND MODEL:
PIERCE MANUFACTURING
100 AERIAL PLATFORM
(PAP100A)
300 GAL WATER TANK

CITY ACCESSIBILITY AND PAVEMENT MARKINGS & SIGNAGE REQUIREMENTS NOTES

1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE PALM BEACH COUNTY TRAFFIC DIVISION STANDARDS, THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD PLANS,
AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITIONS.

2. ALL MARKINGS SHALL BE THERMOPLASTIC MATERIAL MEETING CITY OF TAMARAC AND FDOT STANDARDS, EXCEPT FOR PARKING SPACE MARKINGS WHICH MAY BE REFLECTORIZED PAINT MEETING
FDOT SPECIFICATIONS FOR "STANDARD PAINT."

3. ALL DOUBLE YELLOW PAVEMENT MARKINGS ASSOCIATED WITH STOP BARS SHALL INCLUDE YELLOW/YELLOW REFLECTIVE PAVEMENT MARKERS (RPMS) AT 20 FEET ON CENTER.

4. REFLECTIVE PAVEMENT MARKERS (RPMS) SHALL BE CLASS "B" OR APPROVED EQUAL AND INSTALLED USING EPOXY OR BITUMINOUS ADHESIVE PER FDOT'S APPROVED PRODUCTS LIST (APL). PLACEMENT
SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS (LATEST EDITION, INCLUDING INDEX 17352 OR SUCCESSOR). PROVIDE THE FOLLOWING RPMS IN THE CENTER OF THE NEAREST TRAVEL LANE,
WHERE APPLICABLE:
BLUE - FIRE HYDRANTS
WHITE - WATER MAIN VALVES
ORANGE - SEWER MANHOLES
GREEN - SEWER FORCE MAIN VALVES

5. PAVEMENT MARKINGS AND SIGNAGE FOR ACCESSIBLE PARKING SPACES SHALL COMPLY WITH FDOT STANDARD PLANS (INCLUDING INDEX 17346 AND 17355 OR SUCCESSOR), THE FLORIDA BUILDING
CODE - ACCESSIBILITY, AND THE CITY OF BOYNTON BEACH STANDARD DETAILS (LATEST EDITION).

6. WIDTHS OF PARKING SPACES AND ACCESS AISLES SHALL BE MEASURED FROM THE CENTERLINE OF STRIPING, EXCEPT WHERE ADJACENT TO CURBS OR PAVEMENT EDGES, WHERE FULL WIDTH OF THE
STRIPING MAY BE UTILIZED.

7. ALL SIDEWALK CURB RAMPS LOCATED OUTSIDE AND BEYOND THE BUILDING ENVELOPE SHALL COMPLY WITH FDOT STANDARD PLANS (INDEX 304 OR SUCCESSOR).

8. ALL PEDESTRIAN AND ACCESSIBLE CROSSINGS SHALL COMPLY WITH FDOT AND MUTCD STANDARDS. MID-BLOCK CROSSINGS SHALL BE A MINIMUM OF 10 FEET IN WIDTH AND INCLUDE SPECIAL
EMPHASIS MARKINGS AND APPROPRIATE SIGNAGE PER FDOT STANDARDS. WHERE CROSSINGS SERVE ACCESSIBLE PARKING ONLY, USE OF ACCESSIBLE CROSSING (W11-9) SIGNAGE IS RECOMMENDED IN
LIEU OF STANDARD PEDESTRIAN CROSSING (W11-2) SIGNAGE.

9. ALL ACCESSIBLE PARKING SPACES, ACCESS AISLES, CURB RAMPS, AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE FLORIDA BUILDING CODE - ACCESSIBILITY (LATEST EDITION) AND ADA
REQUIREMENTS.

10. ALL ACCESSIBLE ELEMENTS SHALL BE FIELD VERIFIED AT FINAL INSPECTION FOR COMPLIANCE, INCLUDING SLOPES. NON-CONFORMING WORK SHALL BE CORRECTED PRIOR TO PROJECT ACCEPTANCE
AND PERMIT CLOSE-OUT.

11. ALL PAVEMENT MARKINGS AND SIGNAGE (ONSITE AND OFFSITE) SHALL BE FIELD VERIFIED AT FINAL INSPECTION FOR COMPLIANCE WITH PALM BEACH COUNTY, FDOT, AND MUTCD REQUIREMENTS.
NON-CONFORMING ITEMS SHALL BE REPLACED PRIOR TO ACCEPTANCE.

12. FINAL INSPECTION OF SITE ENGINEERING IMPROVEMENTS SHALL BE SCHEDULED THROUGH THE CITY OF TAMARAC'S ENGINEERING DIVISION FOR PROJECT ACCEPTANCE AND ENGINEERING
PERMIT CLOSE-OUT.

REV.	DESCRIPTION	DATE
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EASTSIDE COMMUNITY PARK

TAMARAC
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2 THE COMMON, TAMARAC, FL 33319

NO PART OF THESE PLANS OR DESIGNS MAY BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER OF RECORD.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES FOUND IN THESE DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER IMMEDIATELY.

THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL REPORT ANY DISCREPANCIES TO EU INTERNATIONAL, LLC BEFORE ANY COMMENCEMENT OF THE WORK IN THE AREA IN QUESTION.

EU INTERNATIONAL, LLC
CONSULTING ENGINEER - CA32900
GENERAL CONTRACTOR - CGC1526228
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BOCA RATON, FL 33431
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FLORIDA
PROFESSIONAL ENGINEER

E-SEAL

SHEET

C-300

PAVEMENT MARKING AND SIGNAGE PLAN

1/16"=1'-0"

N

GENERAL REQUIREMENTS

Engineering plans.

All final engineering plans for public and private improvements, including but not limited to canal or lake excavation, dredging, bulkheads, bridges, culverts, headwalls, endwalls, earthwork (cut or fill), grading, paving (including subgrade preparation, base and surface), sidewalks, curbs and gutters, median crossings, guardrails, street signs, storm drainage, water, sewer, utilities, cable, shall be submitted to the city engineer for review and approval prior to any construction.

(a) Application for an engineering permit shall include the following:

1. Four (4) complete sets signed and sealed plans by a registered professional engineer in the State of Florida.

(a) Plans shall be submitted on 24" X 36" sheets except that for small projects, plans may be submitted on smaller sheets, provided all the required information fits on one (1) sheet.

(b) Plans shall clearly indicate how proposed work and existing conditions are being integrated to meet the requirements of all applicable codes.

(c) The plans shall bear the following statement by the engineer of record: "The proposed work has been designed in accordance with all applicable Federal, State, County and City of Tamarac Codes and regulations having jurisdiction. If any discrepancies exist between the plans/specifications prepared by the designer and the City of Tamarac Code and/or the City of Tamarac standard details, the later or most stringent shall govern."

2. Detailed certified cost estimate sealed by a registered professional engineer in the State of Florida on the approved City of Tamarac form, referred to as the cost estimate, copies of which form are available in the city engineer's office or www.tamarac.org.

3. All required development permits and staff reports from the South Florida Water Management District, State of Florida Department of Environmental Regulation, Florida Department of Transportation, Broward County Engineering Department, Broward County Environmental Protection Department, etc., that have jurisdiction.

4. Copies of the contractor's certificate of competency and insurance.

5. One (1) copy of the final plat with the plat report.

6. Prior to the issuance of any permit, other than for clearing and grubbing, submittal and approval of the public improvement bond is required. The bond shall be posted by the developer or his general contractor with the city in the amount of one hundred (100) percent of the itemized estimated cost, prepared and certified by an engineer registered in the state for all required public improvements. This bond shall be cash, irrevocable bank letter of credit, a cashier's check or other negotiable instrument, or a surety bond written by a company listed in the latest revision of circular 470 standard Surety Companies Acceptable on Federal Bonds. Also acceptable is a letter from a savings and loan or commercial bank stating that:

(a) It has committed funds in an amount equal to the cost of the project

(b) Moneys will be disbursed as work is done but only after inspection and approval by the design engineers and approval of the bank's engineers;

(c) The work will be completed in accordance with the approved engineering drawings and specifications as well as all applicable city ordinances;

(d) The bank or savings and loan guarantees completion if the developer does not complete;

(e) It is holding a separate collateral account in an amount equal to twenty-five (25) percent of the cost of the improvements, which moneys are to remain available one (1) year after formal approval and acceptance of subdivision improvement by the city, together with any needed corrections or insufficiencies in design, workmanship and/or materials which are found within one (1) year of the date of formal acceptance; and

(f) The moneys held will be released to the city upon demand if the city certifies that the work is not being done in accordance with specifications and drawings.

(g) All bonds shall be approved by the city attorney (as to form) and the city engineer (as to dollar amount). Either may require such terms and/or conditions as they deem necessary for the protection of the city. The bond shall guarantee the completion of all stipulated improvements in accordance with the approved engineering plans and within a specified time period, approved by the city engineer and the city commission.

Permits.

Following approval of the final site development plan by the city commission, posting of all required public improvement bonds, execution of water and sewer developer's agreement payment of required fees and obtaining permits from all agencies having jurisdiction for the proposed work, the owner of the land being developed, or his bona fide agent, is required to obtain permits from the city for all land improvements occurring on public or private property. No improvement or alteration of any existing public or private property or utility shall be allowed without a city permit issued for such specific improvement. The permit shall be visibly displayed at all times during construction. As a condition of the permit, a copy of the approved record drawings furnished by the city engineer shall be on the project site at all times.

(a) No person shall open any streets or median or alter or cut any curb adjacent to any street or thoroughfare without first obtaining a permit from the city authorizing such alteration or change of pavement or median cut.

Permits issued pursuant to this article shall be deemed in full force and effect until such time as the work covered thereby is complete. However, if work covered by a permit has not commenced within three (3) months from the date of issuance of the permit, or has been commenced and then suspended or abandoned for a period of sixty (60) days from the date of the most recent inspection, the permit automatically is terminated and shall become null and void unless special exception is granted by the city commission. Work shall be considered to have commenced and be in active progress when, in the opinion of the city engineer, a full complement of workers and equipment is present at the site to diligently incorporate materials and improvements into the project. When a permit has been terminated, all fees paid shall be forfeited and any work started after such termination shall be subject to all applicable city ordinances in effect at the time a subsequent permit is issued, and submittal of new cost estimates for all remaining incomplete improvements and fees paid for a new permit at the time of resumption of the work, and bond adjusted accordingly.

TAMARAC The City For Your Life — CITY OF TAMARAC, PUBLIC SERVICES DEPARTMENT, ENGINEERING DIVISION, 6011 NOB HILL ROAD, TAMARAC, FL. 33321

STANDARD DETAIL

GENERAL REQUIREMENTS

NOTES-1

REVISIONS: No. | Date | Remarks | By

Drawn By: | Date: | Approved By: | Date:

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Roadways and Parking areas

1) The project designer shall provide a sufficient combination of lane width and edge of pavement radii to allow all passenger vehicle turning movements (into, out of and within the site) to occur without encroaching into other lanes.

2) A minimum backup distance of twenty (20) feet is required between property lines or interior drives and the first parking stall

3) Banks, savings and loans, and restaurants having drive-in window facilities are required to provide one-hundred-foot stacking lanes for each window, free of adjacent parking stalls and associated backup lanes

4) Each parking space required and provided shall be not less than ten (10) feet in width and eighteen (18) feet in length, with a two (2) feet overhang. This requirement is intended to be the minimum parking space size requirement and is not intended to require existing parking spaces to be decreased in size to meet this minimum requirement. All parking shall conform to this section and the City of Tamarac's standard details.

(a) All required parking stalls shall have direct and unobstructed access from a parking aisle

(b) All off-street parking areas shall be so arranged and marked as to provide for orderly, safe loading, unloading, parking and storage of vehicles, with individual parking stalls clearly defined with approved pavement markings or curbing and traffic signs provided as necessary for traffic control

(c) No driveway shall be constructed in the radius return of an intersection. No driveway shall be constructed closer than twenty-five (25) feet to the intersection of street right-of-way lines. No driveway entrance shall include any public facility such as traffic signal standards, catch basins, crosswalks, loading zones, utility poles, fire alarm supports, meter boxes, sewer cleanouts or other similar-type structures

5) Markings and curbing shall be as follows

(a) Parking lots shall be marked by painted lines or raised concrete curbs or other means to indicate individual spaces

(b) Posted signs and markers shall be used as necessary to ensure sufficient traffic operation of the lot

(c) All ingress and egress lanes shall be marked by appropriate painted lines, arrows and stop signs. The arrows shall be painted with plastic silicone reflective paint

(d) Each stall shall be marked by a painted four-inch-wide line on each side. The width of the stall shall be measured from centerline to centerline of the painted lines. Each stall shall be provided with wheel stops.

(e) All pavement markings located within the public right-of-way or City owned property shall be thermoplastic material, in accordance with FDOT Standard Specifications

Pavement requirements:

1. Vegetation, muck, large roots, stumps or other matter not suitable for inclusion in roadways, parking lots, and within the right-of-way limits of roadways and off-street parking areas shall be removed.

2. Subgrade fill material shall be clean material meeting FDOT Standard Specifications. All Subgrade material shall have a minimum LBR of 40. The top twelve (12) inches of the subgrade material shall meet or exceed 98% modified proctor density per AASHTO T-180 and compacted in maximum six (6) inch lifts. After the subgrade is complete, the Contractor shall obtain from an independent testing laboratory at his expense a minimum of one (1) density test per two thousand five hundred (2,500) square feet.

3. Base course shall consist of an eight (8) inch (compacted thickness) limerock layer. Limerock shall have a minimum percentage of Carbonates of Calcium and Magnesium of 70% and a minimum LBR of 100. The base shall meet or exceed 98% modified proctor density per AASHTO T-180. After the base is complete, the Contractor shall obtain from an independent testing laboratory at his expense a minimum of one (1) density test per two thousand five hundred (2,500) square feet of material.

4. A prime coat shall be used on the finished limerock base and a tack coat shall be used between paving courses. All paved areas shall receive a minimum asphaltic concrete surface course of one and one half (1 ½) inches, compacted thickness, two (2) 3/4" Lifts.

5. The final layer of asphaltic concrete directly adjacent to an going construction shall not be constructed until such construction is complete. The developer shall place three-fourths inch of asphalt cement surface course and after construction is completed, the final three-fourths inch layer will be constructed

6. All roadways shall have required sodding and landscaping prior to final acceptance by the city.

7. Roadways shall be striped in accordance with the latest Florida Department of Transportation Standards for Pavement Markings, the Manual on Uniform Traffic Control Devices, Broward County Traffic Engineering and the City of Tamarac engineering standard details which can be obtained from the City Engineer's office.

8. The placement and maintenance of shrubbery, aboveground sprinkler systems, mailboxes, signs, tree trimmings, refuse, concrete blocks, coral rock, pyramid-shaped cement curbstones, or any other sharp-edged or pointed organic or nonorganic or poisonous material which could cause a road or traffic hazard, or injury to pedestrians, on the swale area adjacent to the public right-of-way within the ten-foot area measured from the edge of the paved surface of the vehicular right-of-way is prohibited.

TAMARAC The City For Your Life — CITY OF TAMARAC, PUBLIC SERVICES DEPARTMENT, ENGINEERING DIVISION, 6011 NOB HILL ROAD, TAMARAC, FL. 33321

STANDARD DETAIL

GENERAL REQUIREMENTS

NOTES-2

REVISIONS: No. | Date | Remarks | By

Drawn By: | Date: | Approved By: | Date:

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Sight distance

If a driveway intersects a public right-of-way, there shall be no sight obstruction within a triangular area of property on both sides of a driveway formed by the intersection of each side of the driveway and the public right-of-way line, with two (2) sides of each triangle being ten (10) feet in length from the point of intersection and the third side being a line connecting the ends of the two (2) other sides

(a) If a crosswalk intersects a vehicular access aisle, driveway or a public right-of-way, there shall be no sight obstruction within a triangular area of property on both sides of a crosswalk or walkway formed by the intersection of each side of the walkway and the public right-of-way or aisle, with two (2) sides of each triangle being ten (10) feet in length from the point of intersection and the third side being a line connecting the ends of the two (2) sides

(b) Within the triangular areas described above, it shall not be permissible to install, set out or maintain, or to allow the installation, setting out or maintenance of, either temporarily or permanently, any vehicular parking space, sign, wall, hedge, shrubbery, tree, earth mound, natural growth or other obstruction of any kind which obstructs cross-visibility at a level between thirty (30) inches and eight (8) feet above the level of the center of the adjacent intersection. Any wall or fence within the sight triangle must be constructed in such a manner as to provide adequate cross-visibility over or through the structure between thirty (30) inches and eight (8) feet in height above the driving surface

(c) The following will be permitted within that portion of the triangular area described above that is not in the public right-of-way:

1) Trees having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the area between thirty (30) inches and eight (8) feet above the level of the center of the adjacent intersection. Trees must be so located so as not to create a traffic hazard.

2) Trees having a trunk diameter less than or equal to (4) four inches.

3) Landscaping, except required grass or ground cover, shall not be located closer than five (5) feet from the edge of any roadway pavement, and three (3) feet from the edge of any alley or driveway pavement

4) Fire hydrants, public utility poles, street markers and traffic-control devices.

Sidewalks.

Sidewalks shall be constructed in accordance with the City of Tamarac's standard detail sheets and this section.

a) Sidewalks shall be required in all new construction. All buildings shall be connect by a continuous path and provide accessible routes throughout the development to the public transportation system. Sidewalks shall also be required in all rights of way adjacent to the private and public property to create a continuous network throughout the City.

b) Sidewalks shall be a minimum of five (5) feet in width and four (4) inches thick for residential developments and (6) inches thick for commercial developments and sidewalks that cross over driveways. Sidewalks shall be constructed to a true line and grade from transit mix concrete having a minimum twenty-eight-day compressive strength of three thousand (3,000) psi. Metal or approved wood forms shall be used for all concrete work and all surfaces exposed when forms are removed shall be rubbed while the concrete is green to produce a finished surface smooth and even, free of form marks, voids and honeycomb. Any irregularities greater than one-fourth inch, as determined by placing a ten-foot straightedge parallel with, or a four-foot straightedge perpendicular to the sidewalk, shall be cause for rejection of that section of sidewalk between joints. Sidewalk wearing surfaces shall have broom finish. Sidewalk shall meet ADA requirements.

c) Subgrade material under sidewalks shall be clean material free of vegetation, muck, large roots or other deleterious material. The top six (6) inches of the soil shall be compacted to 98% per AASHTO T-180.

Concrete curbs and gutters.

Curbs and gutters shall be constructed in accordance with the City of Tamarac's standard detail sheets and this section.

Concrete curbs and gutters shall be constructed to a true line and grade from transit mix concrete having a minimum twenty-eight-day compressive strength of three thousand (3,000) psi. Metal or approved wood forms shall be used for all concrete work, and all exposed surfaces shall be rubbed while the concrete is green to produce a finished surface smooth and even, free of form marks, voids and honey- comb. Any irregularities greater than one-fourth inch, as determined by placing a ten-foot straightedge parallel with the long axis of the curb, shall be cause for rejection of that section of curb.

(a) Subgrade fill material under curbs shall be clean material free of vegetation, muck, large roots or other deleterious material as classified by FDOT Standard Specifications. All material supporting curbs shall have a minimum LBR of 40. The top twelve (12) inches of the soil shall meet or exceed 98% modified proctor density per AASHTO T-180 and compacted in maximum six (6) inch lifts.

(b) Extruded curbs shall be poured monolithically

(c) Control joints shall be tooled or cut every ten (10) feet.

(d) All areas behind curbs shall be backfilled within seventy two (72) hours of placement.

TAMARAC The City For Your Life — CITY OF TAMARAC, PUBLIC SERVICES DEPARTMENT, ENGINEERING DIVISION, 6011 NOB HILL ROAD, TAMARAC, FL. 33321

STANDARD DETAIL

GENERAL REQUIREMENTS

NOTES-3

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Guardrails.

Guardrails shall be constructed within the right-of-way wherever a canal, lake or ditch lies
Within twenty-five (25) feet of the pavement or the city engineer determines that guardrails are necessary for the protection of the public.

(a) Guardrails shall be installed in accordance with the City of Tamarac's standard details and the F.D.O.T. "Roadway and Traffic Design Standards"

(b) Reflectorized guardrails shall be installed at the end of pavement on all streets or drives which are temporarily dead ended or a "T" turnaround is installed. Proper "Dead End" signs shall be placed at the closest intersection to the dead end.

(c) A continuous strip of asphalt two (2) inches thick and three (3) feet minimum width, centered on the guardrail shall be placed at all installations in unpaved areas.

Elevations and benchmarks.

A minimum of two (2) bench marks shall be established by a registered land surveyor on or adjacent to any project for which elevations are shown on the submitted drawings, which shall clearly show the following:

1. The datum being used.

2. The location, description and elevation of the bench marks on or adjacent to the project, to be used for vertical control.

(a) Bench marks shall be placed on permanent reference monuments or equally stable objects that are easily recognized, easily found and not likely to move.

(b) Bench marks as described above shall be equivalent to third-order and be established in conformance with the Standards of Practice promulgated by The Florida Society of Professional Land Surveyors.

Engineer final certification

After all required improvements have been installed, the owner shall have the Engineer of record submit certification to the City that the improvements have been constructed according to the City of Tamarac Code and standard details, ADA requirements, approved plans/specifications and all other requirements set forth by agencies having jurisdiction, based on inspections of the site and review of as-built drawings.

As-built record drawings.

The developer shall engage the services of a professional engineer or land surveyor in the State of Florida to prepare record drawings of the improvements. Mylar sepias of the as-built project for the site plan and engineering drawings, signed, sealed and dated by the responsible professional, in addition, plans are to be submitted in a digital format in AutoCAD latest version. Digital File to be compatible with the City's GIS system. Record Drawings submitted to the City as part of the project acceptance shall comply with the following requirements:

a) Storm drainage. Record drawings shall include:

1) Length of pipe runs from center of structure to center of next structure, including the size and type of pipe used;

2) Type and size of each structure and its location with reference to property lines and/or the street centerline;

3) Top of rim elevations, grate elevations, manhole elevations and invert elevations of all pipes;

4) Inverts of swales shown at fifty-foot intervals coinciding with pavement interval elevations;

5) Cross-section drawings of the lakes and canals within and adjacent to the development at two-hundred-foot intervals;

The above-noted record drawings shall be submitted to the city engineer, and his approval thereof must be obtained prior to placement of limerock base course adjacent thereto. If the city engineer finds any or all of the work to be unacceptable, it shall be the responsibility of the developer to correct the unacceptable work and provide new record drawings for that portion of the work as provided above. In any event, approval of the drainage must be obtained from the city engineer prior to the placement of any limerock base course.

b) Pavement. Record drawings shall include:

1) Finish grades at the edge of finished rock and centerline at longitudinal intervals of not more than fifty (50) feet, street intersections and/or all changes in gradient;

2) Top of rim elevations of all sanitary sewer manholes within areas to be paved.

3) Top and/or Lip of curb elevations and curb flow line elevations if applicable.

The above-noted record drawings shall be provided to the city engineer and his approval must be obtained prior to the placement of the asphaltic surface course. If the city engineer finds any or all of the work to be unacceptable, then it shall be the responsibility of the developer to correct the unacceptable work and provide new record drawings for that portion of the work as provided above. In any event, approval of the base course must be obtained from the city engineer prior to placement of any asphaltic surface course.

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Easements

Recorded easements shall be provided for the installation of all underground utilities facilities, in conformance with such size and location of easements as may be determined by the city engineer to be compatible with the requirements of all utility companies involved with respect to a particular utility service.

a) Easements across lots or centered on rear or side lot lines shall be provided for public utilities where necessary and shall be at least twelve (12) feet in total width

b) Where a subdivision is traversed by a watercourse, drainage way, canal or stream, there shall be provided a drainage easement or right-of-way, conforming substantially with the lines of such watercourses. Parallel streets or maintenance easements may be required where necessary for service or maintenance

c) Easements may be required for drainage purposes, of such size and location as may be determined by the city engineer or by a drainage district if the plat lies within its jurisdiction. Such shall be required if necessary to tie into the city drainage system or any drainage district plan by the city engineer or the drainage district engineer

d) All canal maintenance easements shall be a minimum of twenty (20) feet. No above ground construction or usage of this maintenance easement will be allowed.

Restoration

Pavement restorations shall conform with requirements of all applicable agencies having jurisdiction and the City of Tamarac's Code and Standard details.

(a) Relocation of foliage. All natural foliage removed as a result of street cuts, median cuts, sidewalks or thoroughfare cuts shall be replaced or relocated at the expense of the applicant.

(b) Laboratory and field tests which are necessary in the opinion of the city engineer to establish compliance with the compaction requirements of this section shall be conducted at the applicant's expense.

(c) Temporary restoration shall be provided within the same day for the cutting of the pavement, street, curb or median. Such temporary restoration shall be constructed in a manner to provide a safety for the general public.

(d) During the course of cutting and restoring any thoroughfare or street which consists of more than one (1) lane in either direction, not more than one (1) lane in either direction may be rendered impassable by traffic at any given time. Where practical, steel plates shall be used to facilitate through traffic during the period of construction.

(e) Wherever pavement is damaged by the installation of new work or installation equipment, it shall be repaired to the full width of the lane.

Retention Requirements

(a) Water Quality and Pretreatment

a. Water Quality and Pretreatment storage shall be designed in accordance with the South Florida Water Management District's (SFWMD) Permit Information Manual "Management and Storage of Surface Waters", latest edition.
b. Water quality storage shall be provided for all development and shall be no less than one (1) inch of rainfall over the entire site.
c. In addition to water quality storage, pretreatment storage shall be provided for all commercial and industrial development and shall be no less than one-half (1/2) inch of the rainfall over the entire site.
d. Only the following storage volumes shall be credited towards water quality and pretreatment:
i. For the C-14 basin:
1. Volumes stored in dry retention areas between elevations of 7.5 MSL and 10.0 MSL.
2. Volumes stored in wet detention areas between elevations of 7.0 MSL and 10.0 MSL.
ii. For the C-13 basin:
1. Volumes stored in dry retention areas between elevations of 6.5 MSL and 9.0 MSL.
2. Volumes stored in wet detention areas between elevations of 6.0 MSL and 9.0 MSL.
iii. For either C-14 or C-13 basins, volumes stored in exfiltration trenches, calculated using the equations found in the South Florida Water Management District's Permit Information Manual "Management and Storage of Surface Waters", latest edition.
e. The bottom of all dry retention areas shall be no lower than elevation 7.5 MSL within the C-14 basin and elevation 6.5 MSL within the C-13 basin.
f. All water quality and pretreatment storage must be provided on site.

(b) Additional Retention

a. The rains of April of 1979 and October of 1999 underscored the need for additional water storage areas within the City. The following minimum standards for additional retention within the C-14 drainage basin have been developed. It is imperative that all new development be subject to the minimum standards set for herein.
b. The additional retention requirement applies only to the (C-14 basin) portion of the City of Tamarac lying west of NW 64th Avenue, less the area of land section 7, township 49 south, range 41 east.
c. In addition to any other regulatory agency's storage requirements, new site plans shall be designed to provide nine thousand one hundred twenty five (9,125) cubic feet of additional stormwater retention per acre of development.
d. Only the following storage volumes shall be credited towards additional retention:
i. Volumes stored in dry retention areas between elevations of 7.5 MSL and 10.0 MSL.
ii. Volumes stored in wet detention areas between elevations of 7.0 MSL and 10.0 MSL.
iii. Volumes stored in exfiltration trenches, calculated using the equations found in the South Florida Water Management District's Permit Information Manual "Management and Storage of Surface Waters", latest edition.
e. The bottom of all dry retention areas used for the purpose of additional retention storage shall be no lower than elevation 7.5 MSL.
f. All additional retention storage must be provided on site.

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STANDARD DETAIL

GENERAL REQUIREMENTS

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(c) Exfiltration Systems

a. Exfiltration systems may be used to supplement retention areas for the purpose of water quality, pretreatment, and additional retention storage.
b. Exfiltration trenches shall be designed in accordance with the South Florida Water Management District's (SFWMD) Permit Information Manual "Management and Storage of Surface Waters", latest edition.
c. Final calculations for dimensioning exfiltration trenches shall be based on actual soil permeability tests performed on site.
d. Exfiltration systems shall not be used in public right-of-ways or for any public facility.
e. Maintenance access shall be provided on both sides of exfiltration trenches in the form of approved manholes or catch basins. The maximum distance between such access structures shall not exceed three hundred (300) feet.
f. Geotextile materials used in the construction of exfiltration trenches shall be in accordance with the criteria of FDOT "Roadway and Traffic Design Standards", latest edition, Index no. 199.

Flood Protection

(a) Method of Discharge

a. Connection to Public System
i. All development shall drain via positive outlets to a public system of adequate capacity. Such system may consist of an existing pipe of adequate capacity to accept the additional discharge generated from the project, a public canal or lake. If a connection to an existing system is proposed, calculations shall be submitted to prove that it can accept the proposed discharge in addition to existing areas.
ii. The connection to a public drainage system shall be at no cost to the City.
b. Stand-Alone System
i. Land locked developments that do not have an adequate discharge point will have the option to build a system connected to an existing lake or canal, or to design a stand alone drainage system by detaining the runoff volume from the 100-Year/3-Day storm event on site with no impact to adjacent roadways or developments.
ii. Calculations shall be submitted to show that the proposed development will retain water on site up to the 100-Year/3-Day storm elevation with no impact to adjacent roadways or developments. Such calculations shall also show that the detained water will be drawn down to the design water elevation within 10 days.

(b) Design Storm Stage Elevations

a. Drainage calculations shall show that the 10-Year/1-Day storm stage elevation is equal to, or lower than the lowest catch basin rim elevation within the roadway or parking area.
b. Drainage calculations shall show that the 25-Year/3-Day storm stage elevation is equal to, or lower than the site perimeter elevation.
c. Drainage calculations shall show that the minimum finished floor elevation is at or above the 100-Year/3-Day storm stage elevation.

Design Parameters

(a) Drainage Pipes and Culverts

a. Materials
1. All drainage pipe installed within public rights of way shall be reinforced concrete.
2. Acceptable pipe materials for use on private property are: reinforced concrete (RCP) and high density polyethylene (HDPE).
b. Roughness Coefficients. Manning's "n" values used in all drainage calculations submitted to the City for review shall be as follows:
1. Reinforced concrete: 0.013
2. Corrugated aluminum pipe: 0.024
3. High Density Polyethylene: 0.011
4. Cast iron: 0.013
c. Minimum Cover. Minimum cover for all drainage pipes shall be designed in accordance with FDOT "Roadway and Traffic Design Standards", latest edition, Index no. 205, but shall never be less than Thirty (30) inches.
d. Pipe and Culvert Ends shall have concrete headwalls to protect from undermining and provide a readily maintainable entrance/exit for stormwater flow. Concrete headwalls designed in accordance with FDOT roadway and traffic design standards, latest edition, Index no. 250 through 255 end sections.
e. Rip-rap is not an acceptable means of end protection or soil stabilization.

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(b) Drainage Structures

a. Materials. All drainage structures, including inlets, manholes and end walls shall be pre-cast reinforced concrete.
b. Minimum thickness of walls, base and slabs shall be eight (8) inches.
c. Maintenance Access. The maximum pipe lengths between access points consisting of an approved manhole or inlet, shall be designed in accordance with the FDOT drainage manual, latest edition, but shall not exceed the distances shown below:
1. for 15" through 18" pipe: 300 feet
2. for 24" through 36" pipe: 400 feet
3. for pipes larger than 36": 500 feet
d. Minimum Sump. A minimum sump of twenty-four (24) inches shall be provided below the invert of the lowest pipe in all inlet and manhole structures to prevent sediment from reaching the discharge point.
e. Aprons. All structures having a lid or grate located in a grassy area shall have a two (2) foot concrete apron all around to prevent the grass from covering the top.
f. Sediment Control. All inlets shall be protected from sediment laden storm runoff until completion of all construction operations that may contribute sediment to the inlet.

(c) Coefficients of Runoff used in all drainage calculations provided to the City for review shall be as follows:
a. For grassed or other pervious areas: 0.50
b. For paved or other impervious areas: 0.95

(d) Design Water Elevations
a. For the C-14 drainage basin shall be 7.0 MSL
b. For the C-13 drainage basin shall be 6.0 MSL

(e) Time of Concentration
a. The minimum time of concentration shall be ten (10) minutes.
b. The maximum time of concentration shall be thirty (30) minutes.

(f) Retention Areas
a. The maximum slope for the banks of dry retention areas shall not exceed three (3) to one (1) horizontal to vertical, except for any areas within five (5) feet from a sidewalk in which the slope shall not exceed four (4) to one (1) horizontal to vertical.
b. The minimum width of the bottom of dry retention areas shall not be less than three (3) feet.
c. The banks and bottom of retention areas shall be covered with sod.
All drainage retention areas shall be connected to the on-site drainage system with a drainage inlet/outlet.

Canals and Lakes

Canals dedicated to the public shall have a minimum right-of-way width of eighty (80) feet as measured at the design water elevation. Lakes dedicated to the public shall have a minimum surface water width of one hundred fifty (150) feet. A maintenance easement twenty (20) feet in width shall be provided adjacent to the entire boundary of a lake or canal.

The elevation of the bottom at the center of the canal or lake shall bee a minimum of twelve (12) feet below the design water elevation. The side slopes of the canal or lake shall be designed in accordance with the City of Tamarac Code and Standard details.

All canals and lakes shall connect directly or indirectly to the secondary canal system permitted by the South Florida Water Management District.

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THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE DIMENSIONS AND CONDITIONS AND DIMENSIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD OF ANY VARIATION THEREFROM BEFORE ANY COMMENCEMENT OF THE WORK IN THE AREA IN QUESTION.

EASTSIDE COMMUNITY PARK

TAMARAC

The City For Your Life

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GENERAL CONTRACTOR - CGC1526228
1900 GLADES RD, SUITE 500
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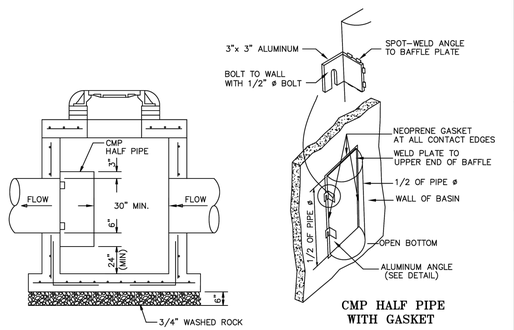
EU INT'L

EKREM UZMAN LICENSE No.83295 STATE OF FLORIDA PROFESSIONAL ENGINEER

E-SEAL

SHEET

C-400



CMP HALF PIPE WITH GASKET

NOTES:

1. HALF ROUND PLATE TO BE WELDED TO TOP FOR POLLUTION RETARDANT BASIN.
2. THE HALF ROUND PIPE SHALL BE ONE SIZE LARGER THAN DISCHARGE PIPE.
3. FOR STRUCTURE'S CONSTRUCTION DIMENSIONS AND SPEC'S., SEE PRECAST CATCH BASIN DETAIL.

CATCH BASIN WITH POLLUTION RETARDANT BAFFLE (PRB)

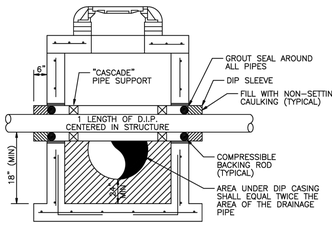
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STANDARD DETAIL
POLLUTION RETARDANT
FIGURE DR-1

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CONFLICT MANHOLE

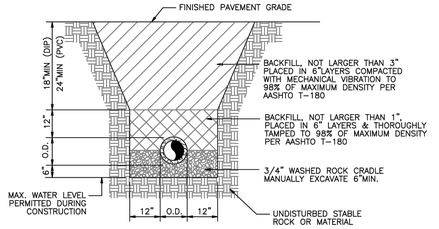
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STANDARD DETAIL
CONFLICT MANHOLE
FIGURE DR-2

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TYPICAL TRENCH DETAIL

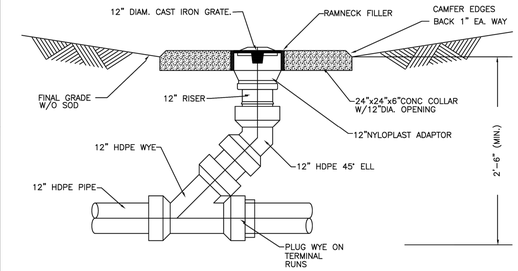
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STANDARD DETAIL
TYPICAL TRENCH
FIGURE DR-4

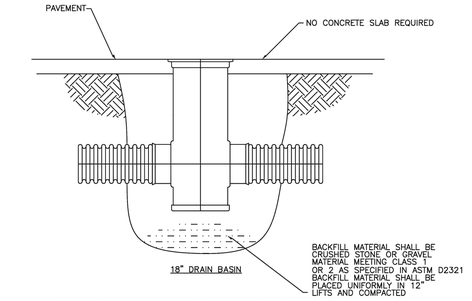
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NOTE: YARD DRAINS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) N-12 (ADVANCED DRAINAGE SYSTEMS) OR EQUAL.



YARD INLET DETAIL (NYLOPLAST OR EQUAL)

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STANDARD DETAIL
YARD INLET
FIGURE DR-6

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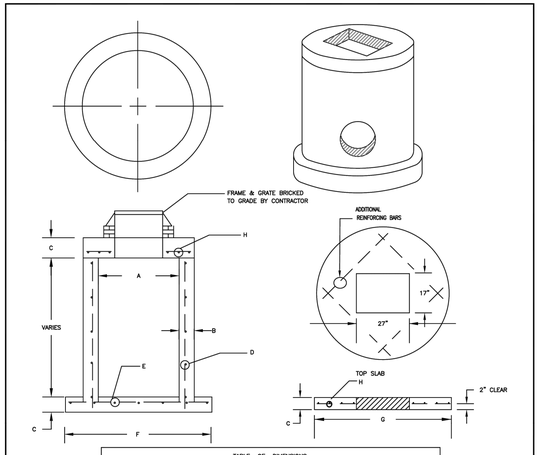


TABLE OF DIMENSIONS							
A#	B	C	D	E* C.C.E.W.	F#	G#	H* C.C.E.W.	SOLVING CAPACITY (gpm/cfs)
3'-6"	8"	8"	ASTM C-478	#4 AT 12"	4'-8"	4'-2"	#4 AT 6"	72
3'-6"	8"	8"	ASTM C-478	#4 AT 12"	5'-0"	4'-6"	#4 AT 6"	72
4'-0"	8"	8"	ASTM C-478	#4 AT 12"	6'-0"	5'-0"	#4 AT 6"	94
4'-0"	8"	8"	ASTM C-478	#4 AT 12"	6'-4"	5'-4"	#4 AT 6"	94
5'-0"	8"	8"	ASTM C-478	#5 AT 12"	7'-4"	6'-4"	#5 AT 6"	147
6'-0"	8"	8"	ASTM C-478	#5 AT 6"	8'-0"	7'-0"	#5 AT 6"	211
6'-0"	8"	8"	ASTM C-478	#5 AT 6"	8'-4"	7'-4"	#5 AT 6"	211
7'-0"	8	8"	ASTM C-478	#5 AT 6"	9'-4"	8'-4"	#5 AT 6"	288
8'-0"	10"	10"	ASTM C-478	#5 AT 6"	10'-8"	9'-8"	#6 AT 6"	376
10'-0"	12"	12"	ASTM C-478	#5 AT 6"	12'-0" @	12'-0"	#6 AT 6"	587

*GRADE 40, OR FOR EQUIVALENT STEEL DESIGNS.

TYPE "C" CATCH BASINS 42"ø – 120'ø

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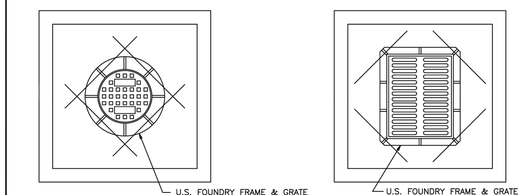
STANDARD DETAIL
TYPE "C" CATCH BASIN
FIGURE DR-7

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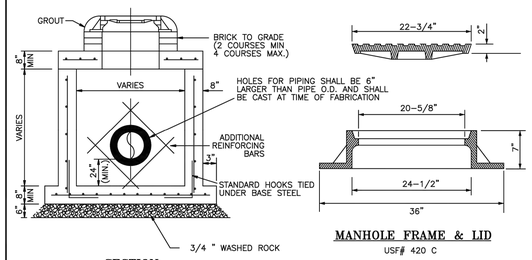
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STRUCTURE No.	TYPE/SIZE	PIPE SIZE	RIM ELEV	INV ELEV	PIPE MATERIAL	COMMENTS



PLAN

IN GRASS AREAS, ALL GRATES SHALL HAVE A 2' CONCRETE APRON ALL AROUND.



SECTION

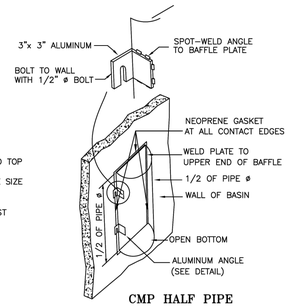
MANHOLE FRAME & LID

USF# 420 C

PRECAST DRAINAGE MANHOLE

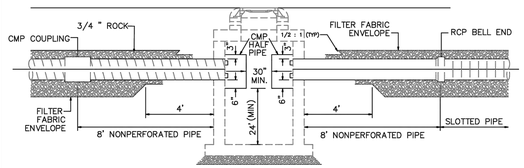
CITY OF TAMARAC	STANDARD DETAIL	REVISIONS
PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION 6011 NOB HILL ROAD TAMARAC, FL. 33321	PRECAST DRAINAGE MANHOLE FIGURE DR-12	No. Date Remarks By Drawn By: Date: Approved By: Date:

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NOTES:
1. HALF ROUND PLATE TO BE WELDED TO TOP FOR POLLUTION RETARDANT BASIN.
2. THE HALF ROUND PIPE SHALL BE ONE SIZE LARGER THAN DISCHARGE PIPE.
3. FOR STRUCTURE'S CONSTRUCTION DIMENSIONS AND SPEC'S., SEE PRECAST CATCH BASIN DETAIL.
4. WEEP HOLES ARE NOT PERMITED IN WELLFIELD AREAS.

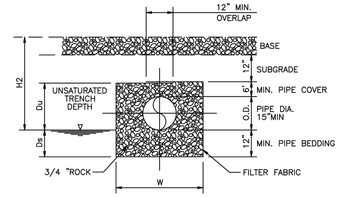
CMP HALF PIPE
WITH GASKET



TYPICAL EXFILTRATION TRENCH
LONGITUDINAL SECTION

CITY OF TAMARAC	STANDARD DETAIL	REVISIONS
PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION 6011 NOB HILL ROAD TAMARAC, FL. 33321	EXFILTRATION TRENCH LONGITUDINAL SECTION FIGURE DR-19	No. Date Remarks By Drawn By: Date: Approved By: Date:

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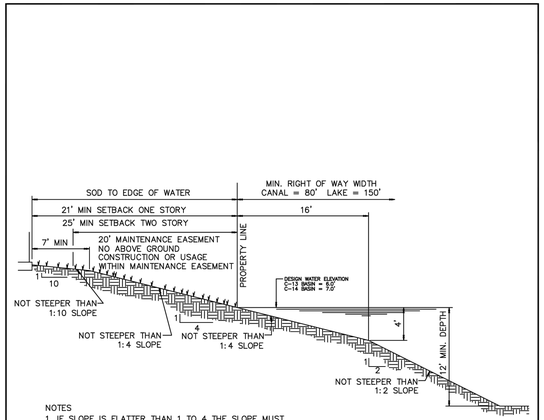


L= LENGTH OF TRENCH REQUIRED (FEET)
V= VOLUME TREATED (ACRE – INCHES)
W= TRENCH WIDTH (FEET)
K= HYDRAULIC CONDUCTIVITY (CFS/FT2– FT. HEAD)
H2 = DEPTH TO WATER TABLE (FEET)
Du= NON-SATURATED TRENCH DEPTH (FEET)
Ds= SATURATED TRENCH DEPTH (FEET)

TYPICAL EXFILTRATION TRENCH

CITY OF TAMARAC	STANDARD DETAIL	REVISIONS
PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION 6011 NOB HILL ROAD TAMARAC, FL. 33321	TYPICAL EXFILTRATION TRENCH FIGURE DR-20	No. Date Remarks By Drawn By: Date: Approved By: Date:

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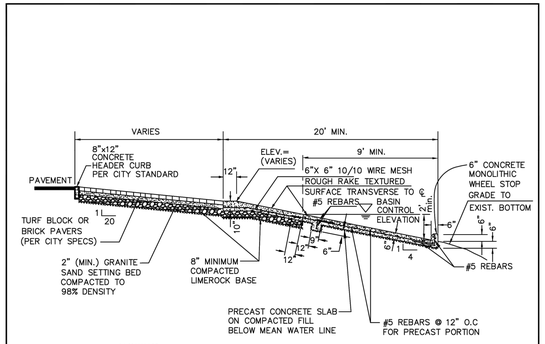


NOTES
1. IF SLOPE IS FLATTER THAN 1 TO 4 THE SLOPE MUST BE CONTINUED TO A DEPTH 4' BELOW DESIGN WATER ELEVATION.
2. ALL FILL MATERIAL USED TO CONSTRUCT CANAL/LAKE SLOPES SHALL BE FREE OF DEBRIS.

CANAL AND LAKE SIDE SLOPES

CITY OF TAMARAC	STANDARD DETAIL	REVISIONS
PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION 6011 NOB HILL ROAD TAMARAC, FL. 33321	CANAL AND LAKE SIDE SLOPES FIGURE DR-23	No. Date Remarks By Drawn By: Date: Approved By: Date:

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NOTES:
1. LOCATION OF BOAT RAMP(S) MUST BE IDENTIFIED, INSPECTED AND APPROVED BY THE CITY OF TAMARAC, ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
2. THE BOAT RAMP(S) SHALL BE MINIMUM 12 FEET WDE WITH #5 REBARS @12" O.C.E.W. AND REBARS SHALL EXTEND 12" BEYONG THE PRECAST STRUCTURE.
3. PROVIDE CONCRETE HEADER CURB AT PAVEMENT WHERE APPLICABLE.
4. CONTRACTOR/ ENGINEER SHALL PROVIDE TOPOGRAPHIC SURVEY INFORMATION OF BANK AND SUBAQUEOUS SURFACE TO ENSURE CONSTRUCTABILITY.
5. CONCRETE FOR SLAB TO BE MINIMUM OF 3,000 PSI AT 28 DAYS.
6. SIX (6)–INCHES THICK CONCRETE SLAB ON 8–INCHES LIME ROCK BASE. LIME ROCK BASE TO BE PROVIDED ABOVE MEAN WATER LINE.
7. RAMP SHALL EXTEND 2 FEET BELOW MEAN WATER LINE
8. ALL REINFORCING STEEL SHALL HAVE TWO (2) INCHES MINIMUM COVER

SECTION THROUGH BOAT RAMP
FOR BRICK PAVERS OR TURF BLOCK

CITY OF TAMARAC	STANDARD DETAIL	REVISIONS
PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION 6011 NOB HILL ROAD TAMARAC, FL. 33321	SECTION THROUGH BOAT RAMP FIGURE DR-22	No. Date Remarks By Drawn By: Date: Approved By: Date:

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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATION FROM ORIGINAL SPECIFICATIONS.

THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE DIMENSIONS AND CONDITIONS AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK IN THE AREA IN QUESTION.

EASTSIDE COMMUNITY PARK

TAMARAC
The City For Your Life

2 THE COMMON, TAMARAC, FL 33319

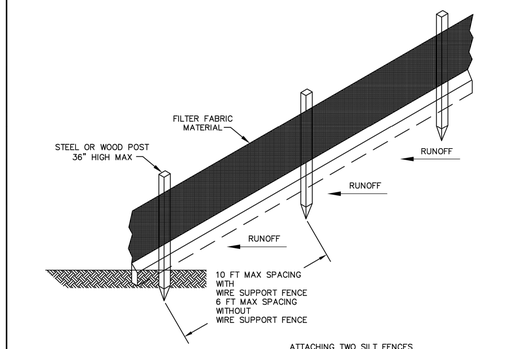
EU INTERNATIONAL, LLC
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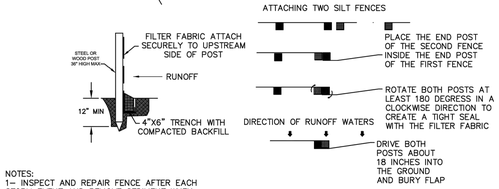
EK REM UZMAN LICENSE No.83295 STATE OF FLORIDA PROFESSIONAL ENGINEER

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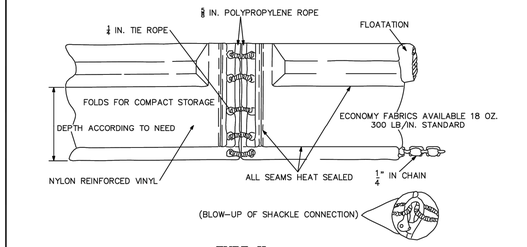
NOTES:
1– INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2– REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.
3 – SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

TAMARAC The City For Your Life	CITY OF TAMARAC PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION 6011 NOB HILL ROAD TAMARAC, FL. 33321	STANDARD DETAIL SILT FENCE DETAIL FIGURE SWPP-1

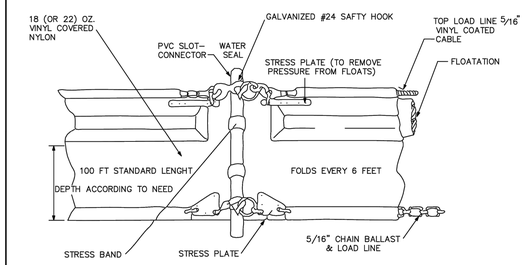
REVISIONS: No. | Date | Remarks | By

Drawn. By | Date | Approved By | Date

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TYPE II



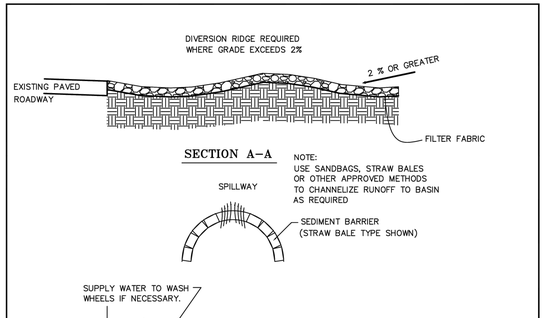
TYPE II

TAMARAC The City For Your Life	CITY OF TAMARAC PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION 6011 NOB HILL ROAD TAMARAC, FL. 33321	STANDARD DETAIL TURBIDITY BARRIER DETAIL TYPE I & II FIGURE SWPP-4

REVISIONS: No. | Date | Remarks | By

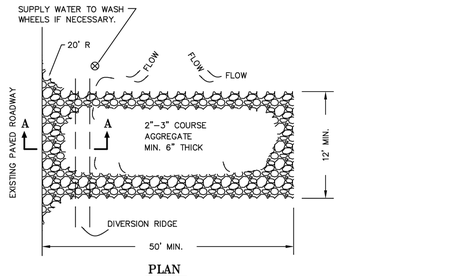
Drawn. By | Date | Approved By | Date

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SECTION A–A

NOTE:
USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED



PLAN

NOTES

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLENOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

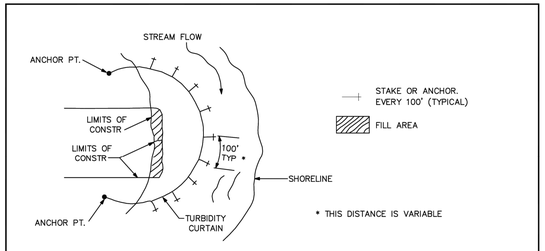
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TAMARAC The City For Your Life	CITY OF TAMARAC PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION 6011 NOB HILL ROAD TAMARAC, FL. 33321	STANDARD DETAIL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE FIGURE SWPP-3

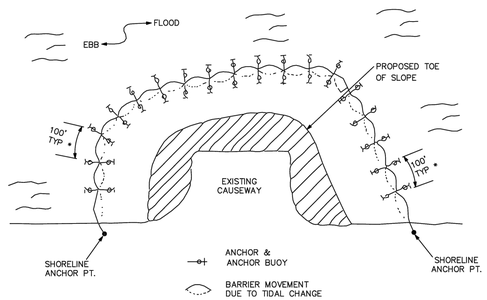
REVISIONS: No. | Date | Remarks | By

Drawn. By | Date | Approved By | Date

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TIDAL WATERS AND/OR HEAVY WIND AND WAVE ACTION



TAMARAC The City For Your Life	CITY OF TAMARAC PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION 6011 NOB HILL ROAD TAMARAC, FL. 33321	STANDARD DETAIL TURBIDITY BARRIER DETAIL TYPICAL INSTALLATION LAYOUTS FIGURE SWPP-6

REVISIONS: No. | Date | Remarks | By

Drawn. By | Date | Approved By | Date

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EASTSIDE COMMUNITY PARK

TAMARAC The City For Your Life

2 THE COMMON, TAMARAC, FL 33319

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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. ENGINEER SHALL BE NOTIFIED OF ANY VARIATION FROM ORIGINAL SPECIFICATIONS.

THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE DIMENSIONS AND CONDITIONS AND DIMENSIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD OF ANY VARIATION THEREFROM BEFORE ANY COMMENCEMENT OF THE WORK IN THE AREA IN QUESTION.

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ekrem@eu-intl.com

EKREM UZMAN LICENSE No.83295 STATE OF FLORIDA PROFESSIONAL ENGINEER

E-SEAL

SHEET

C-700

MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) NOTES:

SECTION 2A. 16 STANDARDIZATION OF LOCATION (MUTCD)

1. STANDARDIZATION OF POSITION CANNOT ALWAYS BE ATTAINED IN PRACTICE. SUGGESTED LOCATIONS FOR A NUMBER OF TYPICAL SIGNS ARE ILLUSTRATED IN FIGURES 2A-1 TO 2A-7.
2. STANDARD
   SIGNS REQUIRING DIFFERENT DECISIONS BY THE ROAD USER SHALL BE SPACED SUFFICIENTLY FAR APART FOR THE REQUIRED DECISIONS TO BE MADE SAFELY, ONE OF THE FACTORS CONSIDERED WHEN DETERMINING THE APPROPRIATE SPACING SHALL BE THE POSTED OR 85TH-PERCENTILE SPEED.
3. GUIDANCE
   SIGNS SHOULD BE LOCATED ON THE RIGHT SIDE OF THE ROADWAY WHERE THEY ARE EASILY RECOGNIZED AND UNDERSTOOD BY ROAD USERS. SIGNS IN OTHER LOCATIONS SHOULD BE CONSIDERED ONLY AS SUPPLEMENTARY TO SIGNS IN THE NORMAL LOCATIONS, EXCEPT AS OTHERWISE INDICATED. SIGNS SHOULD BE INDIVIDUALLY INSTALLED ON SEPARATE POSTS OR MOUNTINGS EXCEPT WHERE ONE SIGN SUPPLEMENTS ANOTHER OR WHERE ROUTE OR DIRECTIONAL SIGNS MUST BE GROUPED. SIGNS SHOULD BE LOCATED SO THAT THEY:
   A. ARE OUTSIDE THE CLEAR ZONE UNLESS PLACED ON A BREAKAWAY OR YIELDING SUPPORT (SEE SECTION 2A. 19);
   B. OPTIMIZE NIGHTTIME VISIBILITY;
   C. MINIMIZE THE EFFECTS OF MUD SPLATTER AND DEBRIS;
   D. DO NOT OBSCURE EACH OTHER; AND
   E. ARE NOT HIDDEN FROM VIEW.
4. OPTION
   UNDER SOME CIRCUMSTANCES, SUCH AS ON CURBS TO THE RIGHT, SIGNS MAY BE PLACED ON MEDIAN ISLANDS OR ON THE LEFT SIDE OF THE ROAD. A SUPPLEMENTARY SIGN LOCATED ON THE LEFT OF THE ROADWAY MAY BE USED ON A MULTI-LANE ROAD WHERE TRAFFIC IN THE RIGHT LANE MIGHT OBSTRUCT THE VIEW TO THE RIGHT.

SECTION 2A. 21 ORIENTATION

1. GUIDANCE
   SIGNS SHOULD BE VERTICALLY-MOUNTED AT RIGHT ANGLES TO THE DIRECTION OF, AND FACING, THE TRAFFIC THAT THEY ARE INTENDED TO SERVE.

SECTION 2B. 15 LOCATION OF SPEED LIMIT SIGNS

1. STANDARD
   SPEED LIMIT (R2-1) SIGNS, INDICATING SPEED LIMITS FOR WHICH POSTING IS REQUIRED BY LAW, SHALL BE LOCATED AT THE POINTS OF CHANGE FROM ONE SPEED LIMIT TO ANOTHER. AT THE END OF THE SECTION TO WHICH A SPEED LIMIT APPLIES, A SPEED LIMIT SIGN SHOWING THE NEXT SPEED LIMIT SHALL BE INSTALLED. ADDITIONAL SPEED LIMIT SIGNS SHALL BE INSTALLED BEYOND MAJOR INTERSECTIONS AND AT OTHER LOCATIONS WHERE IT IS NECESSARY TO REMIND ROAD USERS OF THE SPEED LIMIT THAT IS APPLICABLE.

GENERAL NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
2. MINIMUM PARKING SPACE WIDTH SHALL BE:
   RESIDENTIAL: 9' NON-RESIDENTIAL: 10'
3. FOR SCHOOL PAVEMENT MARKINGS AND SIGNAGE SEE FDOT INDEX NO. 17344. (STATE OF FLORIDA DOT 2002 DESIGN STANDARDS)
4. RIGHT TURN LANE TAPERS AND DISTANCES SHALL BE IDENTICAL TO LEFT TURN LANES UNDER STOP CONDITIONS. RIGHT TURN LANE TAPERS AND/OR DISTANCES ARE SITE SPECIFIC UNDER FREE FLOW OR YIELD CONDITIONS (PER FDOT INDEX NO. 301). (STATE OF FLORIDA DOT 2002 DESIGN STANDARDS.
5. FOR ADDITIONAL STANDARDS AND GUIDELINES REFER TO FDOT INDEX NO. 600, 9535, AND 17345 THRU 17352; MUTCD; AND/OR BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS. (STATE OF FLORIDA DOT 2002 DESIGN STANDARDS)

CITY OF TAMARAC PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION 6011 NOB HILL ROAD TAMARAC, FL. 33321	STANDARD DETAIL: PAVEMENT MARKINGS GENERAL NOTES (1 OF 2) FIGURE PM-08	REVISIONS: No. / Date / Remarks / By; Drawn By / Date / Approved By / Date

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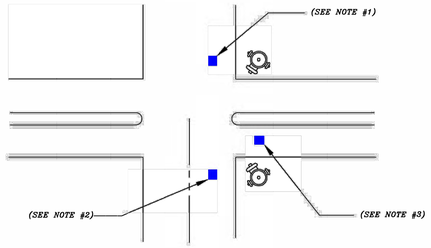
CITY OF TAMARAC — Community Risk Reduction — The City For Your Life — SHEET 5 — Job No. — Scale: N.T.S

THE CITY HAS ADOPTED THE STANDARDS SET FORTH IN THE STATE TRAFFIC MANUAL.

#1) ON UNSTRIPED ROADWAYS, BLUE MARKERS SHALL BE SET ON THE CENTER OF THE ROAD CLOSEST TO THE HYDRANT.

#2) ON UNDIVIDED STRIPED ROADWAYS, BLUE MARKERS SHALL BE SET ON THE CENTER OF THE LANE CLOSEST TO THE HYDRANT.

#3) ON DIVIDED ROADWAYS, THE BLUE MARKER SHALL BE SET TO THE CENTER OF THE LANE WHICH IS CLOSEST TO THE HYDRANT.



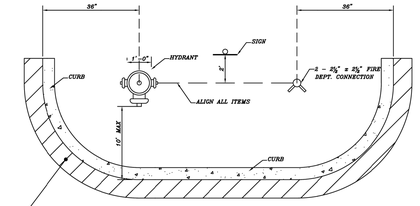
** IN LOCATION WHERE HYDRANTS ARE SITUATED ON CORNERS, BLUEMARKERS SHALL BE INSTALLED ON BOTH APPROACHES WHICH FRONT THE HYDRANT.*

ROAD PAVEMENT MARKERS

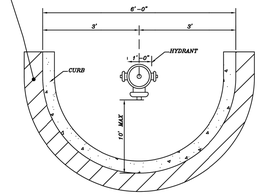
N.T.S

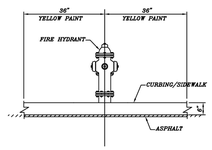
REVISIONS — No. / Date / Remarks / By — Date: 1/1/2024 — Seal: — **TAMARAC FIRE RESCUE STANDARD DETAILS** — CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

CITY OF TAMARAC — Community Risk Reduction — The City For Your Life — SHEET 8 — Job No. — Scale: N.T.S



NOTE: SEE FIRE LANE DETAIL





TYPICAL CURB MARKING AT HYDRANT LOCATIONS

REVISIONS — No. / Date / Remarks / By — Date: 9/1/2024 — Seal: — **TAMARAC FIRE RESCUE STANDARD DETAILS** — CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

CITY OF TAMARAC — Community Risk Reduction — The City For Your Life — SHEET 7 — Job No. — Scale: N.T.S

NOTES:

FIRE DEPARTMENT CONNECTION SIGN

2. *EACH FIRE DEPARTMENT CONNECTION SHALL BE DESIGNATED BY A SIGN, WITH LETTERS AT LEAST 1 IN. (25.4 MM) IN HEIGHT, THAT READS "STANDPIPE." FOR MANUAL SYSTEMS, THE SIGN SHALL ALSO INDICATE THAT THE SYSTEM IS MANUAL AND THAT IT IS EITHER WET OR DRY.*
3. *IF AUTOMATIC SPRINKLERS ARE ALSO SUPPLIED BY THE FIRE DEPARTMENT CONNECTION, THE SIGN OR COMBINATION OF SIGNS SHALL INDICATE BOTH DESIGNATED SERVICES (E.G. "STANDPIPE AND "AUTOSPKR" OR "AUTOSPKR AND STANDPIPE").*
4. *A SIGN SHALL ALSO INDICATE THE PRESSURE REQUIRED AT THE INLETS TO DELIVER THE SYSTEM DEMAND.*
5. *WHERE A FIRE DEPARTMENT CONNECTION SERVICES MULTIPLE BUILDINGS, STRUCTURES, OR LOCATIONS, A SIGN SHALL BE PROVIDED INDICATING THE BUILDINGS, STRUCTURES, OR LOCATION SERVED.*
6. *FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED NOT LESS THAN 18 IN. (457 MM) NOR MORE THAN 48 IN. (1219 MM) ABOVE THE LEVEL OF THE ADJOINING GROUND, SIDEWALK, OR GRADE SURFACE.*
7. *FIRE DEPARTMENT CONNECTION PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH SECTION 6.5.*

REVISIONS — No. / Date / Remarks / By — Date: 9/1/2024 — Seal: — **TAMARAC FIRE RESCUE STANDARD DETAILS** — CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION GENERAL NOTES:

1. WHITE LINES SEPARATE TRAFFIC IN THE SAME DIRECTION.
2. YELLOW LINES SEPARATE TRAFFIC IN OPPOSITE DIRECTION.
3. TURN ARROWS SHOULD BE SPACED EVENLY BETWEEN FIRST AND LAST ARROW. TURN LANES LONGER THAN 200' ADD ONE ARROW FOR EACH 100' ADDITIONAL LENGTH. (STATE OF FLORIDA DOT 2002 DESIGN STANDARDS)

CLEAR ZONE: "THE TOTAL ROADSIDE BORDER AREA, STARTING AT THE EDGE OF THE TRAVELED WAY, THAT IS WIDE ENOUGH TO ALLOW AN ERRANT DRIVER TO STOP OR REGAIN CONTROL OF A VEHICLE. THIS AREA MIGHT CONSIST OF A SHOULDER, A RECOVERABLE SLOPE, AND/OR A NON-RECOVERABLE, TRAVERSABLE SLOP WITH A CLEAR RUN-OUT AREA AT ITS TOE."
(MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PP. 1A-15., DECEMBER 2000)

NOTES

CENTERLINE STRIPING (TYPICALLY) SHALL BE PROVIDED ON DESIGNATED CITY ARTERIAL AND COLLECTOR ROADWAYS, WITH SKIP YELLOW CENTERLINE STRIPING ONLY PROVIDED WHERE PASSING IS INTENDED TO BE ALLOWED (UPON APPROVAL OF THE CITY ENGINEER). DOUBLE YELLOW STRIPING IS ALLOWABLE ON LOCAL STREETS ONLY IF THERE ARE SIGHT DISTANCE RESTRICTIONS.

PERMANENT AND/OR TEMPORARY STRIPING AND/OR SIGNAGE IN A CUL-DE-SAC, NON-COLLECTOR ROAD, PRIVATE ROAD, PRIVATE DRIVE, AND/OR SECONDARY ROAD WITHIN RESIDENTIAL SUBDIVISIONS MAY BE SUBJECT TO THE CITY ENGINEER'S AND/OR BROWARD COUNTY TRAFFIC ENGINEERING RECOMMENDATION DUE TO SAFETY AND/OR ANY OTHER TRAFFIC ISSUES.

FOR SPECIFIC SCENARIOS INVOLVING BICYCLE LANES STRIPING, PLEASE CONSULT THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD – LATEST EDITION), AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) ROAD-WAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION), AND/OR BROWARD COUNTY TRAFFIC ENGINEERING STAN-DARDS.

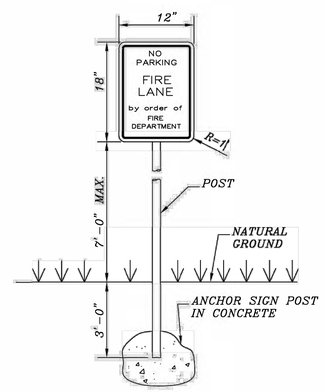
THE BUS BAY DESIGN SHOWN IS PER BROWARD COUNTY STANDARDS. LONGER EXIT AND DEPARTURE TAPERS AND STOPPING ARE LENGTH FOR BUS BAYS CAN BE PROVIDED WHERE NECESSARY (UPON APPROVAL OF THE CITY ENGINEER).

CITY OF TAMARAC PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION 6011 NOB HILL ROAD TAMARAC, FL. 33321	STANDARD DETAIL: PAVEMENT MARKINGS GENERAL NOTES (2 OF 2) FIGURE PM-09	REVISIONS: No. / Date / Remarks / By; Drawn By / Date / Approved By / Date

U:\Shared\Public Works\File\ENGINEERING\Minimum Standards\CITY OF TAMARAC STANDARDS\CADD\PAVEMENT MARKINGS\PM-09_Pavement Markings Notes.dwg

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CITY OF TAMARAC — Community Risk Reduction — The City For Your Life — SHEET 1 — Job No. — Scale: N.T.S



NOTES:

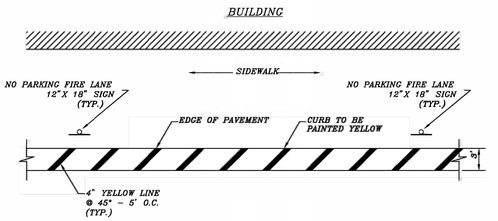
1. *"NO PARKING FIRE LANE BY ORDER OF FIRE DEPARTMENT" SIGN AT MAX 60' O.C. SIGN TO BE 12"x 18" W/ RED LETTERS ON WHITE BACKGROUND.*
2. *SIGN TO BE POSTED 7' MAX. ABOVE FINISHED GRADE. ON B.C.T.E.D. STANDARD POST.*

FIRE LANE SIGN DETAIL

N.T.S

REVISIONS — No. / Date / Remarks / By — Date: 9/1/2024 — Seal: — **TAMARAC FIRE RESCUE STANDARD DETAILS** — CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

CITY OF TAMARAC — Community Risk Reduction — The City For Your Life — SHEET 2 — Job No. — Scale: N.T.S



NOTES:

1. *The pavement shall be painted with parallel four-inch-wide yellow strip lines every 5' on center extending at lest 3' from edge of the pavement.*

FIRE LANE DETAIL

N.T.S

REVISIONS — No. / Date / Remarks / By — Date: 9/1/2024 — Seal: — **TAMARAC FIRE RESCUE STANDARD DETAILS** — CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

REV. / DESCRIPTION / DATE

NO PART OF THESE PLANS OR DESIGNS MAY BE COPIED OR REPRODUCED IN ANY FORM WITHOUT PRIOR AND EXPRESS WRITTEN CONSENT OF THE ENGINEER OF RECORD.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. WHERE UNSAFE OR UNSPECIFIED CONDITIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND SHALL NOT PROCEED WITH ANY ADJUSTMENT WORK IN THE AREA IN QUESTION.

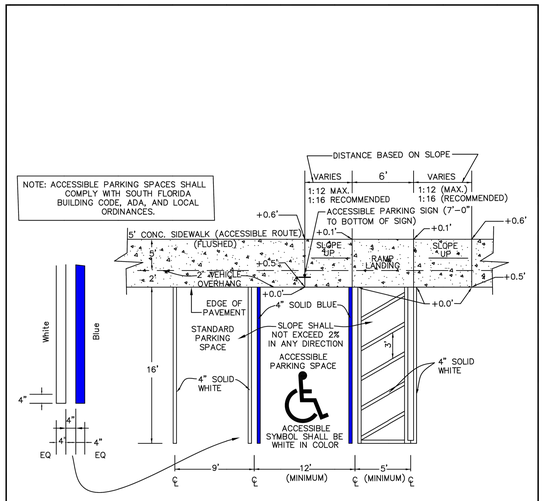
THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE DIMENSIONS AND CONDITIONS AND DIMENSIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL TRADES. ANY DISCREPANCIES OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER OF RECORD PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY WORK PERFORMED BY THE CONTRACTOR AFTER HE DISCOVERS SUCH DISCREPANCIES SHALL BE DONE AT HIS OWN RISK.

EASTSIDE COMMUNITY PARK
TAMARAC
The City For Your Life
2 THE COMMON, TAMARAC, FL 33319

EU INTERNATIONAL, LLC
CONSULTING ENGINEER - CA32900
GENERAL CONTRACTOR - CGC1526228
1900 GLADES RD. SUITE 500
BOCA RATON, FL 33431
O.: (561) 990-3333
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ekrem@eu-intl.com

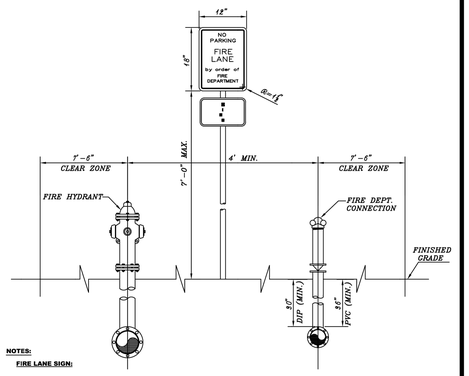
EKREM UZMAN LICENSE No.83295 STATE OF FLORIDA PROFESSIONAL ENGINEER
E-SEAL

SHEET
C-800



ACCESSIBLE PARKING DETAIL
N.T.S.

CITY OF TAMARAC
Community Risk Reduction
TAMARAC The City For Your Life
Job No.
Scale: N.T.S
SHEET 6



NOTES:

FIRE LANE SIGN:

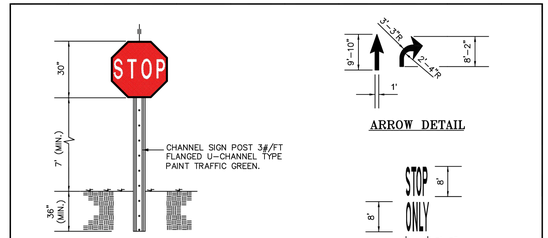
1. *SIGNS SHALL HAVE A WHITE REFLECTORIZED BACKGROUND WITH RED OPAQUE LEGEND AND BORDER.*
2. *"FIRE LANE" LETTERS SHALL BE 1 1/2" AND ALL OTHER LETTERS SHALL BE 1" SERIES "C".*
3. *SIGNS SHALL BE MOUNTED ON POST AT LOCATIONS DEPICTED ON SITE PLAN AT A MAXIMUM HEIGHT OF 7'-0" FROM THE FINISHED GRADE TO THE BOTTOM PART OF THE SIGN.*

FIRE DEPARTMENT CONNECTION SIGN

1. *SIGNS SHALL BE A MINIMUM OF 12" X 16" WHITE BACKGROUND WITH RED LETTERS MINIMUM LETTER SIZE TO BE ONE INCH.*

FIRE HYDRANT AND FDC ON THE SAME PLANE DETAIL
N.T.S

REVISIONS				Date: 7/02/24	Init:	TAMARAC FIRE RESCUE STANDARD DETAILS
No.	Date	Remarks	No.			CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

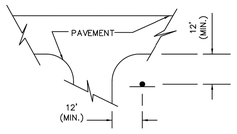


NOTES:
1. SIGN ASSEMBLY TYPICAL TO ALL SIGNS OTHER THAN HANDICAP SIGNS.
2. FOR ALUMINUM POST, BASE, FOUNDATION AND FUSE ASSEMBLY, REFER TO FDOT INDEX NO. 11860. (STATE OF FLORIDA DOT 2008 DESIGN STANDARDS) OR BROWARD COUNTY TYPICAL SIGN ASSEMBLY DETAIL (ENGINEERING DESIGN STANDARDS LATEST EDITION)

TYPICAL SIGN POST

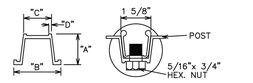
ARROW DETAIL

(SOURCE FDOT INDEX NO. 17346.)
PAVEMENT MESSAGE DETAIL



NOTE:
1. REFER TO MUTCD SECTION 2A-16 FOR LOCATIONS.

TYPICAL STOP SIGN LOCATION

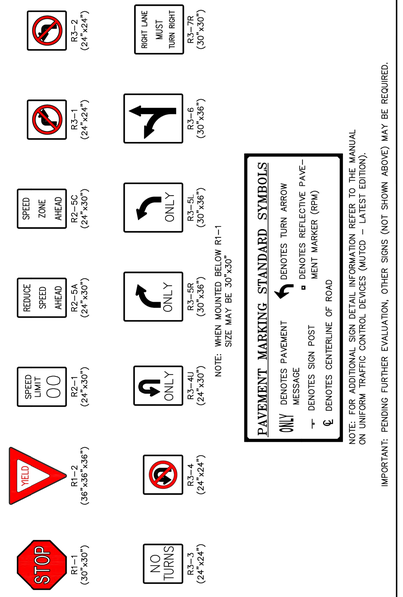


TOP VIEW

DIMENSION	TOLERANCE	2.00"	3.00"
"A"	+-3/32"	1 15/32"	1 7/8"
"B"	+-1/8"	3 1/16"	3 1/2"
"C"	+-1/16"	1 9/32"	1 5/16"
"D"	+-1/32"	3/16"	7/32"

CHANNEL POST

TYPICAL TRAFFIC SIGNS
(WITH MINIMUM RECOMMENDED SIZES)



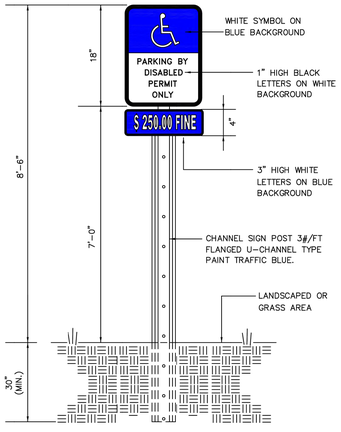
PAVEMENT MARKING STANDARD SYMBOLS

ONLY DENOTES PAVEMENT MESSAGE
DENOTES TURN ARROW
DENOTES REFLECTIVE PAVEMENT MARKER (RPM)
DENOTES SIGN POST
℄ DENOTES CENTERLINE OF ROAD

NOTE: WHEN MOUNTED BELOW R1-1 SIZE MAY BE 30"x30"

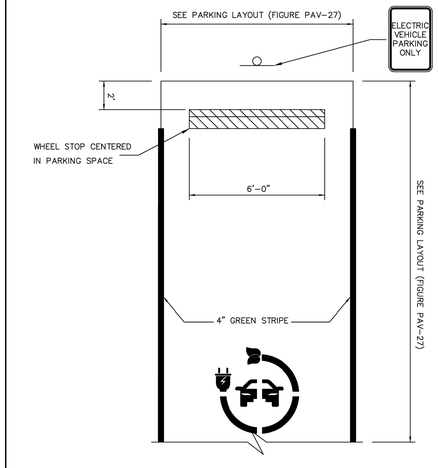
NOTE: FOR ADDITIONAL SIGN DETAIL INFORMATION REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD - LATEST EDITION).

IMPORTANT: PENDING FURTHER EVALUATION, OTHER SIGNS (NOT SHOWN ABOVE) MAY BE REQUIRED.

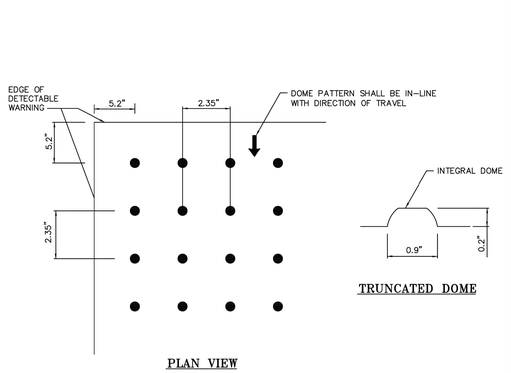


NOTE:
1. FOR ALUMINUM POST, BASE, FOUNDATION AND FUSE ASSEMBLY, REFER TO FDOT INDEX NO. 11860. (STATE OF FLORIDA DOT 2008 DESIGN STANDARDS) OR BROWARD COUNTY TYPICAL SIGN ASSEMBLY DETAIL. (ENGINEERING DESIGN STANDARDS LATEST EDITION)

HANDICAP SIGN POST



ELECTRIC VEHICLE
TYPICAL PARKING SPACE

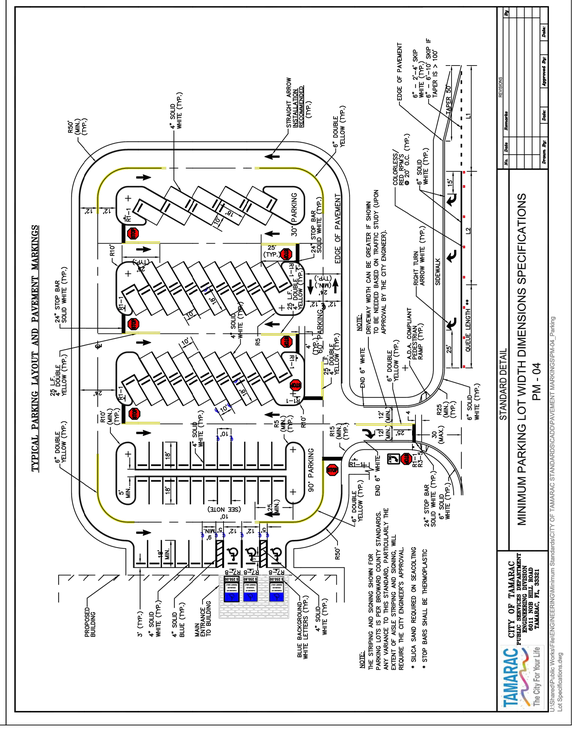


TRUNCATED DOME

PLAN VIEW

NOTES:

1. DETECTABLE WARNING PER FDOT INDEX # 304
2. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" INCHES FROM THE BACK OF CURB.



REVISIONS						STANDARD DETAIL
No.	Date	Remarks	No.	Date	Remarks	MINIMUM PARKING LOT WIDTH DIMENSIONS SPECIFICATIONS
						PM - 04

CITY OF TAMARAC
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION
6011 NOB HILL ROAD
TAMARAC, FL. 33321

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

EASTSIDE COMMUNITY PARK

TAMARAC The City For Your Life

2 THE COMMON, TAMARAC, FL 33319

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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES FOUND IN THESE AND ASSOCIATED DRAWINGS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT OF ANY VARIATIONS FROM SPECIFICATIONS.

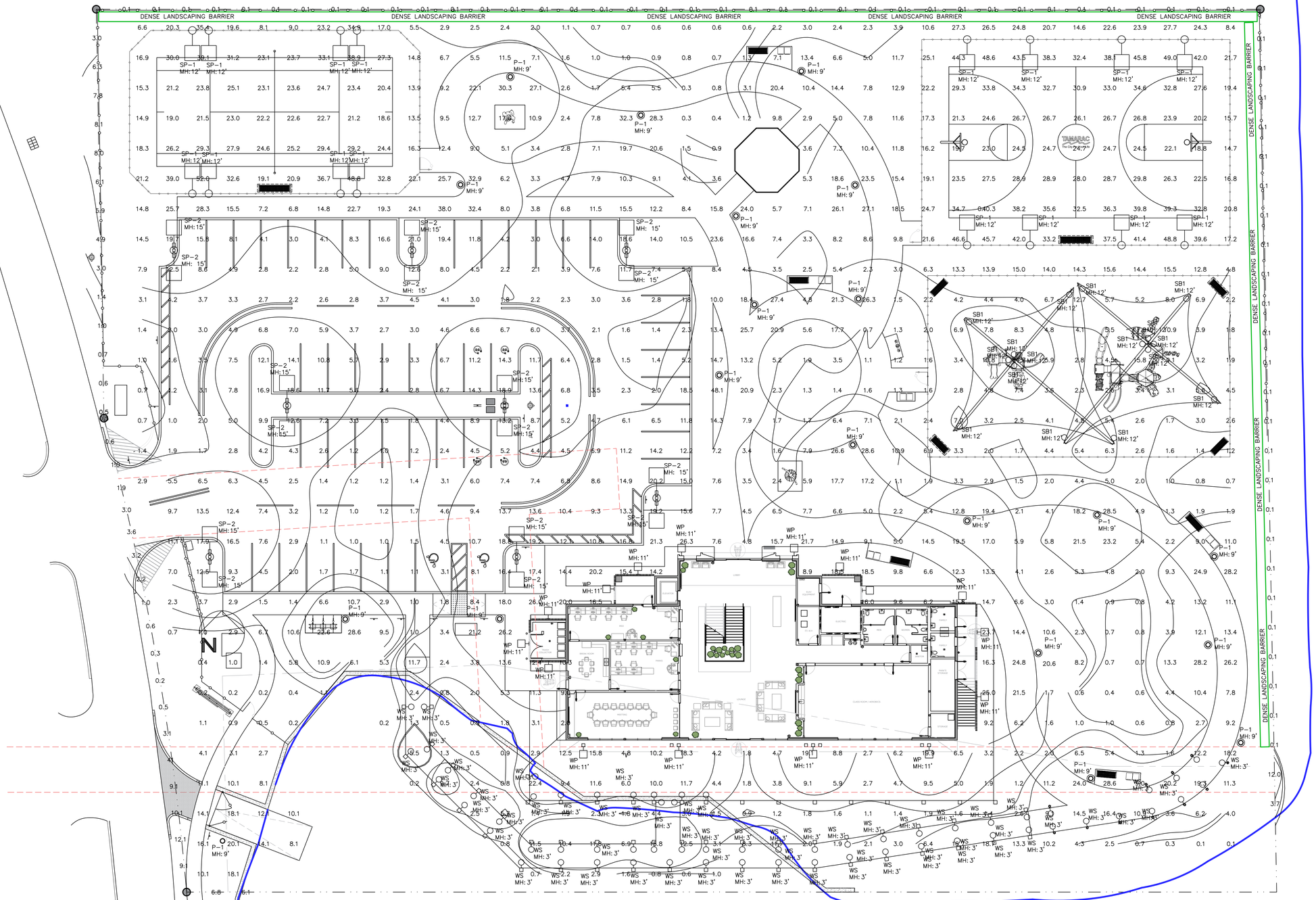
THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE DIMENSIONS AND CONDITIONS AND DIMENSIONS IN THE JOB SITE BEFORE STARTING ANY WORK. NOTIFY EU INTERNATIONAL, LLC IMMEDIATELY OF ANY DISCREPANCIES FOUND IN THE DRAWINGS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE REPORTED TO EU INTERNATIONAL, LLC BEFORE ANY COMMENCEMENT OF THE WORK IN THE AREA IN QUESTION.

EU INTERNATIONAL, LLC
CONSULTING ENGINEER - CA32900
GENERAL CONTRACTOR - CGC1526228
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ekrem@eu-intl.com

EKREM UZMAN LICENSE No.83295 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET
C-900



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	MANUFACTURER	MODEL	MOUNTING	LUMINARIES LUMENS	LUMINARIES WATT	LLF	QUANTITY	NUM OF HEADS
SP-1		SIGNIFY CANADA	OPF-S-A02-840-BLC	POLE	5877	55	0.900	8	ONE
SP-2		SIGNIFY CANADA	OPF-S-A02-840-BLC	POLE	5877	55	0.900	16	TWO
SB1		INSIGHT LIGHTING	PS6_HO_40K_100_UNV	POLE	1789	24.8	0.900	16	ONE
P-1		SIGNIFY CANADA	PPT-P-A02-830-BLC	POLE	2237	20.8	0.900	20	ONE
WP		DORADO	DRD-45	SURFACE	4808	45	0.900	16	ONE
WS		INSIGHT LIGHTING	PLI_SO_RGB840_0606_120	SURFACE	1551	20	0.900	62	ONE

CALCULATION SUMMARY

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
TENNIS COURT	ILLUMINACE	Fc	25.36	52.0	13.5	1.88	3.85
BASKETBALL COURT	ILLUMINACE	Fc	28.72	40.3	18.8	1.53	2.14
KIDS PLAYGROUND	ILLUMINACE	Fc	5.46	25.9	1.2	4.52	21.58
PARKING LOT	ILLUMINACE	Fc	6.47	21.0	1.0	6.50	21.0
ENTIRE LOT	ILLUMINACE	Fc	10.27	52.0	0.1	51.33	520.0

SITE PHOTOMETRIC PLAN

NTS

N

REV.	DESCRIPTION	DATE
1		
2		
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5		
6		

EASTSIDE COMMUNITY PARK

TAMARAC

The City For Your Life

2 THE COMMON, TAMARAC, FL 33319

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THE CONTRACTOR SHALL COMPARE ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND REPORT ANY DISCREPANCIES TO EU INTERNATIONAL, PE BEFORE ANY COMMENCEMENT OF THE WORK IN THE AREA IN QUESTION.

EU INTERNATIONAL, LLC
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E-SEAL

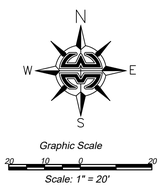
SHEET

E-100



Tamarac RC Zoning District	Site Area	110,206
Minimum landscape area:	13,225	
LANDSCAPE REQUIREMENTS		
Tamarac City, Florida	Zoning: RC	
PLANT MATERIAL		
MIN, 50% OF REQD TREES SHALL BE WATER CONSERVINCE NATIVE PLANT MATERIAL		
MIN 50% OF REQUIRED TREES SHALL BE SHADE TREES		
NO MORE THAN 20% OF REQUIRED TREES MAY BE PALMS		
MIN 50% OF SHRUBS SHALL BE NATIVE PLANT MATERIAL		
MIN. DEVELOPMENT SITE PLANTING	REQUIRED	PROVIDED
1 TREE AND 5 SHRUBS FOR EVERY 1,000 SF OF PERVIOUS AREA	TOTAL PERVIOUS AREA: 44,703SF	
MIN 50% OF REQUIRED TREES SHALL BE SHADE TREES	44,703SF/1000 SF = 45 TREES	
	(23 TO BE SHADE TREES)	54 TREES
	45X5 = 225 SHRUBS	
PERIMETER PLANTING	REQUIRED	PROVIDED
FACADE FRONT: 1 TREE PER 30 LINEAR FEET	BUILDING FAÇADE : 134 LF = 5 TREES	5 TREES
PERIMETER: 3 TREES/40 LINEAR FEET	NORTH PERIMETER: 385LF = 30 TREES	45 TREES
NO MORE THAN 20% OF REQUIRED TREES MAY BE PALMS	EAST PERIMETER: 268 LF = 20 TREES	25 TREES
CONTINOUS HEDGE	SOUTH PERIMETER: 360 LF = 27 TREES	27 TREES
ALONG R/W: 2 TREE PER 30 LINEAR FEET	WEST PERIMETER: 294LF = 20 TREES	20 TREES

26	BS	Gumbo Limbo
4	CG	Bridalveil Tree
15	CD	Pidgeon Plum
29	CE	Green Buttonwood
26	TD	Bald Cypress
28	CES	Silver Buttonwood
10	CS	Orange Geiger
6	MF	Simpson's Stopper
21	SP	Cabbage Palm (3 for 1)
12	VM	Montgomery Palm (3 for 1)
	CHR	Cocoplum
	HAM	Firebush
	MUH	Muhly Grass
	POD	Podocarpus
	PSY	Wild Coffee
	PHI	Xanadu
	STR	Red Bird
	STN	White Bird
	TAB	Pinwheel Jasmine
	LIR	Liriope



Landscape Design Associates
25110 NW 182nd Ave
High Springs, FL 32643
352-210-5765 ph. www.landscapeda.com

Scale:
Drawn by:
Checked by:
CADD No.:
Date:

Revisions
Date | Comments

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Eastside Community Park
City of Tamarac
Conceptual Landscape Plan

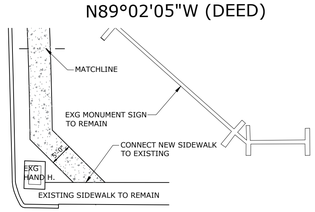
LD-01

SITE PLAN

1/16"=1'-0"

N

NEW SIDEWALK CONNECTION



REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

EASTSIDE COMMUNITY PARK

TAMARAC

The City For Your Life

2 THE COMMON, TAMARAC, FL 33319

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THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL REPORT ANY ERRORS, INCONSISTENCIES OR OMISSIONS TO EU INTERNATIONAL, LLC BEFORE ANY COMMENCEMENT OF THE WORK IN THE AREA IN QUESTION.

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GENERAL CONTRACTOR - CGC1526228
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EKREM UZMAN LICENSE No.83295 STATE OF FLORIDA PROFESSIONAL ENGINEER

E-SEAL

SHEET

SP-100

Tree Data Table

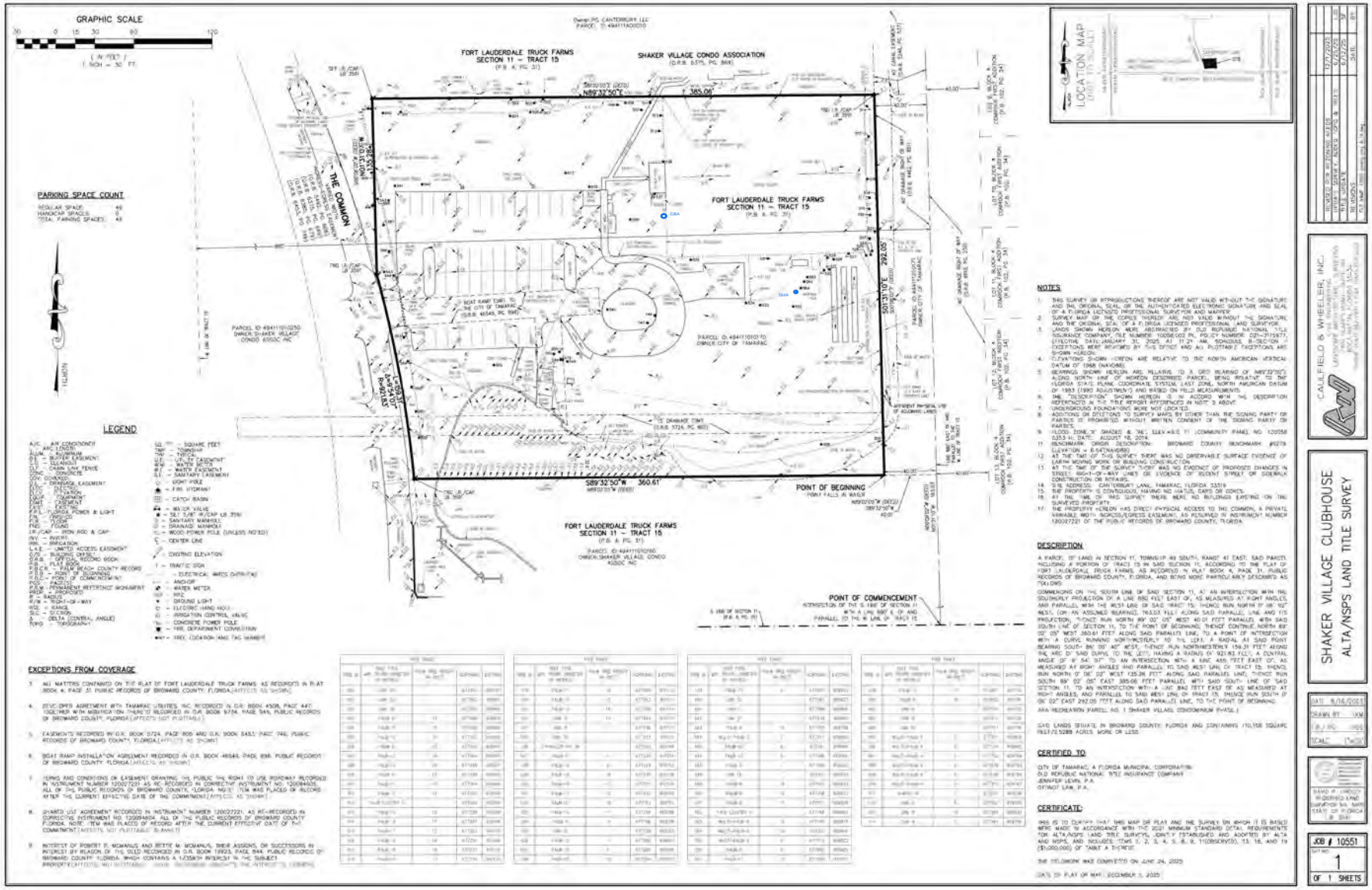
Tree #	Common Name	Botanical Name	DBH (in)	Height (ft)	CT (ft)	Spread (ft)	Cond. (%)
500	Black Olive	*Bucida buceras*	21.5	43		23	70%
501	Black Olive	*Bucida buceras*	22.5	43		22	70%
502	Sabal Palm	*Sabal palmetto*	28	36	29	12	60%
503	Sabal Palm	*Sabal palmetto*	9	31	20	16	60%
504	Sabal Palm	*Sabal palmetto*	11	46	26	14	70%
505	Sabal Palm	*Sabal palmetto*	15	17	7	12	70%
506	Sabal Palm	*Sabal palmetto*	9	9	4	12	70%
507	Sabal Palm	*Sabal palmetto*	12	12	7	12	70%
508	Sabal Palm	*Sabal palmetto*	13	30	22	12	70%
509	Sabal Palm	*Sabal palmetto*	9	22	14	11	70%
510	Sabal Palm	*Sabal palmetto*	12	27	19	11	70%
511	Sabal Palm	*Sabal palmetto*	11	31	23	11	70%
512	Senegal Date Palm	*Phoenix reclinata*	21	14	10	14	50%
513	Sabal Palm	*Sabal palmetto*	15	16	10	12	70%
514	Sabal Palm	*Sabal palmetto*	19	24	15	12	70%
515	Sabal Palm	*Sabal palmetto*	17	19	4	10	70%
516	Sabal Palm	*Sabal palmetto*	15	23	15	11	70%
517	Sabal Palm	*Sabal palmetto*	18	29	22	12	70%
518	Sabal Palm	*Sabal palmetto*	19	29	22	12	70%
519	Sabal Palm	*Sabal palmetto*	17	25	14	11	50%
520	Sabal Palm	*Sabal palmetto*	17	10	3.5	7	50%
521	Sabal Palm	*Sabal palmetto*	19	21	12	13	50%
522	Pongam	*Pongamia pinnata*	9	33		21	70%
523	Pongam	*Pongamia pinnata*	8	26		15	70%
525	Strangler Fig	*Ficus aurea*	39				0%
526	Strangler Fig	*Ficus aurea*	26	38		32	20%
527	Sabal Palm	*Sabal palmetto*	9	14	2	12	50%
528	Sabal Palm	*Sabal palmetto*	16	23	6	14	50%
529	Sabal Palm	*Sabal palmetto*	14	31	21	15	50%
530	Sabal Palm	*Sabal palmetto*	18	21	15	15	40%
531	Sabal Palm	*Sabal palmetto*	17	21	6	15	60%
532	Sabal Palm	*Sabal palmetto*	20	20	15	15	70%
533	Sabal Palm	*Sabal palmetto*	14	18	6	13	70%
534	Solitaire Palm	*Ptychosperma elegans*	4	27	17	7	70%
535	Brazilian Pepper	*Schinus terebinthifolia*	5	21		10	50%
536	Coconut Palm	*Cocos nucifera*	12	22	18	16	70%
536A	Live Oak	*Quercus virginiana*	5	24		13	50%
537	Sabal Palm	*Sabal palmetto*	15	18	4	14	30%
538	Sabal Palm	*Sabal palmetto*	18	18	6	11	70%
539	Sabal Palm	*Sabal palmetto*	17	12	6	9	30%
540	Black Olive	*Bucida buceras*	23	39		32	70%

Tree Data Table

Tree #	Common Name	Botanical Name	DBH (in)	Height (ft)	CT (ft)	Spread (ft)	Cond. (%)
541	Black Olive	*Bucida buceras*	19.5	48		30	70%
542	Black Olive	*Bucida buceras*	22	45		33	20%
543	Sabal Palm	*Sabal palmetto*	8	32	23	8	70%
544	Christmas Palm	*Adonidia merrillii*	16	15	8	10	75%
545	Sabal Palm	*Sabal palmetto*	20	18	8	12	70%
546	Sabal Palm	*Sabal palmetto*	15	15	5	11	70%
547	Sabal Palm	*Sabal palmetto*	9	11	3	11	70%
548	Mango	*Mangifera indica*	18	21		20	20%
549	Sabal Palm	*Sabal palmetto*	8	28	19	13	46%
550	Sabal Palm	*Sabal palmetto*	9	23	17	10	20%
551	Sabal Palm	*Sabal palmetto*	9	25	15	13	60%
552	Areca Palm	*Dypsis lutescens*	16	16		17	25%
553	Christmas Palm	*Adonidia merrillii*	16	16	10	14	70%
554	Christmas Palm	*Adonidia merrillii*	23	16	10	13	70%
555	Christmas Palm	*Adonidia merrillii*	22	17	11	7	46%
556	Christmas Palm	*Adonidia merrillii*	5	9	5	5	60%
557	Sabal Palm	*Sabal palmetto*	17	14	7	13	50%
558	Sabal Palm	*Sabal palmetto*	12	14	6	12	20%
559	Coconut Palm	*Cocos nucifera*	9	37	30	11	50%
562	Bishop Wood	*Bischofia javanica*	55	42		40	70%
563	Bishop Wood	*Bischofia javanica*	49	40		36	70%
564	Bishop Wood	*Bischofia javanica*	10	14	9	13	70%
564A	Solitaire Palm	*Ptychosperma elegans*	3	19	6	9	70%
565	Christmas Palm	*Adonidia merrillii*	9	10	6	9	70%
566	Christmas Palm	*Adonidia merrillii*	9	10	6	9	70%
567	Christmas Palm	*Adonidia merrillii*	6	11	6	11	60%
568	Christmas Palm	*Adonidia merrillii*	9	11	6	11	50%
569	Christmas Palm	*Adonidia merrillii*	9	11	6	11	55%
570	Christmas Palm	*Adonidia merrillii*	9	11	6	11	55%
571	Gumbo Limbo	*Bursera simaruba*	21	37		41	30%
572	Mango	*Mangifera indica*	7	27		19	35%
573	Live Oak	*Quercus virginiana*	4	14		12	50%
574	Black Olive	*Bucida buceras*	33	43		23	70%

CT = Clear Trunk height.

Property Survey
Noting Tree Locations



Newspaper: Sun Sentinel - Palm Beach Advertiser: City of Tamarac
Issue Date: Tue, 09/22/26 Ad Number: 140524-242774

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CITY OF TAMARAC
PLANNING BOARD AND CITY COMMISSION
NOTICE OF PUBLIC HEARINGS

YOU ARE HEREBY NOTIFIED that a Public Hearing to consider the following applications will be held before the **PLANNING BOARD** of the CITY OF TAMARAC, FLORIDA, on **Wednesday, October 7, 2026,** at or after **9:00 a.m.** in the City Commission Chambers of City Hall, located at 7525 NW 88th Avenue, Tamarac, FL 33321.

YOU ARE ALSO HEREBY NOTIFIED that a Public Hearing to consider the same applications will be held before the **CITY COMMISSION** of the CITY OF TAMARAC, FLORIDA, on **Wednesday, October 14, 2026,** at or after **7:00 p.m.** in the City Commission Chambers of City Hall, located at 7525 NW 88th Avenue, Tamarac, Florida 33321.

The following requests for the **Sexy Vape Smoke Shop** project will be considered:

PETITIONER: Mohamad El-Helou, business owner & designated agent for the property owner, UFC Investment & Management, Inc., is requesting approval of:

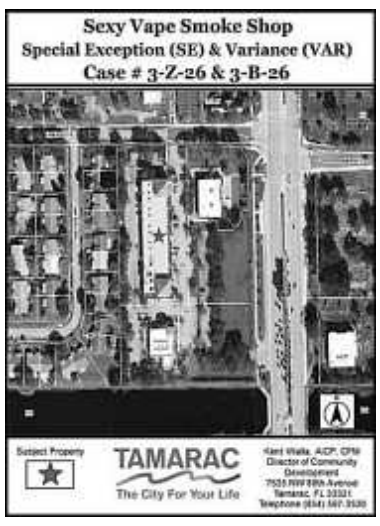
CASE NO.: **3-Z-26: Special Exception – Quasi-Judicial**

PETITION: Requesting approval for the use of an existing tenant space within a commercial retail plaza for a vape/smoke shop in the MU-N (Mixed-Use Neighborhood), pursuant to Land Development Code Section 10-3.2, Table 10-3.1 "Allowed Uses".

CASE NO.: **3-B-26: Variance – Quasi-Judicial**

PETITION: Requesting relief from the use-specific standard set forth in Section 10-3.3(D)(15)(e)(i) to reduce the required minimum separation distance from smoke shops, package liquor stores, and schools from one thousand (1,000) feet to three hundred twenty (320) feet.

LOCATION: 6041 North University Drive, Tamarac, FL 33321



These applications and all supporting documentation for the Planning Board meeting may be requested by emailing planningboard@tamarac.org or viewed in the Community Development Department located at 7525 NW 88th Avenue, Tamarac, Florida 33321 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

These applications and all supporting documentation for the City Commission meeting may be requested by emailing cityclerk@tamarac.org or viewed in the City Clerk's office located at 7525 NW 88th Avenue, Tamarac, Florida 33321 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

In accordance with the Procedures for Quasi-Judicial Proceedings contained in Chapter 10, Section 10-5.3(I)(2)(a) of the City of Tamarac Code of Ordinances, all affected persons will be allowed to present evidence at the hearing, bring forth witnesses, and cross examine witnesses provided they notify and file the required forms provided by the City Clerk's office at least seven (7) calendar days prior to the proceeding. Additionally, interested parties may appear at the hearing per Section 10-5.3(F)(3)(a)(ii)(F), Code of Ordinances.

Pursuant to Chapter 286.0105 Florida Statutes: If a person decides to appeal any decision made by the Planning Board or City Commission with respect to any matter considered at such meeting or hearing, they will need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based.

The City of Tamarac complies with the provisions of the Americans with Disabilities Act. If you are a disabled person requiring any accommodations or assistance, please notify the City 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 at the following number: 711.

KIMBERLY DILLON, CMC
CITY CLERK

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The following request for the **East Side Community Park** project will be considered:

PETITIONER: Ekrem Uzman, designated agent for the property owner, City of Tamarac is requesting approval of:

CASE NO.: **4-SP-26: Site Plan Approval (Major) – Quasi-Judicial**

PETITION: Requesting approval for the development of the proposed Eastside Community Park, consisting of a 12,670-square-foot, two-story community center building, a tennis court, a basketball court, a playground, and associated parking.

LOCATION: The subject property is located on the east side of The Common, north of W Commercial Boulevard, at 2 The Common, in the location of the former Shaker Village Clubhouse. The complete legal description of the subject property is available on file in the Community Development Department.



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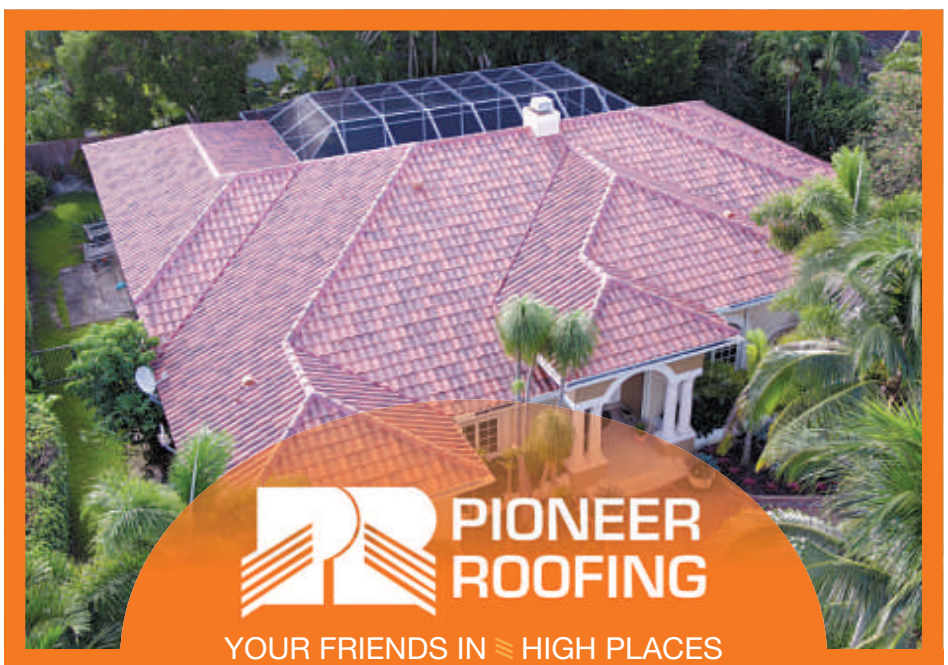
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Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of Legal Ad Eastside Community Park MRSP
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on 22 Sep 2026
Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Rose Williams
_____
Signature of Affiant

Sworn to and subscribed before me this: 22 Sep 2026.

LeAnne Rollins
_____
Signature of Notary Public



_____
Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ( )

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CITY OF TAMARAC
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KIMBERLY DILLON, CMC
CITY CLERK

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