CITY OF TAMARAC
PLANNING BOARD MEETING

Commission Chamber
Wednesday, November 4, 2026
9:00 AM

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1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Minutes
   - 4.a Minutes - October 7, 2026
5. Planning Board Disclosures
6. City Attorney Statement & Swearing In
7. General Public Comments
8. Public Hearing
9. Quasi-Judicial Hearing
   - 9.a TBO107 - Order Granting/Denying Special Exception application for The White Velvet Event Venue, located at 6590 North University Drive, Tamarac, FL 33321 to allow for the use of a tenant space within a commercial retail plaza, for a proposed Hall for Hire or "Banquet Hall" in the Mixed-Use Neighborhood (MU-N) zoning district, pursuant to the City of Tamarac Code of Ordinances.
10. Director's Report
11. Planning Board Reports
12. Adjournment

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

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

TAMARAC
The City For Your Life

PLANNING BOARD AGENDA ITEM REPORT

DATE:	November 4, 2026
SUBMITTED BY:	Collette Blake
ITEM TYPE:	Minutes
AGENDA SECTION:	**Minutes**
TITLE:	Minutes - October 7, 2026

ATTACHMENTS:
10-7-2026 PB Meeting Minutes.pdf

1. CALL TO ORDER
The Planning Board meeting was called to order at approximately 9:02 a.m.

2. PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was led by Sajeen Bell-Clark - Vice Chair.

3. ROLL CALL
The following Board Members were present:

- Alexandra Alvarez
- Sajeen Bell-Clark
- Mara English
- Jacques Moise
- Judy Hunter

Nicole Cleare and Atherley Soman were absent and excused.

4. MINUTES
4.a Minutes – September 2, 2026
The Board reviewed the minutes of the September 2, 2026 Planning Board meeting. No amendments or changes were requested.

A motion was made and seconded to approve the September 2, 2026 meeting minutes.

Vote:

- Judy Hunter – Yes
- Jacques Moise – Yes
- Mara English – Yes
- Sajeen Bell-Clark – Yes
- Alexandra Alvarez – Yes

Motion passed 5-0.

5. PLANNING BOARD DISCLOSURES
No substantive disclosures were reported.

6. CITY ATTORNEY STATEMENT & SWEARING IN
The City Attorney advised that Items 9.a, 9.b, and 9.c were quasi-judicial in nature and reviewed the applicable hearing procedures.

The City Attorney explained that the applicant and City would have an opportunity to present evidence, provide testimony, call and cross-examine witnesses, and offer rebuttal

testimony. Members of the public would also have an opportunity to provide testimony in support of or opposition to the applications.

All individuals intending to provide testimony regarding Items 9.a, 9.b, or 9.c were sworn in.

7. GENERAL PUBLIC COMMENTS
General public comments were opened at approximately 9:07 a.m. No members of the public came forward to speak. General public comments were closed at approximately 9:07 a.m.

8. PUBLIC HEARING
8.a TO2634 – Synthetic Turf
Staff advised the Board that additional time was needed to work on the proposed ordinance concerning synthetic turf regulations. Staff requested that the item be postponed to a future meeting.

9. QUASI-JUDICIAL HEARING
9.a TBO105 – Sexy Vape Smoke Shop – Special Exception
The Board considered a request for a Special Exception to allow a vape/smoke shop to operate at 6041 N. University Drive within the Mixed-Use Neighborhood (MU-N) zoning district.

Applicant Presentation: Mohammed Helou, owner of Sexy Vape Smoke Shop, presented the Special Exception and Variance requests concurrently. He stated that the business operates from an existing approximately 1,200-square-foot tenant space at 6041 N. University Drive and that no expansion or exterior modifications are proposed. He explained that the location had previously operated as a smoke shop and that the current requests are intended to allow continuation of the existing use under the City's current regulations. The applicant described the business's security and age-verification procedures and stated that the operation would not adversely affect traffic, parking, noise, lighting, or surrounding properties. He further stated that the requested variance relates solely to the current separation-distance requirements and requested approval of both applications.

Staff Presentation: Christian Waterval, Planner, Community Development Department, presented the City's review of the Special Exception and Variance requests. He explained the history of the prior vape/smoke shop use at the subject location, the subsequent transfer to the current operator, and the applicability of the City's current Special Exception and separation-distance requirements. He reviewed the surrounding uses and applicable separation distances and stated that staff determined the applications satisfied the applicable review criteria. Staff recommended approval of both requests subject to the

stated conditions of approval. During Board discussion, Mr. Waterval clarified that the requests were necessary to bring the current operator into compliance with the regulations now applicable to the use and explained the purpose of the City's separation-distance standards.

The following conditions of approval were outlined:

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.

The Board discussed the history of the prior vape shop, the transfer of ownership, and why a new Special Exception was required. Staff clarified that although the physical location had not changed, the new operator was required to comply with the regulations currently applicable to the use.

The public hearing was opened at 9:38am. No members of the public came forward to speak.

Motion: A motion was made and seconded to forward a favorable recommendation to the City Commission for approval of TBO105, subject to staff conditions.
Vote: 5-0.

- Alexandra Alvarez – Yes
- Sajeen Bell-Clark – Yes

- Jacques Moise – Yes
- Mara English – Yes
- Judy Hunter – Yes

Motion passed 5-0.

9.b TBO106 – Sexy Vape Smoke Shop – Variance

The public hearing was opened at 9:40am. No members of the public came forward to speak.

Motion: A motion was made and seconded to forward a favorable recommendation to the City Commission for approval of TBO106, subject to the conditions outlined by staff.

Vote: 5-0.

- Judy Hunter – Yes
- Mara English – Yes
- Jacques Moise – Yes
- Sajeen Bell-Clark – Yes
- Alexandra Alvarez – Yes

Motion passed 5-0.

9.c TR14433 – Eastside Community Park – Major Site Plan

The Board considered a Major Site Plan application for redevelopment of the former Shaker Village Clubhouse property, located at 2 The Common, into the proposed Eastside Community Park.

Applicant Presentation: Alexander Baramily, IDEA Architects LLC, presented the proposed Eastside Community Park and Community Center. He described the redevelopment of the former Shaker Village Clubhouse site into a City-owned neighborhood park and community facility featuring a two-story community center, recreational courts, an inclusive playground, pavilion, multi-use trail, fishing pier, observation deck, landscaping, parking, and related amenities. The applicant provided an overview of the proposed site layout, building architecture, waterfront orientation, recreation amenities, pedestrian connections, community meeting spaces, exterior-access restrooms, BSO community substation, lighting, landscaping, security, and stormwater improvements.

Staff Presentation: Robert Johnson, Senior Planner, Community Development Department, presented the City's review of the Eastside Community Park Major Site Plan. He provided background on the former Shaker Village Clubhouse property, the City's acquisition of the site, and the East Side Parks Feasibility Study identifying a need for additional recreational facilities in eastern Tamarac. Mr. Johnson reviewed the proposed site layout, zoning and dimensional standards, parking, access, pedestrian connections, fencing, landscaping, architectural design, and applicable site plan approval criteria. He stated that staff

determined the application satisfied the applicable review standards and recommended that the Planning Board forward a favorable recommendation to the City Commission subject to the stated conditions of approval. During Board discussion, Mr. Johnson clarified that the revised plan provides the required 50 parking spaces.

The following conditions of approval were outlined:

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).

Motion: A motion was made and seconded to forward a favorable recommendation to the City Commission for approval of TR14433, subject to staff conditions.

Vote: 5-0.

- Jacques Moise – Yes
- Mara English – Yes
- Judy Hunter – Yes
- Alexandra Alvarez – Yes
- Sajeen Bell-Clark – Yes

Motion passed 5-0.

10. DIRECTOR'S REPORT

The Director provided the following updates:

- The City received notice from the Florida Department of Commerce regarding the City's Water Supply Plan. The plan will return to the City Commission for second reading and adoption.
- Several Planning Board member terms may be approaching expiration. Members were encouraged to communicate with their appointing Commissioners regarding potential reappointment.
- Board Members were reminded to respond promptly to Planning Board attendance polls so staff can determine whether a quorum will be available for upcoming meetings.

11. PLANNING BOARD REPORTS

Sajeen commended City staff for the quality and completeness of the presentations, staff reports and supporting materials, noting that the information provided addressed the Board's questions and assisted with its review of the agenda items.

12. ADJOURNMENT

There being no further business, the Planning Board meeting was adjourned at approximately **10:13 a.m.**

Collette Blake

Planning Board Secretary

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PLANNING BOARD AGENDA ITEM REPORT

DATE:	November 4, 2026
SUBMITTED BY:	Collette Blake
ITEM TYPE:	Board Order
AGENDA SECTION:	**Quasi-Judicial Hearing**
TITLE:	TBO107 - Order Granting/Denying Special Exception application for The White Velvet Event Venue, located at 6590 North University Drive, Tamarac, FL 33321 to allow for the use of a tenant space within a commercial retail plaza, for a proposed Hall for Hire or “Banquet Hall” in the Mixed-Use Neighborhood (MU-N) zoning district, pursuant to the City of Tamarac Code of Ordinances.

ATTACHMENTS:

1- SE Memo - White Velvet PB.docx
2- TBO 107 - White Velvet.docx
3- T.W.V.E.V. Justification Letter.pdf
4- Mural Plaza Survey.pdf
5- WHITE VELVET - LIFE SAFETY PLAN.pdf
SunSentinel - White Velvet.pdf

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 26-10-006M
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Board

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

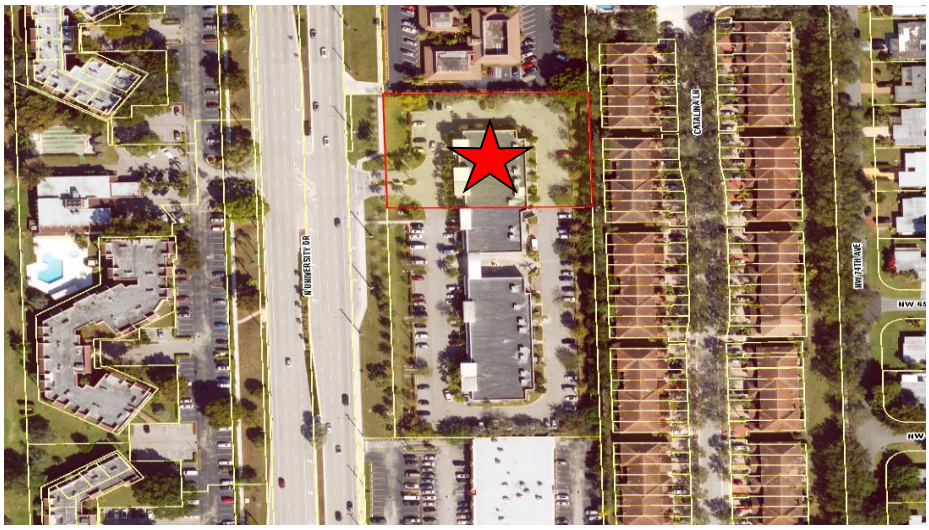
DATE: November 4, 2026

RE: *The White Velvet Event Venue* – Special Exception *{Quasi-Judicial}*
TEMP BOARD ORDER NO. 107**; CASE#:** 4-Z-26**; MF#:** 04-87

RECOMMENDATION: The Director of Community Development recommends that the Planning Board consider forwarding a favorable recommendation of approval for the proposed Special Exception in accordance with Land Development Code (LDC) Section 10-3.2; Table 10-3.1, to allow a Hall for Hire ("Banquet Hall"), within Mural Plaza, located at 6590 N. University Drive in the Mixed-Use Neighborhood (MU-N) zoning district at its November 10, 2026 meeting with conditions of approval (see attached Board Order for Special Exception - Temp Board Order No. 107).

ISSUE: Marie Exantus of *The White Velvet Event Venue ("White Velvet")*, business owner, applicant, and designated agent for the property owner, Mural TML, LLC, is seeking Special Exception approval to operate a Hall for Hire ("Banquet Hall"), pursuant to LDC Section 10-3.2, Table 10-3.1 "Allowed Uses," which is required in the Mixed-Use Neighborhood (MU-N) zoning district [see attached Justification Letter Exhibit "A"].

LOCATION: The subject property is located on the east side of N. University Drive just North of NW 64th Street (see aerial photograph and attached location map). The property consists of a parcel within an existing commercial plaza, legally described as Regina Subdivision 141-23 B Parcel A, and commonly known as "Mural Plaza." The White Velvet Event Venue is seeking to operate within a vacant suite located at 6590 N. University Drive, Tamarac, Florida 33321, within the plaza. The subject property is approximately 3.48 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	Mixed-Use Neighborhood (MU-N)	Belle Terre Professional Complex (Professional Offices)
South	Mixed-Use Neighborhood (MU-N)	University Shoppes & Office Suites (Retail Sales)
East	Multi-Family Residential (R-3)	Catalina Place (Multi-Family Residential)
West	Multi-Family Residential (R-3)	Concord Village (Multi-Family Residential)

BACKGROUND: The original Site Plan approval for the Mural Plaza was granted in 2015 for two (2) one-story buildings connected by a covered patio. Records indicate that the buildings were constructed in 2019. The subject property was previously zoned B-1 (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 City wide rezoning via Ordinance number (O-2018-09).

The plaza encompasses approximately 32,000 square feet of commercial space. Presently, the plaza contains a variety of commercial uses, including an ice cream parlor (Midnight Cookies & Cream), dental services (Ideal Smiles Enterprise), adult daycare center (Tamarac Seniors Center), and medical marijuana dispensary (MÜV Medical Cannabis Dispensary). The aforementioned businesses have been tenants at Mural Plaza since its construction in 2019.

The adjoining suite, Suite 6580, began as a Vanilla Box "Vanilla Shell", which is an empty but finished commercial space provided by a landlord that allows a future tenant to make their own interior renovations tailored to their desires. City records for this specific suite reflect that a building permit was submitted and approved for the build-out of a medical marijuana dispensary (MÜV Medical Cannabis Dispensary), which has received its Certificate of Occupancy and Business Tax Receipt in 2022.

The opposite neighboring suite, Suite 6596, was constructed and renovated to specifically accommodate an AT&T retail store. City records show that AT&T received a Certificate of Occupancy and Business Tax Receipt in 2019. The AT&T store ceased its operation in 2021. After AT&T's departure, Holiday Flooring occupied the space for a short one-year tenure. A chiropractic care center (ICC Immediate Care Clinic) is Currently occupying the suite.

The subject location, Suite 6590, has been vacant since the opening of Mural Plaza in 2019.

ANALYSIS: The applicant, Marie Exantus, is requesting Special Exception approval to allow the operation of a Hall for Hire ("Banquet Hall") in a vacant tenant suite approximately three thousand six hundred square feet (±3,600 sq. ft.) within an existing commercial plaza.

The facility will not contain a formal kitchen for food preparation; however, it will contain a commercial refrigerator, microwave, sink, and food preparation area. A designated portable bar area will be used to serve non-alcoholic beverages, as no permanent bar equipment is present within the space. All catering and entertainment services will be contracted independently by each client or through White Velvet staff. The business model primarily consists of private events, including weddings, birthday parties, corporate events, social gatherings, and similar celebrations. Additionally, all activities associated with the use of the facility will be contained within the space, as required by City Code. The applicant has stated that an alcoholic beverage license has not been obtained for the facility at this time; however, a license may be requested in the future.

Per LDC Section 10-4.3, Table 10-4.1, titled "Minimum Number of Off-Street Parking Spaces," a Hall for Hire ("Banquet Hall") requires one (1) parking space for every 200 square feet of leased space. As such, the approximately 3,600 square feet of leased commercial space will require a minimum of eighteen (18) parking spaces. The plaza contains a total of one hundred forty-seven (147) parking spaces. Of these, one hundred twenty-one (121) parking spaces are required for existing tenant operations, leaving twenty-six (26) parking spaces available. Thus, the proposed use, together with the existing uses, will meet the minimum on-site parking requirement.

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

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

Pending the outcome of the City Commission meeting, White Velvet will be required to apply for a Certificate of Occupancy ("Safety Permit") through the Building Department and a Business Tax Receipt through the Business Revenue Division to legally operate within the City of Tamarac.

The City of Tamarac currently has four (4) existing Hall for Hire ("Banquet Hall") businesses: Casa De Amore, located at 7111 West Commercial Boulevard; The Woods Venue, located at 3878–3884 West Commercial Boulevard; Dynasty Banquet Hall, located at 3186–3190 West Commercial Boulevard; and the recently approved Duwbu Ballroom & Lounge, located at 3104–3108 West Commercial Boulevard. All four businesses have received Special Exception approval from the City Commission.

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

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

Review Standards for Special Exception

LDC Section 10-5.4(G)(4)

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

The proposed White Velvet is consistent with the goals, objectives, and policies of the City of Tamarac's 2050 Comprehensive Plan. Specifically, the proposed Hall for Hire ("Banquet Hall") will comply with the following policies:

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

The subject property is zoned Mixed-Use Neighborhood (MU-N) and is designated Commercial on the City's Future Land Use Map. A Hall for Hire ("Banquet Hall") is considered a commercial use and is permitted under the Commercial land use designation, consistent with the City's Comprehensive Plan. The property is located within an existing commercial plaza that contains other retail, medical, and personal service uses, thereby contributing to the orderly growth of the community, as encouraged by the first goal of the Future Land Use Element of the Comprehensive Plan. 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 Hall for Hire ("Banquet Hall") within an existing commercial plaza that complied with the development standards of the Code at the time of its construction. The property is zoned Mixed-Use Neighborhood (MU-N), and a Hall for Hire ("Banquet Hall") is permitted in the zoning district as a Special Exception. The applicant has submitted the appropriate application materials for consideration of the use, as required by the City's Code. Accordingly, the proposed use complies with the applicable zoning district, use, and development standards prescribed in the City's Code.

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

The applicant's proposed business is located along a designated commercial thoroughfare and can be considered as complementary to the existing uses within the plaza, such as ice cream parlor, dental services, day care center, and medical marijuana dispensary. As required by the City's Code, all operations associated with the use shall be confined within the facility. It is worth noting, while not required by code, the nearest Hall for Hire ("Banquet Hall") is located approximately five thousand two hundred (5,200) feet from property line to property line, and about seven thousand four hundred (7,400) feet when measured door-to-door. Additionally, this type of use supports the surrounding residential communities by providing an additional hall rental space for gatherings. There will be no change to the existing character of the development or the immediate neighborhood.

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

The proposed use is deemed desirable for public convenience and is not injurious or otherwise detrimental to the public health, safety, comfort, or welfare. The Hall for Hire ("Banquet Hall") will occupy a portion of the existing plaza, and the applicant will provide adequate measures for the health, safety, and security of patrons. The facility will be subject to inspections by local and state authorities and must comply with all applicable rules and regulations. The City of Tamarac Fire Department has verified that Mural Plaza is fully sprinklered and has a monitored fire alarm. Therefore, from a Fire/Life Safety perspective, an assembly occupancy can use this space.

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

All activities associated with the Hall for Hire ("Banquet Hall") will be confined within the building. In addition, the applicant has agreed to prohibit patrons from gathering outside the facility. As such, the proposed use will minimize adverse effects on surrounding properties. Furthermore, the Hall for Hire ("Banquet Hall") is located within a commercial plaza along a major commercial corridor and is buffered by a six-foot-high buffer wall along the east property line. The applicant is also agreeing to not actively operate or host any functions between the hours of 2:00 a.m. and 8:00 a.m., further minimizing the potential adverse effects of nuisances on adjacent properties.

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

Mural Plaza has one (1) point of ingress and egress along N. University Drive. There is sufficient on-site parking, and the internal drives are designed to provide efficient ingress and egress to and from the roadway. Due to the surplus of parking, the proposed use will have minimal impact on the existing parking demand within the plaza.

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

The subject property is sufficient, appropriate, and adequate for the operation of the proposed Hall for Hire ("Banquet Hall"), as the approximately 3,600 square feet of leased commercial space can accommodate the present and anticipated future needs of the use, and the site provides a surplus of on-site parking. Additionally, the business will occupy only the suite specified in this application, and the applicant has indicated that no expansion of the proposed use is anticipated.

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

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

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

In the letter of intent, the applicant acknowledges that, if the business is sold, the approved Special Exception may be transferred only in accordance with City Code requirements, including the submission of the required documentation and payment of all applicable fees.

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

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

The Special Exception application demonstrates compliance with the review standards set forth in Section 10-5.4(G)(4). Accordingly, the Director of Community Development recommends that the Board consider approval of the application.

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 approximately three thousand six-hundred square feet (±3,600) of leased tenant space within an existing commercial plaza. This project supports orderly growth and economic development by activating vacant commercial space and providing a convenient venue for hall rental services in the western section of Tamarac. The project will also enhance an existing plaza along North University Drive,

a major corridor serving significant traffic through the City of Tamarac.

CONCLUSION: As such, the Director of Community Development recommends that the Planning Board consider forwarding a favorable recommendation of approval for the proposed Special Exception in accordance with Land Development Code (LDC) Section 10-3.2; Table 10-3.1, to allow a Hall for Hire ("Banquet Hall"), within Mural Plaza, located at 6590 N. University Drive in the Mixed-Use Neighborhood (MU-N) zoning district at its November 10, 2026 meeting subject to the following conditions of approval:

1. *That the applicant agrees that any transfer of the special exception including all associated conditions will be acknowledged by the new owner in writing.*
2. *That the applicant agrees that any pre-existing code violations shall be satisfied before a business tax receipt and/or certificate of occupancy is issued for the proposed use.*
3. *That the applicant agrees that the approval of the special exception shall only remain valid during the period in which the certificate of occupancy and business license remain active.*
4. *That the applicant agrees that the approval of the special exception shall be limited to Hall for Hire ("Banquet Hall") as defined in the City's Land Development Code.*
5. *The facility shall not actively operate or host any functions between the hours of 2:00 a.m. and 8:00 a.m.*
6. *No alcohol shall be served on the premises without obtaining the appropriate license(s) from the State of Florida licensing authority.*
7. *If an alcoholic beverage license is obtained, the facility shall not serve alcoholic beverages between the hours of 2:00 a.m. and 8:00 a.m.*
8. *All events associated with the Hall for Hire ("Banquet Hall") are to be conducted within the interior of the business and no portion of the event is to be conducted within the parking lot or external to the tenant space.*
9. *That the applicant agrees to maintain the exterior areas of the tenant space, including the vicinity of the parking lot adjacent to the tenant space used for the event, ensuring that these areas are kept clean and free of trash following all events.*

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. 107
White Velvet Justification Letter
Property Survey ‘26 – Mural Plaza
Life Safety Plan ’26 – White Velvet

KW/CTW

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

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FINAL BOARD ORDER FOR DEVELOPMENT PERMIT

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

HEARING DATE: November 10, 2026
CASE NO. 4-Z-26

IN RE: The Application of: THE WHITE VELVET EVENT VENUE (Mural Plaza)
Location: 6590 N. University Drive, Tamarac, Florida 33321

Property Folio Identification Number: 4941-10-33-0010

Property Legal Description: REGINA SUBDIVISION 141-23 B PARCEL A

FINAL ORDER APPROVING/DENYING SPECIAL EXCEPTION

Order granting/denying Special Exception approval for The White Velvet Event Venue ("White Velvet") to occupy a vacant suite within an existing commercial plaza, located at 6590 North University Drive, for a proposed Hall for Hire ("Banquet Hall") 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.

Marie Exantus of *The White Velvet Event Venue ("White Velvet")*, business owner, applicant, and designated agent for the property owner, Mural TML, LLC (the "Applicant"), is requesting approval of a Special Exception to allow for a *Hall for Hire ("Banquet Hall")* use on the subject property, legally described as REGINA SUBDIVISION 141-23 B PARCEL A, located at 6590 North University Drive, Tamarac, Florida ("Property").

Notice of the request for Special Exception was given pursuant to Chapter 2, Article X and Chapter 10, Section 10-5.3(F) of the City of Tamarac Code of Ordinances. The City Commission of the City of Tamarac ("Commission") has identified that the Property is in the Mixed-Use 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 **November 4, 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 **November 10, 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 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/is not transferable administratively subject to compliance with City Codes, submission of documentation and payment of all fees (if any).

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

Pursuant to the authority contained in Sections 2-369, 2-370, 10-3.2, 10-5.3(G), 10-5.3(H) and 10-5.4(G) of the City of Tamarac Code of Ordinances, the Applicant's request for Special Exception Approval to allow for a *Hall for Hire ("Banquet Hall")* in the Mixed-Use Neighborhood (MU-N) zoning district located at 6590 North University Drive, is hereby **DENIED/GRANTED WITH CONDITIONS** subject to the following:

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

2. *That the applicant agrees that any pre-existing code violations shall be satisfied before a business tax receipt and/or certificate of occupancy is issued for the proposed use.*

3. *That the applicant agrees that the approval of the special exception shall only remain valid during the period in which the certificate of occupancy and business license remain active.*

4. *That the applicant agrees that the approval of the special exception shall be limited to Hall for Hire ("Banquet Hall") as defined in the City's Land Development Code.*

5. *The facility shall not actively operate or host any functions between the hours of 2:00 a.m. and 8:00 a.m.*

6. *No alcohol shall be served on the premises without obtaining the appropriate license(s) from the State of Florida licensing authority.*

7. *If an alcoholic beverage license is obtained, the facility shall not serve alcoholic beverages between the hours of 2:00 a.m. and 8:00 a.m.*

8. *All events associated with the Hall for Hire ("Banquet Hall") are to be conducted within the interior of the business and no portion of the event is to be conducted within the parking lot or external to the tenant space.*

9. *That the applicant agrees to maintain the exterior areas of the tenant space, including the vicinity of the parking lot adjacent to the tenant space used for the event, ensuring that these areas are kept clean and free of trash following all events.*

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.

Marie Yvrose Exantus – President
The White Velvet Event Venue Inc.
6590 N. University Drive,
Tamarac Florida 33321

September 1, 2026

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

RE: **Special Exception {Hall for Hire "Banquet Hall"} / Mural Plaza: 6510-6596 N. University Drive, Tamarac, FL 33321 / MU-N (Mixed-Use Neighborhood) Zoning District**

Dear Community Development Department:

Please consider this correspondence the required Justification Letter in support of the application of The White Velvet Event Venue LLC, ("White Velvet") for a Special Exception pursuant to the City of Tamarac Land Development Code ("the Code"), to permit the use in the Mixed-Used Corridor Zoning District at 6510-6596 N. University Drive, Tamarac, FL 33321 of a Banquet Hall. As this use meets the definition of Hall for Hire set forth in Section 10-6.2(B)(1)(c) of the Code, a Special Exception is required for this proposed use.

The business concept for White Velvet is a modern and upscale banquet hall that provides the surrounding community with a unique and attractive space to hold events such as wedding receptions, anniversary and birthday celebrations, repast gatherings, networking events, fundraisers, and other private events.

White Velvet is the vision of Marie Yvrose Exantus, who is the President of Rose Consulting & Management Services. Ms. Exantus manages an Advanced Plus Health and Services Center. This project is the joint effort of her family members. Their shared vision is to bring an upscale, classy, fabulous, and modern banquet hall to the residents of the City of Tamarac. When Ms. Exantus' brother died and she wanted to host a repast gathering, she could not find a banquet center that was able to host their event to the high standard and caliber that Ms. Exantus is used to. Her vision is that it would not be the average banquet hall but a place that appeals to high-class, and high-net worth people.

Pursuant to Code Section 10-5.4(G)(4) White Velvet'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.

White Velvet's approval is consistent with the Future Land Use Element of the Comprehensive Plan, and has no negative effect on, nor is it violative of any of the goals and policies comprising the remaining elements of the Comprehensive Plan. Further, White Velvet's approval is consistent with the City's Economic Development Plan Goals & Objectives to support small business development and create a business environment that attracts entrepreneurs and new investment in the City.

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

The inclusion of White Velvet at this site is consistent with the purpose of a Mixed-Use Corridor district; which is "intended to encourage the development of mixed-use activity centers along the City's primary transportation corridors and gateways.... The district accommodates a mix of retail, office, service, institutional, cultural/public, and entertainment developments that meet local and regional needs and are sensitively designed to reflect a positive image of the City...." There is no event space in the City like White Velvet. What makes this banquet all different and exceptional will be the ambience and the target audience of high-class and high-net worth clients. The proposed use of a Hall for Hire in the Mixed-Use Corridor Zoning District will meet a need for residents and visitors of the city that cannot be found without traveling to other municipalities within the local area. With the Special Exception, the project will not conflict with any provisions of the City's Code.

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

The proposed development will have no effect on the existing natural environment and community character of properties within the immediate neighborhood, as there will be no external modifications to the project site.

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

White Velvet takes very seriously the safety of the public. All appropriate measures will be taken to ensure that those booking private events at White Velvet and their invited attendees are provided with a safe environment, which will in turn ensure the safety and welfare of the surrounding community. White Velvet will also maintain a licensed security presence at all events, implement a guest list management system, and partner with the City of Tamarac Police Department for community safety coordination.

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

White Velvet desires to operate its banquet hall in an existing commercial space. There is no proposed work taking place outside of the premises which could be considered injurious or classified as harmful to the surrounding community. Further, White Velvet has submitted proper documentation to the building department for interior renovations, so forthcoming negative impacts, if any, due to ongoing construction will be minimal. Due to the hours of operation (evenings and weekends) not overlapping with other businesses at the site location, negative effects on those businesses or their patrons will be non-existent to negligible. Further, the nearest residential community to the site location is over 500 feet away, with two commercial/industrial developments in between. Impact on residents of the area due to the operation of White Velvet will be minimal.

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

The site in which White Velvet is located sits directly on N University. The site contains approximately 144 parking spaces. Pursuant to Code Section 10-4.3, Table 10-4.1, White Velvet

will require 19 parking spaces. Considering the wide variety of business that operate in this site, including offices and retail, the parking demands of the site will be well staggered, and White Velvet will have no negative impact on pedestrian nor vehicular traffic flow. In fact, with 144 parking spaces available and White Velvet operating primarily on evenings and weekends when other plaza businesses are closed, there will be no parking conflict whatsoever.

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

This use will not create any objectionable characteristics greater than the uses expressly permitted as a right in the same zoning district and is consistent with the character of uses already present within the site area. White Velvet does not anticipate any expansion that would deem the site area less than sufficient, appropriate, or adequate.

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

White Velvet will ensure compliance with all City requirements in order to maintain validity of the requested Special Exception.

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

White Velvet will ensure compliance with all City requirements prior to requesting transfer of the requested Special Exception.

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

White Velvet will ensure that any pre-existing violations, if any, will be addressed prior to the business receiving a Certificate of Occupancy.

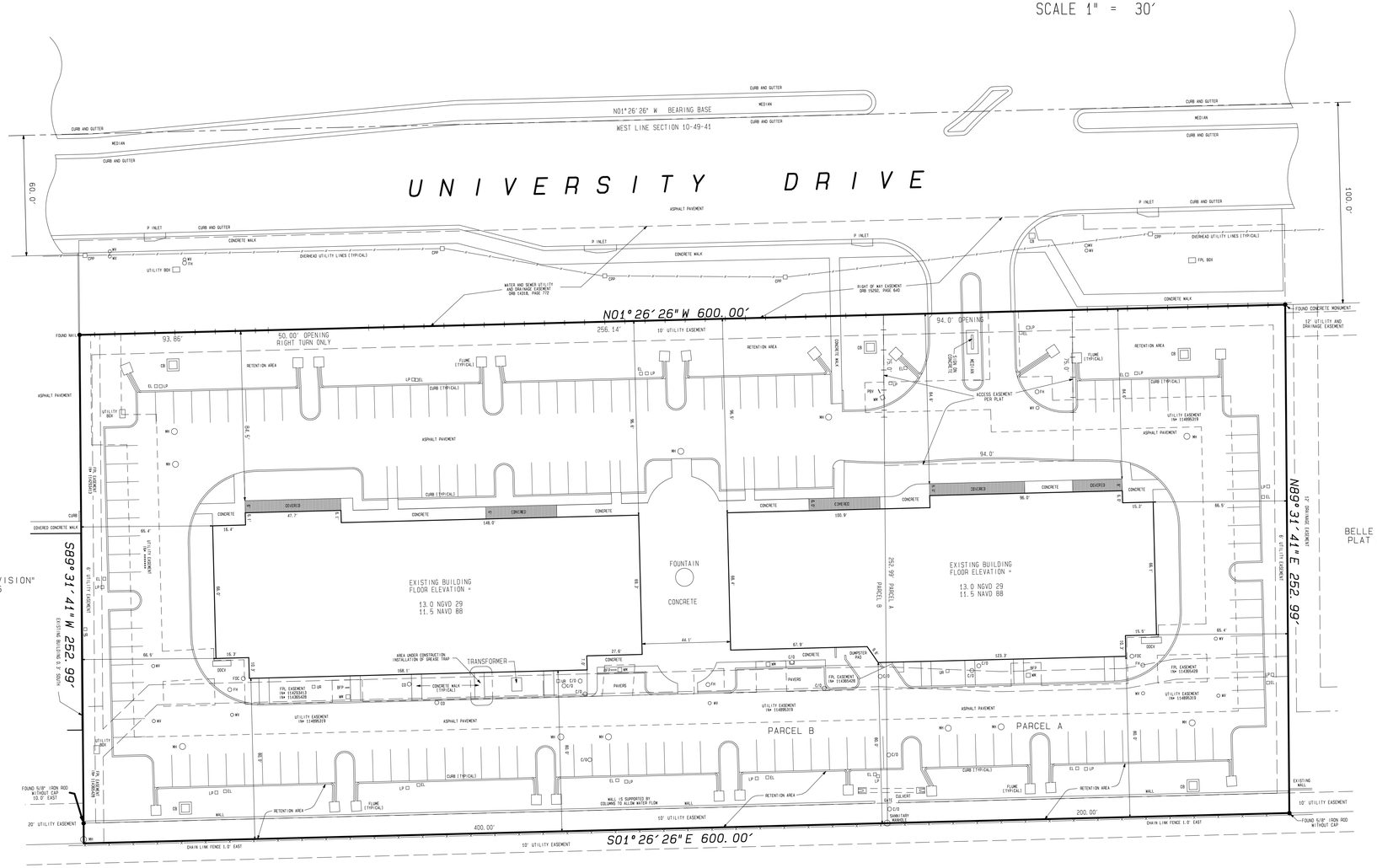
In conclusion, White Velvet respectfully requests that the Planning Board approve its application for a Special Exception and find that the proposed use is appropriate in the Mixed-Use Corridor zoning district and compatible with the surrounding community. The proposed special exception is a low-impact, highly beneficial addition to the local community. It meets or exceeds every standard set by the City of Tamarac zoning guidelines.

Thank you for your time and consideration of this request.

Sincerely,

Marie Yvrose Exantus

Marie Yvrose Exantus
The White Velvet Event Venue, Inc
6590 North University Dr., Tamarac Fl 33321
954-213-7482
thewhitevelveteventvenue@gmail.com
Juneconsulting@yahoo.com



TRACT "A"
"UNIVERSITY SHOPPES SUBDIVISION"
PLAT BOOK 80, PAGE 6

PARCEL A
BELLE TERRE OF TAMARAC
PLAT BOOK 97, PAGE 40

PARCEL A
CATALINA PLACE
PLAT BOOK 172, PAGES 79 - 80

LEGEND

BFP - BACKFLOW PREVENTER
CB - CATCH BASIN
CPP - CONCRETE POWER POLE
C/O - CLEAN OUT
DDCV - DOUBLE DETECTOR CHECK VALVE
EL - ELECTRIC HAND HOLE
FDC - FIRE DEPARTMENT CONNECTION
FH - FIRE HYDRANT
LP - LIGHT POLE
MH - MANHOLE
UR - UTILITY RISER
WM - WATER METER
WV - WATER VALVE

● - FOUND 5/8" IRON ROD WITHOUT CAP
—|—|— - NON-VEHICULAR ACCESS LINE
——— - OVERHEAD UTILITY LINES

TITLE NOTES

THE FOLLOWING ITEM CORRESPOND TO THE SCHEDULE B SECTION II EXCEPTIONS CONTAINED IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 8914752, DATED OCTOBER 19, 2020.

1 - 6 NOT ADDRESSED

7. PLAT OF FORT LAUDERDALE TRUCK FARMS, PLAT BOOK 4, PAGE 31.
   AFFECTS, PLOTTABLE INFORMATION PLOTTED
8. PLAT OF REGINA SUBDIVISION, PLAT BOOK 141, PAGE 23.
   AFFECTS, PLOTTABLE INFORMATION PLOTTED
   AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT, ORB 45809, PAGE 1737.
   AFFECTS
   AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT, INSTRUMENT NO. 113775396.
   AFFECTS
9. DEVELOPER AGREEMENT, ORB 2458, PAGE 580.
   AFFECTS
10. AGREEMENT, ORB 2458, PAGE 592.
    AFFECTS
11. RESOLUTION, ORB 4687, PAGE 694.
    DOES NOT AFFECT
12. WATER AND SEWER UTILITY AND DRAINAGE EASEMENT, ORB 14318, PAGE 772.
    DOES NOT AFFECT. LIES WITHIN ADJACENT RIGHT OF WAY DEDICATED BY PLAT. PLOTTED.
13. RESOLUTION R-86-408, ORB 14318, PAGE 782.
    LAST PAGE TO ORB 14318, PAGE 772.
14. EASEMENT, ORB 15292, PAGE 640
    DOES NOT AFFECT. LIES WITHIN ADJACENT RIGHT OF WAY DEDICATED BY PLAT. PLOTTED.
15. DEVELOPMENT REVIEW AGREEMENT, ORB 15454, PAGE 52.
    AFFECTS
16. PUBLIC SAFETY INGRESS/EGRESS EASEMENT, ORB 15454, PAGE 58.
    AFFECTS - BLANKET EASEMENT.
17. WATER AND SEWER DEVELOPER'S AGREEMENT, ORB 16882, PAGER 976.
    AFFECTS. PROPERTY DESCRIBED IN EXHIBIT "A" LIES WITHIN SURVEYED PROPERTY.
18. WATER AND SEWER UTILITY EASEMENT, ORB 16883, PAGE 893.
    VACATED BY CITY OF TAMARAC, FLORIDA RESOLUTION R-2007-26 AND NOT PLOTTED.
19. ROAD CONTRIBUTION AGREEMENT, ORB 16591, PAGE 893.
    AFFECTS
20. ORDINANCE NO. 90-12, ORB 17737, PAGE 185.
    NOT ADDRESSED
21. RESOLUTION NO. R-2007-27, ORB 43854, PAGE 970.
    AFFECTS. SUPERCEEDED BY ORB 45809, PAGE 1737 AND INSTRUMENT NO. 113775396.
22. PUBLIC SAFETY INGRESS/EGRESS EASEMENT, ORB 43854, PAGE 1002.
    AFFECTS - BLANKET EASEMENT.
23. AGENT OF RECORD FOR NOTICE OF EXPIATION OF FINDINGS IF ADEQUACY, ORB 45809, PAGE 1749.
    AFFECTS
24. UNITY OF TITLE, ORB 51007, PAGE 620.
    AFFECTS
25. TAMARAC UTILITIES WATER AND SEWER DEVELOPER'S AGREEMENT, INSTRUMENT NO. 113721903.
    AFFECTS
26. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, INSTRUMENT NO. 113913345.
    AFFECTS
27. FPL EASEMENT, INSTRUMENT NO. 114293413.
    AFFECTS - PLOTTED
28. FPL EASEMENT, INSTRUMENT NO. 114365428.
    AFFECTS - PLOTTED
29. TAMARAC WATER UTILITY EASEMENT, INSTRUMENT NO. 114895319.
    AFFECTS - PLOTTED
30. TAMARAC UTILITIES BILL OF SALE, INSTRUMENT NO. 114895320.
    AFFECTS

DESCRIPTION

PARCELS A AND B, REGINA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 141, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LYING IN THE CITY OF TAMARAC, BROWARD COUNTY, FLORIDA.

CONTAINING 151,773 SQUARE FEET, 3.4842 ACRES, MORE OR LESS.

NOTES

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. PARCEL IS LOCATED IN FLOOD ZONE X SHADED, PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120058 0335 H MAP NUMBER 12011C0335 H, EFFECTIVE DATE: AUGUST 18, 2014.
3. ALL MAPPED FEATURES ARE THE RESPONSIBILITY OF THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER.
4. HORIZONTAL LOCATIONS SHOWN HEREON ESTABLISHED WITH USE OF TOPCON ROBOTIC TOTAL STATION.
5. ADDRESS: 6510 - 6596 NORTH UNIVERSITY DRIVE, TAMARAC, FLORIDA 33321.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE. THERE ARE NO VISIBLE ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

Richard H Smith
Digitally signed by Richard H Smith
Date: 2026.08.30 11:19:13 -04'00'

FOR THE FIRM, BY:

RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5239

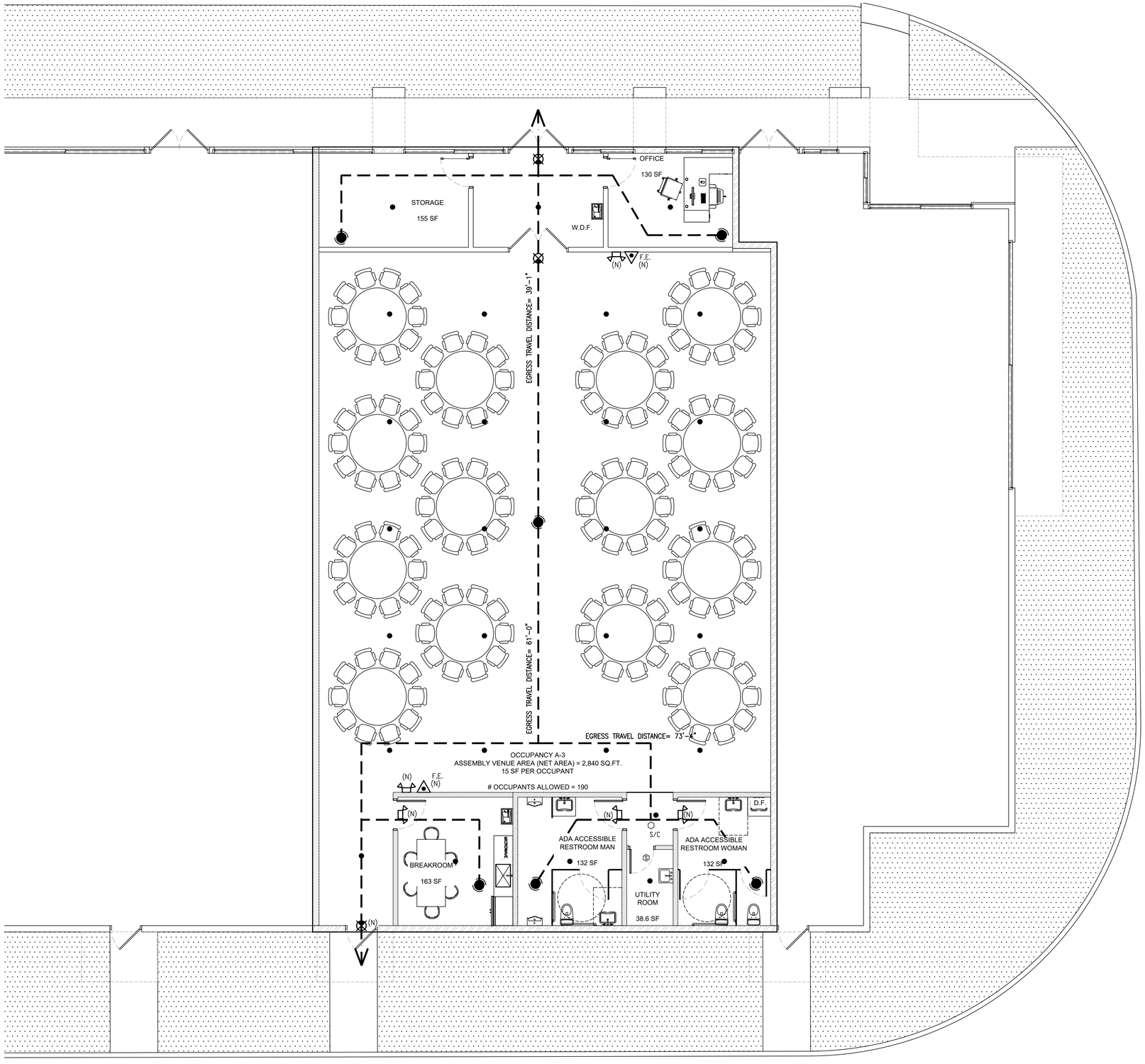
08/29/26	RHS	14/59	UPDATE BOUNDARY SURVEY
11/23/20	RHS	14/59	UPDATE BOUNDARY SURVEY
02/13/18	RHS	14/59	FINAL SURVEY
09/17/16	RHS	14/59	BOUNDARY SURVEY

REVISIONS

BOUNDARY SURVEY
M U R A L P L A Z A

RICHARD H. SMITH, INC.
SURVEYING AND MAPPING
FLORIDA LICENSE NUMBER LB 7667
rsmithsurvey@bellsouth.net
10633 FALLS STREET
WELLINGTON, FL 33414
(561) 536-8191

3800BND
PROJECT NUMBER 3800
SHEET 1 OF 1



1 LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"

GRAPHIC SCALE (FT.)

0 1 2 3 4 5 10 15 20

BUILDING ANALYSIS

CODE SUMMARY

TYPE OF CONSTRUCTION:	V
LEVEL OF ALTERATION:	LEVEL 3
OCCUPANCY TYPE:	GROUP A-3 (ASSEMBLY PLACE OF RELIGIOUS WORSHIP)

SQUARE FOOTAGE

SQUARE AREA: 3,812

OCCUPANT LOAD CALCULATIONS

ASSEMBLY	2,840 Sq. Ft / 15 = 190 PERSONS
BREAKROOM	163 Sq. Ft / 15 = 11 PERSONS
OFFICE	130 Sq. Ft / 150 = 1 PERSONS
TOTAL	= 202 PERSONS

MEANS OF EGRESS
N° OF EXITS PROVIDED: 2

MAXIMUM DISTANCE TO EXITS:
MAXIMUM: 250' Ft
PROVIDED: 83'-7" Ft

LEGEND

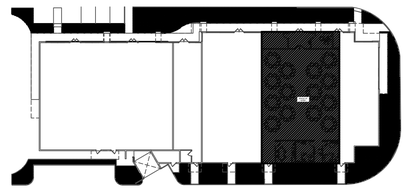
	EXIT DISCHARGE
	MEANS OF EGRESS ROUTE
	EXITS
	INDICATES 120V EMERGENCY LIGHT WITH 90 MINUTE BATTERY BACK-UP. TYPICAL WHERE SHOWN.
	INDICATES 120V EXIT LIGHT WITH 90 MINUTE BATTERY BACK-UP. TYPICAL WHERE SHOWN.
	FIRE EXTINGUISHER
S/C	SMOKE DETECTOR
	FIRE SPRINKLER

REATING FIRE LEGEND

	EXISTING FIRE WALL 3HR RATED
	EXISTING FIRE WALL 2HR RATED
	NEW FIRE WALL 1HR RATED

NOTES

APPLICABLE CODES: 8TH EDITION FLORIDA FIRE PREVENTION CODE – BASED ON NFPA 1 & NFPA 101, 202 EDITION



2 KEY PLAN

REVISIONS

YAHYA CONSULTANTS, INC.
5516 NW 58TH AVE
CORAL SPRINGS FL 33067
TEL. (954) 263-9318
RYEHIA@ITVCI.COM
FLORIDA LICENSE #64833
CERT. OF AUTH. #27115

RAMZI R. YEHIA LICENSE No. 64833 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY RAMZI YEHIA ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ADDITION TO:
MURAL PLAZA
6590 N UNIVERSITY DR,
TAMARAC, FL 33321.

DRAWN
RRY
CHECKED
RRY
SEPTEMBER 17, 2026
PERMIT SET
XX.XX.XXX
SCALE
AS SHOWN
JOB NO.
26-117

SHEET TITLE
LIFE SAFETY PLAN

SHEET NO.
LS-01
OF

Newspaper: Sun Sentinel - Palm Beach Advertiser: City of Tamarac
Issue Date: Tue, 10/20/26 Ad Number: 164642-297309

SAMPLE BALLOT
CITY OF HOLLYWOOD
Notice of General Municipal & Referendum Election
NOVEMBER 3, 2026

OFFICIAL BALLOT
CITY OF HOLLYWOOD GENERAL MUNICIPAL & REFERENDUM ELECTION
BROWARD COUNTY, FLORIDA
NOVEMBER 3, 2026

FOR CITY COMMISSIONER, District 1
(Vote for ONE)

- ☐ I. Feldman
- ☐ Brian A. Paruas
- ☐ Catherine "Cat" Uden

FOR CITY COMMISSIONER, District 3
(Vote for ONE)

- ☐ David Raskind
- ☐ Alex Recio

FOR CITY COMMISSIONER, District 5
(Vote for ONE)

- ☐ Erin Marvasti
- ☐ Adam Roberti

REFERENDUM ON PROPOSED CHARTER AMENDMENTS - LIMITATIONS ON SALE, LEASE, PURCHASE OF CITY-OWNED PROPERTY.

Amending Charter Article XIII, "Limitation on Sale, Lease or Purchase of City-Owned Real Property," providing such leases of property for 20 years or longer, including renewals, require a five-sevenths approval of City Commission; providing such sales or leases of 50 years or longer, including renewals, of City-owned parks, golf courses, recreational facilities, designated historic properties, or properties east of the Intracoastal Waterway require majority approval of City's electors.

QUESTION

Should Article XIII of the City Charter entitled "Limitation on Sale, Lease or Purchase of City-Owned Real Property" be amended in the various ways described above?

YES _____ NO _____

Fiscal Impact of Proposed City Charter Amendments concerning The City Commission

The proposed Charter amendments do not result in significant additional costs.

REFERENDUM AUTHORIZING SALE OR DISPOSITION OF BEACH PROPERTY - BEACHFRONT CONSERVATION LAND

The City desires to enter into an agreement with Broward County to sell or otherwise dispose of beachfront property located north of the Dania Beach Pier adjacent to Dr. Von Mizell-Eula Johnson State Park with Parcel ID 504236000070 for the restricted purpose of conserving the land in its natural state for environmental mitigation.

QUESTION

Do you authorize the City to enter into such an agreement with Broward County?

YES _____ NO _____

This sample ballot was prepared in accordance with F.S. 101.20. Voting will take place between the hours of 7:00 AM and 7:00 PM on the election date.

All qualified electors of the City of Hollywood whose names appear upon the registration books in the Office of the Supervisor of Elections of Broward County, Florida, will be eligible to vote in said election.

Dated this 20th day of October, 2026

Patricia A. Cerny, MMC
City Clerk
City of Hollywood

BOLETA DE MUESTRA
CIUDAD DE HOLLYWOOD
Aviso de Elecciones Generales Municipales y de Referéndum
3 DE NOVIEMBRE DE 2026

BOLETA OFICIAL
ELECCIONES GENERALES MUNICIPALES Y DE REFERÉNDUM DE LA CIUDAD DE HOLLYWOOD
CONDADO DE BROWARD, FLORIDA
3 DE NOVIEMBRE DE 2026

PARA COMISIONADO DE LA CIUDAD, Distrito 1
(Vote por UNO)

- ☐ I. Feldman
- ☐ Brian A. Paruas
- ☐ Catherine "Cat" Uden

PARA COMISIONADO DE LA CIUDAD, Distrito 3
(Vote por UNO)

- ☐ David Raskind
- ☐ Alex Recio

PARA COMISIONADO DE LA CIUDAD, Distrito 5
(Vote por UNO)

- ☐ Erin Marvasti
- ☐ Adam Roberti

REFERÉNDUM SOBRE LAS ENMIENDAS PROPUESTAS A LA CARTA ORGANICA: LIMITACIONES A LA VENTA, ARRENDAMIENTO Y COMPRA DE PROPIEDADES DE LA CIUDAD.

Enmienda del Artículo XIII de la Carta Organica, "Limitación a la Venta, Arrendamiento o Compra de Bienes Inmuebles de Propiedad de la Ciudad", que establece que dichos arrendamientos de bienes por 20 años o más, incluyendo renovaciones, requieren la aprobación de cinco séptimas partes de la Comisión Municipal; y que dichas ventas o arrendamientos de 50 años o más, incluyendo renovaciones, de parques de propiedad de la ciudad, campos de golf, instalaciones recreativas, propiedades históricas designadas o propiedades al este del Canal Intracostero, requieran la aprobación de la mayoría de los electores de la Ciudad.

PREGUNTA

¿Debería modificarse el Artículo XIII de la Carta Organica de la Ciudad, titulado "Limitación a la Venta, Arrendamiento o Compra de Bienes Inmuebles de Propiedad de la Ciudad", de las diversas formas descritas anteriormente?

SÍ _____ NO _____

Impacto Fiscal de las Enmiendas Propuestas a la Carta Organica de la Ciudad relativas a la Comisión Municipal

Las enmiendas propuestas a la Carta Organica no generan costos adicionales significativos.

REFERÉNDUM AUTORIZANDO LA VENTA O ENAJENACIÓN DE UNA PROPIEDAD EN LA PLAYA - TERRENO DE CONSERVACIÓN FRENTE AL MAR

La ciudad desea firmar un acuerdo con el Condado de Broward para vender o de otro modo enajenar la propiedad frente al mar ubicada al norte del Muelle de Dania Beach, adyacente al Parque Estatal Dr. Von Mizell-Eula Johnson, con el número de parcela 504236000070, con el propósito específico de conservar el terreno en su estado natural para la mitigación medioambiental.

PREGUNTA

¿Autoriza usted a la Ciudad a firmar dicho acuerdo con el Condado de Broward?

SÍ _____ NO _____

Esta boleta de muestra fue preparada de acuerdo con F.S. 101.20. La votación tendrá lugar entre las 7:00 AM y las 7:00 PM en la fecha de las elecciones.

Todos los votantes cualificados de la Ciudad de Hollywood cuyos nombres figuren en los libros de registro de la Oficina del Supervisor de Elecciones del Condado de Broward, Florida, serán elegibles para votar en dicha elección.

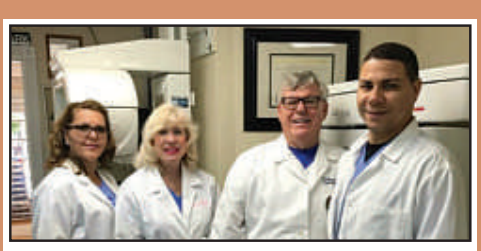
Fechado el 20 de octubre de 2026

Patricia A. Cerny, MMC
Secretaria Municipal
Ciudad de Hollywood

TEETH IN ONE MORNING*
DENTAL IMPLANTOLOGY
START AT 8AM AND LEAVE BY NOON WITH FULL ARCH OF TEETH.
DR. LISS - PERIODONTIST
DR. SCHOPLER - DIPLOMATE AMERICAN BOARD OF ORAL IMPLANTOLOGY
No Appointment Necessary
WHY WAIT?
YOUR NEW SMILE IS AWAITING YOU.
Now Open
CALL 954-920-2881, 954-922-1947 NOW

AFFORDABILITY	50% LESS THAN LOCAL USUAL FEES
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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 application will be held before the **PLANNING BOARD** of the CITY OF TAMARAC, FLORIDA, on **Wednesday, November 4, 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 application will be held before the **CITY COMMISSION** of the CITY OF TAMARAC, FLORIDA, on **Tuesday, November 10, 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 White Velvet Event Venue** project will be considered:

PETITIONER: Marie Exantus, business owner & designated agent for the property owner, Mural TML, LLC, is requesting the approval of:

CASE NO.: **4-Z-26: Special Exception – Quasi-Judicial**

PETITION: Requesting approval to allow for the use of a tenant space within a commercial retail plaza, for a proposed hall for hire or "banquet hall" in the Mixed-Use Neighborhood (MU-N) zoning district, pursuant to the City of Tamarac Code of Ordinances.

LOCATION: 6590 North University Drive, Tamarac, FL 33321



The application 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.

The application 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