



CITY OF TAMARAC PLANNING BOARD MEETING

**Commission Chamber
Wednesday, April 5, 2023
9:00 AM**

-
- 1. Call to Order**
 - 2. Pledge of Allegiance**
 - 3. Roll Call**
 - 4. Approval of Minutes**
 - 4.a Minutes - February 1, 2023**
 - 5. Planning Board Disclosures**
 - 6. City Attorney Statement & Swearing In**
 - Statement of Quasi-Judicial proceeding
 - Swearing-In - All persons addressing the Planning Board including the applicant(s), City Staff and/or members of the public..
 - 7. General Public Comments**
 - 8. Public Hearing**
 - 8.a TO 2525 - An ordinance of the City Commission of the City of Tamarac, Florida terminating the zoning in progress on new self-storage facilities by amending Chapter 10, Article 3, of the City of Tamarac Land Development Code, entitled "Use Regulations", amending Section 10-3.2, entitled "Table of Allowed Uses", by specifically amending Table 10-3.1, entitled "Allowed Uses" to prohibit self-storage facilities in all zoning districts by instituting a ban on new self-storage facilities within the City of Tamarac; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.**
 - 9. Quasi-Judicial Hearing**

- 9.a TBO 70 - Board Order approving Special Exception approval for Worthy Moments Banquet Hall, to allow for the use of a modified one (1) story, one-thousand six-hundred square feet (1,600 sq. ft.) leased space for a hall for hire within an existing plaza in the MU-N (Mixed-Use Neighborhood) zoning district, pursuant to the Tamarac Code of Ordinances.**
- 9.b TBO 71 - Board Order approving Special Exception approval for McDonald's-Pine Island, to allow for the addition of a second drive-through lane for an existing fast-food restaurant with drive-through service in the MU-C (Mixed-Use Corridor) zoning district, pursuant to the Tamarac Code of Ordinances.**

10. Director's Report

11. Planning Board Reports

12. Adjournment

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

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

PLANNING BOARD AGENDA ITEM REPORT

DATE: April 5, 2023
SUBMITTED BY: Collette Tibby
ITEM TYPE: Other
AGENDA SECTION: **Approval of Minutes**
TITLE: Minutes - February 1, 2023

ATTACHMENTS:

[2-1-23 Planning Board Meeting Minutes.pdf](#)

PLANNING BOARD MEETING MINUTES
WEDNESDAY, FEBRUARY 1, 2023
9:00 AM
COMMISSION CHAMBER

1. **Call to Order – 9:02 AM**
2. **Pledge of Allegiance**
3. **Roll Call**

Roll Call	
Members	Present
1. Sajeen Bell-Clark	<input checked="" type="checkbox"/>
2. Nikole Cleare	<input checked="" type="checkbox"/>
3. Richard Hughes	<input checked="" type="checkbox"/>
4. David Levin	<input checked="" type="checkbox"/>
5. Eric Gnage	<input checked="" type="checkbox"/>
6. Viola Watson	<input checked="" type="checkbox"/>

4. **Approval of Minutes**

4.a **January 4, 2023 Meeting Minutes**

Moved by David Levin; seconded by Viola Watson to Approve.

Motion Passed: 6 - 0

Voting For: Sajeen Bell-Clark, Nikole Cleare, Richard Hughes, David Levin, Eric Gnage, Viola Watson

Voting Against: None

5. **Planning Board Disclosures - None**
6. **General Public Comments** Opened – 9:06 AM Closed: 9:06AM
7. **City Attorney Statement & Swearing In**
8. **Public Hearing**

8.a **TO 2523 - An ordinance of the City Commission of the City of Tamarac, Florida, amending Chapter 10 of the City of Tamarac Code of Ordinances, entitled “Land Development Code” by amending Article 2 entitled “Zoning Districts”, by specifically amending Section 10-2.5, entitled “Planned Development**

District”, to remove density cap limits from the planned development zoning district designation and creating Section 10-2.5(C) to establish Local Activity Center Disbursement Guidelines to allow for the disbursement of residential units from the available units within the Local Activity Center in accordance with the City’s Comprehensive Plan ; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.

Staff’s Presentation: Maher Mansour

Public Comments: Open 9:55AM Closed: 9:55AM

Moved by David Levin; seconded by Viola Watson to Recommend for approval.

Motion Passed: 6 - 0

Voting For: Sajeen Bell-Clark, Nikole Cleare, Richard Hughes, David Levin, Eric Gnage, Viola Watson

Voting Against: None

- 8.b TO 2521 - An ordinance of the City commission of the City of Tamarac, Florida lifting the zoning in progress on new medical marijuana dispensary facilities by amending Chapter 10, Article 3, of the City of Tamarac Land Development Code, entitled “Use Regulations”, amending Section 10-3.2, entitled “Table of Allowed Uses”, by specifically amending Table 10-3.1, entitled “Allowed Uses” to prohibit medical marijuana dispensing facilities in all zoning districts by instituting a ban within the boundaries of the City of Tamarac in accordance with Florida Statutes 381.986(11); providing for codification; providing for conflicts; providing for severability; and providing for an effective date.**

Staff’s Presentation: Ann Johnson

Public Comments: Open 10:09AM Closed: 10:11AM

Moved by Viola Watson; seconded by David Levin to Recommend for approval. Motion Passed: 6 - 0

Voting For: Sajeen Bell-Clark, Nikole Cleare, Richard Hughes, David Levin, Eric Gnage, Viola Watson

Voting Against: None

9. Quasi-Judicial Hearing

- 9.a TBO 69 - Board Order approving Special Exception application for Q19 Fashion House, LLC located at 3878-3884 W Commercial Blvd., Tamarac, FL 33009, to allow for the use of a modified one (1) story, three-thousand six-hundred and**

thirty-eight square feet (3,638 sq. ft.) leased space for a hall for hire within an existing plaza in the MU-C (Mixed-Use Corridor) zoning district, pursuant to the Tamarac Code of Ordinances.

Applicant's Presentation: William Dilley Esq.

Staff's Presentation: Christian T. Waterval

Public Comments: Open 10:25AM Closed: 10:25AM

Moved by Sajeen Bell-Clark; seconded by David Levin to Recommend for approval.

Motion Passed: 6 - 0

Voting For: Sajeen Bell-Clark, Nikole Cleare, Richard Hughes, David Levin, Eric Gnage, Viola Watson

Voting Against: None

- 9.b TBO 68 - Board Order denying Special Exception application for AYR Cannabis Dispensary located at 5100 West Commercial Boulevard, Suites 13 & 14, Tamarac, Florida 33319, for the use of a modified one (1) story, two-thousand six-hundred and eighty-five square feet (2,685 sq.ft.) leased space for a Medical Marijuana Dispensary within an existing plaza in the NC (Neighborhood Commercial) zoning district, pursuant to the Tamarac Code of Ordinances.**

Applicant's Presentation: Daniel Sparks / Ron Book (including 3 letters of support)

Staff's Presentation: Christian T. Waterval

Public Comments: Open 11:08AM Closed: 11:30

- Jeffrey Hatcher – Manor Park – *objects to Medical Marijuana Dispensary*
- Brian Haywood – Manor Park – *objects to Medical Marijuana Dispensary*
- Sasha Miracola – 5100 W. Commercial Blvd. (Daycare Owner) – *in support of Medical Marijuana Dispensary*
- Frederick Davenport – *objects to Medical Marijuana Dispensary*
- Hassan Abdin – Sabal Palm Plaza Co-Owner – *in support of Medical Marijuana Dispensary*

1. Moved by Viola Watson; seconded by David Levin to Deny.

Motion Failed: 3 - 3

Voting For: Sajeen Bell-Clark, Nikole Cleare, Viola Watson

Voting Against: Richard Hughes, David Levin, Eric Gnage

2. Moved by Eric Gnage; seconded by David Levin to Recommend for approval.

Motion Failed: 3 - 3

Voting For: Richard Hughes, David Levin, Eric Gnage

Voting Against: Sajeen Bell-Clark, Nikole Cleare, Viola Watson

10. Planning Board Reports

11. Director's Report

12. Adjournment – 12:27PM

Collette Tibby

Planning Board Secretary

Hassan Abdin, property owner
5100 West Commercial Boulevard
Tamarac, FL 33319

January 31, 2023

To Whom It May Concern,

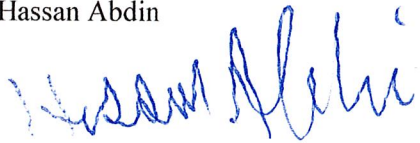
I am writing in support of the special exception application submitted by Ayr Wellness requesting approval of a medical marijuana dispensary in the Sabal Palm Plaza. I have had the opportunity to meet with representatives of Ayr, and through those meetings and discussions, I have viewed a prototype of similar stores and have reviewed their detailed security plan, store hours, and general policies and procedures.

I am extremely pleased with their commitment to ensuring the safety and security of the plaza's patrons, employees, and property as well as their general commitment to providing a professional atmosphere. I am comfortable that this use is appropriate and meets an important community need.

I urge your support of the Ayr Cannabis Dispensary application and appreciate your consideration of my comments.

Sincerely,

Hassan Abdin



Ms. Sasha Miracola, Owner/Operator
Little Crayons Pre-School
5100 West Commercial Boulevard
Unit I-2
Tamarac, FL 33319

January 31, 2023

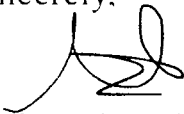
To Whom It May Concern,

I am writing in support of the special exception application submitted by Ayr Wellness requesting approval of a medical marijuana dispensary in a neighboring storefront in the plaza where my pre-school, Little Crayons, is located. I have had the opportunity to meet with representatives of Ayr, and through those meetings and discussions, I have viewed a prototype of similar stores and have reviewed their detailed security plan, store hours, and general policies and procedures.

I am extremely pleased with their commitment to ensuring the safety and security of the plaza's patrons, employees, and property as well as their general commitment to providing a professional atmosphere. I am comfortable that this use is appropriate and meets an important community need.

I urge your support of the Ayr Cannabis Dispensary application and appreciate your consideration of my comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sasha Miracola', with a stylized flourish at the end.

Sasha Miracola

Kimarley Pryce, Owner/Operator
5100 West Commercial Boulevard
Tamarac, FL 33319

January 31, 2023

To Whom It May Concern,

I am writing in support of the special exception application submitted by Ayr Wellness requesting approval of a medical marijuana dispensary in a neighboring storefront in the plaza where my barber shop is located. I have had the opportunity to meet with representatives of Ayr, and through those meetings and discussions, I have viewed a prototype of similar stores and have reviewed their detailed security plan, store hours, and general policies and procedures.

I am extremely pleased with their commitment to ensuring the safety and security of the plaza's patrons, employees, and property as well as their general commitment to providing a professional atmosphere. I am comfortable that this use is appropriate and meets an important community need.

I urge your support of the Ayr Cannabis Dispensary application and appreciate your consideration of my comments.

Sincerely,



Kimarley Pryce

PLANNING BOARD MEETING OF FEBRUARY 1, 2023

*** **SIGN-IN TO COMMENT – PLEASE PRINT CLEARLY** ***

Name	Address	<input checked="" type="checkbox"/> for General Comments and / or Write ITEM #(s) on the line
JEFFERY HATCHER	4807 NW 51st TER TAMARAC FL 33319	General Comments <input type="checkbox"/> ITEM # <u>2</u> <u>To 2521</u>
Brian Haywood	4805 NW 51st Ter TAMARAC FL 33319	General Comments <input type="checkbox"/> ITEM # <u>To 2521</u>
Sole Miracle	5103 W-Commercial TAMARAC FL 33319	General Comments <input type="checkbox"/> ITEM # _____
FREDERICK AVEUDORT	5003 NW 51st TER TAMARAC, FL 33319	General Comments <input type="checkbox"/> ITEM # <u>2</u> <u>To 2581</u>
		General Comments <input type="checkbox"/> ITEM # _____
		General Comments <input type="checkbox"/> ITEM # _____
		General Comments <input type="checkbox"/> ITEM # _____
		General Comments <input type="checkbox"/> ITEM # _____

PLANNING BOARD AGENDA ITEM REPORT

DATE: April 5, 2023

SUBMITTED BY: Collette Tibby

ITEM TYPE: Ordinance

TEMP. ORDINANCE NUMBER: 2525

AGENDA SECTION: **Public Hearing**

TITLE: TO 2525 - An ordinance of the City Commission of the City of Tamarac, Florida terminating the zoning in progress on new self-storage facilities by amending Chapter 10, Article 3, of the City of Tamarac Land Development Code, entitled "Use Regulations", amending Section 10-3.2, entitled "Table of Allowed Uses", by specifically amending Table 10-3.1, entitled "Allowed Uses" to prohibit self-storage facilities in all zoning districts by instituting a ban on new self-storage facilities within the City of Tamarac; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.

RECOMMENDATION: The Director of Community Development recommends that the Planning Board forward a favorable recommendation to the City Commission to terminate the Zoning in Progress on new Self-Storage facilities and approve a text amendment to Chapter 10, Article 3, of the City of Tamarac Land Development Code, entitled "Use Regulations", amending Section 10-3.2, entitled "Table of Allowed Uses", by specifically amending Table 10-3.1, entitled "Allowed Uses", to prohibit Self-Storage facilities in all zoning districts, by instituting a ban on new Self-Storage facilities within the City of Tamarac on First Reading at its April 26, 2023 meeting and on Second Reading at its AMay 10, 2023 meeting.

BACKGROUND: The self-storage industry continues to be one of the most desirable sectors of commercial real estate development for investors in the U.S. With their minimal maintenance costs and semi-passive property management requirements, developers often seek out cities with growing populations and smaller housing accommodations as the combination continues to lure consumers to utilize commercial storage solutions. The unprecedented growth of the industry has been attributed to various types of renters including

homeowners, students, businesses, and transitional populations demanding rental storage.

As a result, Tamarac has experienced a similar self-storage development trend. The trend has contributed to a significant amount of growth and infill development relative to the construction of self-storage facilities within the City including one (1) recently constructed expansion of an existing site, and two (2) new recently completed self-storage facilities on W. McNab Road and the NE corner of Commercial Boulevard and Rock Island Road. In addition, staff continues to field many inquiries for potential development of self-storage facilities on vacant properties throughout the City.

To that end, pursuant to Chapter 10, Section 10-5.4(U) of the Code of Ordinances of the City of Tamarac, Florida, the City Manager issued an Administrative Order declaring “Zoning in Progress” on the submission and acceptance of applications for administrative review, land development permits, and building permits for the use of land for new Self-Storage Facilities within the City’s municipal boundaries on January 23, 2023. Upon affirmation of the Order, the City declared “Zoning in Progress” for a period of one hundred and eighty (180) days from the date of the Order to allow Staff to study the issue and develop a proposal to amend the Code in a way that may preclude permits and approvals of the use in various locations in the City.

Currently, there are four (4) self-storage facilities within the City of Tamarac. The facilities offer indoor storage solutions ranging from twenty (20) sq. ft. to four hundred (400) sq. ft. in numerous dimensional configurations. In addition, each of these facilities currently possess vacancies that would allow for additional self-storage consumer use. Moreover, there are approximately, thirteen (13) additional self-storage facilities within Tamarac’s immediate vicinity in surrounding municipalities and the proximity of the facilities are often less than one half (1/2) mile from Tamarac’s municipal borders.

Per the City’s Land Development Code, self-storage facilities are currently permitted by special exception in three (3) zoning districts. In order to prevent the proliferation of self-storage facilities along the city’s major corridors which are intended for a more integrated mix of uses to enhance Tamarac’s economic redevelopment viability, the City desires to institute a ban in alignment with the desired goals of its economic development strategic plan. The ban would preclude the issuance of any permits or development

approvals for new self-storage facilities within the City of Tamarac freeing up the opportunity for potential mixed-use development on the city's larger plots of vacant land targeted for infill redevelopment.

Further, the 1st Objective of the Future Land Use Element, of the City's Comprehensive Plan, requires the City to administer and adopt appropriate land development code revisions, amending them as needed to respond to changing conditions. As evident by the recent construction and expansion of self-storage facilities within Tamarac, and the continued inquiries for further self-storage development fielded by staff, an amendment to the text of the Land Development Code is a strategic response that will ensure the City continues to facilitate growth in areas that are targeted for the provision of housing, retail, and other service-oriented neighborhood needs.

Self-storage facility uses are typically single use structures that require either significant lot coverage or vertical building height for effective development. In addition, all of the City's self-storage facilities are located within less than a five (5) mile radius of University Boulevard. The City has allotted provisions to ensure adequate placement and access to these uses and desires to develop a robust mixed-use corridor along its major thoroughfares while also promoting the expansion of new businesses in its industrial centers and business parks. It is therefore necessary and, in the public's, best interest to protect the economic viability of Tamarac's limited land resources and continue to encourage uses that enhance the city's opportunity to support the development and redevelopment of mixed-use housing, restaurants, service-oriented and other commercial mixed-use retail centers in addition to attracting employment centers to its business and industrial parks.

ISSUE:

An amendment to the text of the City's Land Development Code is required to ban new Self-Storage facility uses within the City of Tamarac.

STRATEGIC GOALS:

Goal #4: Tamarac is Vibrant

ATTACHMENTS:

[1 - Memo Self-Storage Ban MM_reviewed.doc](#)

[TO - 2525 Self-Storage Ban MM_reviewed.doc](#)

[ADMIN ORDER - ZIP STORAGE FACILITIES 1-23-23.pdf](#)

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 23 02 003 M
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Board,
Meeting of April 5, 2023

FROM: Maxine A. Calloway,
Director of Community Development

DATE: February 13, 2023

RE: Ordinance Terminating Zoning in Progress on new Self-Storage facilities by amending Chapter 10, Article 3, of the City of Tamarac Land Development Code, entitled “Use Regulations”, amending Section 10-3.2, entitled “Table of Allowed Uses”, by specifically amending Table 10-3.1, entitled “Allowed Uses”, to prohibit Self-Storage facilities in all zoning districts, by instituting a ban on new Self-Storage facilities within the City of Tamarac.
Temp. Ordinance No. 2525

RECOMMENDATION: The Director of Community Development recommends that the Planning Board forward a favorable recommendation to the City Commission to terminate the Zoning in Progress on new Self-Storage facilities and approve a text amendment to Chapter 10, Article 3, of the City of Tamarac Land Development Code, entitled “Use Regulations”, amending Section 10-3.2, entitled “Table of Allowed Uses”, by specifically amending Table 10-3.1, entitled “Allowed Uses”, to prohibit Self-Storage facilities in all zoning districts, by instituting a ban on new Self-Storage facilities within the City of Tamarac on First Reading at its April 26, 2023 meeting and on Second Reading at its May 10, 2023 meeting.

ISSUE: An amendment to the text of the City’s Land Development Code is required to ban new Self-Storage facility uses within the City of Tamarac.

BACKGROUND The self-storage industry continues to be one of the most desirable sectors of commercial real estate development for investors in the U.S. With their minimal maintenance costs and semi-passive property management requirements, developers often seek out cities with growing populations and smaller housing accommodations as the combination continues to lure consumers to utilize commercial storage solutions. The unprecedented growth of the industry has been attributed to various types of renters including homeowners, students, businesses, and transitional populations demanding rental storage.

As a result, Tamarac has experienced a similar self-storage development trend. The trend has contributed to a significant amount of growth and infill development relative to the construction of self-storage facilities within the City including one (1) recently constructed expansion of an existing site, and two (2) new recently completed self-storage facilities on

W. McNab Road and the NE corner of Commercial Boulevard and Rock Island Road. In addition, staff continues to field inquiries for potential development of self-storage facilities on vacant properties throughout the City.

To that end, pursuant to Chapter 10, Section 10-5.4(U) of the Code of Ordinances of the City of Tamarac, Florida, the City Manager issued an Administrative Order declaring “Zoning in Progress” on the submission and acceptance of applications for administrative review, land development permits, and building permits for the use of land for new Self-Storage Facilities within the City’s municipal boundaries on January 23, 2023. Upon affirmation of the Order, the City declared “Zoning in Progress” for a period of one hundred and eighty (180) days from the date of the Order to allow Staff to study the issue and develop a proposal to amend the Code in a way that may preclude permits and approvals of the use in various locations in the City.

Currently, there are four (4) self-storage facilities within the City of Tamarac. The facilities offer indoor storage solutions ranging from twenty (20) sq. ft. to four hundred (400) sq. ft. in numerous dimensional configurations. In addition, each of these facilities currently possess vacancies that would allow for additional self-storage consumer use. Moreover, there are approximately, thirteen (13) additional self-storage facilities within Tamarac’s immediate vicinity in surrounding municipalities and the proximity of the facilities are often less than one half (1/2) mile from Tamarac’s municipal borders.

Per the City’s Land Development Code, self-storage facilities are currently permitted by special exception in three (3) zoning districts. In order to prevent the proliferation of self-storage facilities along the city’s major corridors which are intended for a more integrated mix of uses to enhance Tamarac’s economic redevelopment viability, the City desires to institute a ban in alignment with the desired goals of its economic development strategic plan. The ban would preclude the issuance of any permits or development approvals for new self-storage facilities within the City of Tamarac freeing up the opportunity for potential mixed-use development on the city’s larger plots of vacant land targeted for infill redevelopment.

Further, the 1st Objective of the *Future Land Use Element*, of the City’s Comprehensive Plan, requires the City to administer and adopt appropriate land development code revisions, amending them as needed to respond to changing conditions. As evident by the recent construction and expansion of self-storage facilities within Tamarac, and the continued inquiries for further self-storage development fielded by staff, an amendment to the text of the Land Development Code is a strategic response that will ensure the City continues to facilitate growth in areas that are targeted for the provision of housing, retail, and other service-oriented neighborhood needs.

Self-storage facility uses are typically single use structures that require either significant lot coverage or vertical building height for effective development. In addition, all of the City’s self-storage facilities are located within less than a five (5) mile radius of University Boulevard. The City has allotted provisions to ensure adequate placement and access to these uses and desires to develop a robust mixed-use corridor along its major

thoroughfares while also promoting the expansion of new businesses in its industrial centers and business parks. It is therefore necessary and, in the public's best interest to protect the economic viability of Tamarac's limited land resources and continue to encourage uses that enhance the city's opportunity to support the development and redevelopment of mixed-use housing, restaurants, service-oriented and other commercial mixed-use retail centers in addition to attracting employment centers to its business and industrial parks.

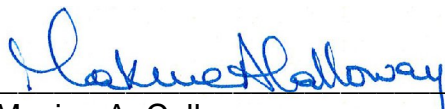
ANALYSIS: The Community Development Department therefore proposes to Terminate the Zoning in Progress on new Self-Storage facilities and approve a text amendment to Chapter 10, Article 3, of the City of Tamarac Land Development Code, entitled "Use Regulations", amending Section 10-3.2, entitled "Table of Allowed Uses", by specifically amending Table 10-3.1, entitled "Allowed Uses", to prohibit Self-Storage facilities in all zoning districts, by instituting a ban on new Self-Storage facilities within the City of Tamarac.

The proposed amendment eliminates "Self-Storage, Indoor" as a permitted use in all zoning districts. Outdoor self-storage facilities are already prohibited in the City. Existing self-storage facilities will become legal non-conforming uses under the new ordinance and no new self-storage facilities will be permitted within the City of Tamarac (see attached Temp. Ord. 2525).

CONCLUSION: This item supports Goal #4 of the City of Tamarac's 2040 Strategic Plan, "Tamarac is Vibrant." by addressing the regulation of nonresidential uses and their impact on the surrounding community.

As a result, the Director of Community Development recommends that the Planning Board forward a favorable recommendation to the City Commission to terminate the Zoning in Progress on new Self-Storage facilities and approve a text amendment to Chapter 10, Article 3, of the City of Tamarac Land Development Code, entitled "Use Regulations", amending Section 10-3.2, entitled "Table of Allowed Uses", by specifically amending Table 10-3.1, entitled "Allowed Uses", to prohibit Self-Storage facilities in all zoning districts, by instituting a ban on new Self-Storage facilities within the City of Tamarac on First Reading at its April 12, 2023 meeting and on Second Reading at its April 26, 2023 meeting.

FISCAL IMPACT: There will be no direct budgetary impact.



Maxine A. Calloway
Director of Community Development

Attachments: Temporary Ordinance No. TO 2525

Exhibit “A”: Administrative Order

CITY OF TAMARAC, FLORIDA

ORDINANCE NO. 2023 - _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA TERMINATING THE ZONING IN PROGRESS ON NEW SELF-STORAGE FACILITIES BY AMENDING CHAPTER 10, ARTICLE 3, OF THE CITY OF TAMARAC LAND DEVELOPMENT CODE, ENTITLED "USE REGULATIONS", AMENDING SECTION 10-3.2, ENTITLED "TABLE OF ALLOWED USES", BY SPECIFICALLY AMENDING TABLE 10-3.1, ENTITLED "ALLOWED USES" TO PROHIBIT SELF-STORAGE FACILITIES IN ALL ZONING DISTRICTS BY INSTITUTING A BAN ON NEW SELF-STORAGE FACILITIES WITHIN THE CITY OF TAMARAC; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, self-storage continues to be one of the most rapidly growing and desirable sectors of commercial real estate development; and

WHEREAS, the unprecedented growth of the industry has been attributed to various consumers including renters, homeowners, students, businesses, and transitional populations driving demand for self-storage rentals; and

WHEREAS, South Florida has been a hotbed for self-storage construction, with dozens of new properties recently opening or under development; and

WHEREAS, Tamarac is seeing the same trend, with a recent expansion of an existing site, plus the recent completion of two (2) new self-storage facilities on W. McNab Road and the NE corner of Commercial Boulevard and Rock Island Road; and

WHEREAS, Staff continues to field many inquiries for potential development of self-storage facilities on vacant properties throughout the City; and

WHEREAS, there are currently four (4) self-storage facilities within the City of Tamarac all of which are located within less than a five (5) mile radius along the city's major corridors intended for a more integrated mix of uses to enhance Tamarac's economic redevelopment viability; and

WHEREAS, self-storage facility uses are typically single use structures that require either significant lot coverage or vertical building height for effective development and the City desires to develop a robust mixed-use corridor along its major thoroughfares while also promoting the expansion of new businesses in its industrial centers and business parks; and

WHEREAS, on January 23, 2023, the City Manager issued an Administrative Order declaring "Zoning in Progress" on the submission and acceptance of applications for administrative review, land development permits, and building permits for the use of land for new Self-Storage Facilities for a period of one hundred and eighty (180) days to allow Staff to study the issue and develop a proposal to amend the Code to address location of the use and its impact on economic development activity; and

WHEREAS, per the City's Land Development Code, self-storage facilities are currently permitted by special exception in three (3) zoning districts in Tamarac, and there are self-storage facilities currently operating within the City's municipal boundaries with vacancy for additional storage; and

WHEREAS, Staff also identified thirteen (13) additional self-storage facilities within the immediate surrounding area in neighboring municipalities possessing varying

levels of vacancy for self-storage with some locations less than one half (½) mile from Tamarac's municipal borders; and

WHEREAS, the City has implemented Zoning in Progress for Self-Storage uses consistent with the City Manager's Administrative Order which became effective on January 12, 2023, and now desires to institute a ban on the establishment of new Self-Storage facilities within the City of Tamarac; and

WHEREAS, institution of the ban will preclude the issuance of any permits or development approvals for new self-storage facilities within the City of Tamarac freeing up the opportunity for potential mixed-use development on the city's larger plots of vacant land targeted for infill redevelopment in alignment with the desired goals of the City's Economic Development Strategic Plan; and

WHEREAS, Staff is recommending that Section 10-3.2, Table 10-3.1 entitled "Allowed Uses" be amended to reflect the prohibition of "Self-Storage, Indoor" uses in every zoning district effectively banning the development of any additional Self-Storage facilities within the City of Tamarac; and

WHEREAS, 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; and

WHEREAS, it is necessary and, in the public's best interest to protect the economic viability of Tamarac's limited land resources and continue to encourage uses that enhance the city's opportunity to support the development and redevelopment of mixed-use housing, restaurants, service-oriented and other commercial mixed-use retail

centers in addition to attracting employment centers to its business and industrial parks;
and

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

WHEREAS, this item also supports the City's Strategic Plan, Goal #4 "Tamarac is Vibrant" by addressing the regulation of nonresidential uses and their impact on the surrounding community; and

WHEREAS, the City Commission of the City of Tamarac deems it to be in the best interest of the business owners, residents, and visitors of the City of Tamarac to amend Chapter 10, Article 3, Section 10-3.2, entitled "Table of Allowed Uses" of the City's Code of Ordinances to prohibit self-storage facilities in all zoning districts by instituting a ban on new self-storage facilities within 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 true and correct and hereby adopted as the legislative and administrative findings of the City Commission; all exhibits attached hereto are incorporated herein and made a specific part of this Ordinance.

SECTION 2: Chapter 10, Article 3, Section 10-3.2 entitled "Table of Allowed Uses", of the City of Tamarac Land Development Code, specifically Table 10-3.1, is hereby amended 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

(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.

(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 occupation 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

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
		R E	R 1	R 2	R 3	M U N	M U C	M U G	N C	B P	I 1	I 2	P F	R C	S U	

INDUSTRIAL																
Communications	Broadcast studio						SE			P			P		P	
	Communication facility									P					P	
	Motion picture studio						SE			P						
Industrial Services	Building material sales, indoor retail						P			P						
	Building material sales, outdoor or wholesale										P	P				
	Industrial service, general										P	P				
	Laboratory, research									P						
Mfg. and Production	Assembly, light									P	P	P				
	Food processing										P	P				
	Manufacturing, artisan						P			P	P	P				
	Manufacturing, heavy											P				
	Manufacturing, light									P	P	P				
Utilities	Utility facility, major										SE	SE	P		P	
	Utility facility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Wind energy conversion system	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	10-3.3(E)(4)

Warehouse, Wholesale, and Freight Movement	Contractor's storage yard and supply										P	P				
	Distribution center									P						
	Food and other products, wholesale						P				P	P				
	Parcel delivery service								P	P						
	Personal hobby activity										P					
	Self-storage, indoor					SE				SE	SE					10- 3.3(E)(3)
	Self-storage, outdoor															
	Storage buildings									P	P	P				
	Wholesale establishment									P	P	P				

SECTION 3: 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 4: It is the intention of the City Commission of the City of Tamarac, Florida 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 in order to accomplish such intention.

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]

PASSED, FIRST READING this _____ day of _____, 2023.

PASSED, SECOND READING this _____ day of _____, 2023.

MICHELLE J. GOMEZ
MAYOR

RECORD OF COMMISSION VOTE: 1ST Reading

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

RECORD OF COMMISSION VOTE: 2ND Reading

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

ATTEST:

KIMBERLY DILLON, CMC
CITY CLERK

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 _____ 2023.

CITY OF TAMARAC, FLORIDA

ADMINISTRATIVE ORDER

ORDER DECLARING ZONING IN PROGRESS AND INSTITUTING A 180 DAY MORATORIUM ON THE SUBMISSION AND ACCEPTANCE OF APPLICATIONS FOR ADMINISTRATIVE REVIEW, LAND DEVELOPMENT PERMITS, AND BUILDING PERMITS FOR THE USE OF LAND FOR NEW SELF-STORAGE FACILITIES (INDOOR) IN THE CITY OF TAMARAC.

BACKGROUND

Over the past recent years, the self-storage industry has proven to be one of the sectors with the most rapid growth in the U.S. commercial real estate industry. The unprecedented growth of the industry has been attributed to self-storage consumers including renters, homeowners, students, businesses and transitional populations demanding rental storage. According to an investment bank report, in 2016, there were more than 58,000 self-storage facilities in the U.S. with a total of 32 million storage units covering over 2.3 billion square feet of storage space. Florida has been a hotbed for storage construction, with dozens of new properties recently opening or under development. Tamarac is seeing the same trend, with a recent expansion of an existing site, plus two (2) new self-storage facilities constructed or under construction on W. McNab Road and the NE corner of Commercial Boulevard and Rock Island Road. In addition, staff has fielded many inquiries for potential development of self-storage facilities on vacant properties throughout the City.

Currently, self-storage facilities are permitted by special exception in at least 3 zoning districts in Tamarac, which if not reviewed, could allow for the approval and construction of more self-storage facilities in a City of less than 12 square miles in size. In order to prevent the proliferation of self-storage facilities spreading too far, too fast, it is necessary to study the issue and develop a proposal to amend the Code in a way that may preclude permits and approvals of the use in certain locations in the City. Any authorization or approval of Self-Storage Facility use before the proposed amendment is decided may be detrimental to the public interest.

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.

It is therefore necessary and in the public's best interest to study self-storage facility uses and create a long-term strategy to ensure adequate placement and access to such uses and services are provided. The

“zoning in progress” is intended to allow staff sufficient time to study the provision and location of these uses to ensure that there is a balance between the existing residential uses and the projected demand for the location of self-storage facilities, and to further amend the Code where appropriate in a way that may preclude permits and approvals of the use in certain locations in the City. Any authorization or approval of Self-Storage Facility use before the proposed amendment is decided may be detrimental to the public interest.

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 and acceptance of applications for administrative review, land development permits, and building permits for the use of land for new self-storage facilities (indoor) within the City’s municipal boundaries. All previously submitted applications pending at the time of the effective date of the Zoning in Progress is hereby exempt. 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 that there is a balance between the existing residential uses and the projected demand for the location of self-storage facilities located within the City of Tamarac and to further amend the Code where appropriate in a way that may preclude permits and approvals of the use in certain locations in the City; 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.

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 February 8, 2023, for review and adoption of a Resolution confirming this administrative order.

Effective date: January 23, 2023

Expiration date: July 21, 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

PLANNING BOARD AGENDA ITEM REPORT

DATE: April 5, 2023

SUBMITTED BY: Collette Tibby

ITEM TYPE: Board Order

AGENDA SECTION: **Quasi-Judicial Hearing**

TITLE: TBO 70 - Board Order approving Special Exception approval for Worthy Moments Banquet Hall, to allow for the use of a modified one (1) story, one-thousand six-hundred square feet (1,600 sq. ft.) leased space for a hall for hire within an existing plaza in the MU-N (Mixed-Use Neighborhood) zoning district, pursuant to the Tamarac Code of Ordinances.

RECOMMENDATION: The Director of Community Development recommends that the Planning Board forward a favorable recommendation for the proposed Special Exception to allow for the use of a modified one (1) story, one-thousand six-hundred square feet (1,600 sq. ft.) leased space for a hall for hire within an existing plaza in the MU-N (Mixed-Use Neighborhood) zoning district to the City Commission at its April 26, 2023, meeting with conditions (see attached Order Approving Special Exception – Temp Board Order No. 70).

BACKGROUND: The proposed hall for hire, commonly known as a “banquet hall”, will be located at 5820 N. University Drive within the commercial plaza. The 5800 plaza contains uses of retail sales, personal beauty care, and a pharmacy in individual suites, visible from the University Drive Corridor. The plaza encompasses approximately thirteen-thousand square feet (13,000 sq. ft.) of commercial space and contains fifty-one (51) parking spaces. The site is accessible through two (2) ingress/egress points along N.W. 58th Street and N. University Drive.

Worthy Moments Banquet Hall will occupy one-thousand six-hundred square feet (1,600 sq. ft.) of leased commercial space. The proposed banquet facility is currently on the second floor of a unique architecturally designed two-story structure in the middle section of the plaza. The entrance door to the proposed banquet hall is located on the ground floor with upward stairs leading directly to the banquet hall

showroom. There are no adjacent units located on the second floor, as the design of the building was built specifically for only one (1) tenant to occupy the space. However, adjacent to the entrance door on the ground floor, there are currently New Generation Liquor Store in 5810 & Arthur's Pharmacy in 5816.

The banquet hall facility is the first of its kind in this plaza. Before the proposed Banquet Hall leased the space, the previous three (3) tenants in the subject location were two (2) religious assemblies and one (1) salon studio. Using the previous history of the location, a religious assembly is similar in use that endorses the type of occupancy load that the space can withstand. The Worthy Moments Banquet Hall business model, as detailed in the Justification Statement, will primarily consist of weekend and evening events resulting in a very minimal impact on the existing daytime traffic and parking demand associated with other uses located in the plaza.

ISSUE:

Ray Garcia of Law Offices of Ray Garcia, P.A., designated agent for the property owner, Everland, LLC, is requesting the approval of a Special Exception to allow for the use of a Hall for Hire in the MU-N (Mixed-Use Neighborhood) zoning district, pursuant to the Table of Allowed Uses, Section 10-3.2, Code of Ordinances (see attached WMBH Justification Statement).

STRATEGIC GOALS:

Goal #3: Tamarac is Economically Resilient

ATTACHMENTS:

- 1 - WMBH MEMO (SE).docx
- 2 - TBO 70 WMBH Board Order.docx
- 3 - WMBH Justification Letter.pdf
- 4 - WMBH Site Location Map.pdf
- 5 - Land Development Code Table 10-3_1 Allowed Uses.pdf
- 6 - Land Development Code Sec 10-6_2 Use Categories and Use Types Defined.pdf

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 23-03-005M
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Board
Meeting of April 5, 2023

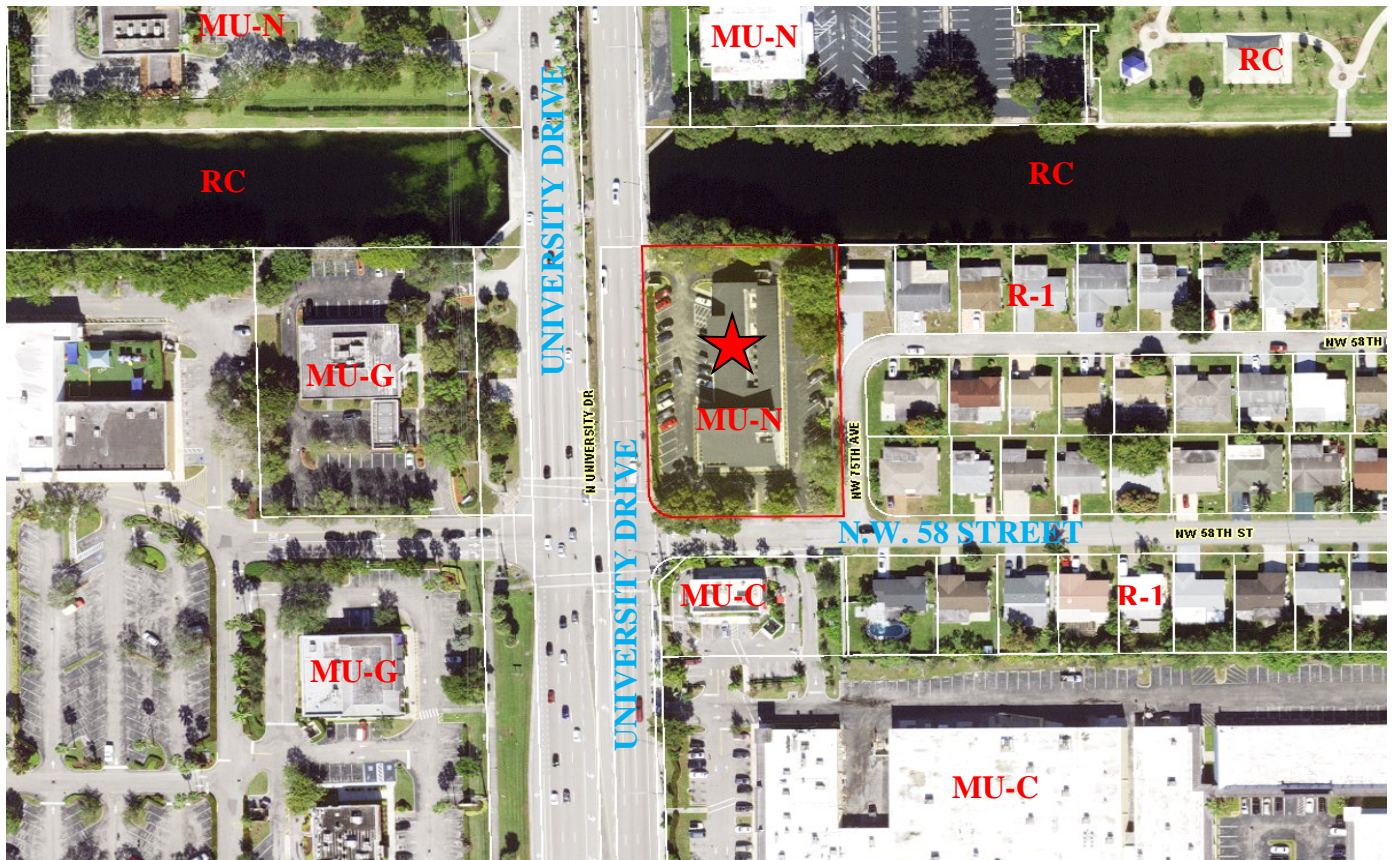
FROM: Maxine A. Calloway, Esq. AICP
Director of Community Development

DATE: March 16, 2023

RE: *Worthy Moments Banquet Hall* – Special Exception – *Quasi-Judicial*
TEMP BOARD ORDER NO. 70; CASE#: 2-Z-23; MF#: 61-76

RECOMMENDATION: The Director of Community Development recommends that the Planning Board forward a favorable recommendation for the proposed Special Exception to allow for the use of a modified one (1) story, one-thousand six-hundred square feet (1,600 sq. ft.) leased space for a *hall for hire* within an existing plaza in the MU-N (Mixed-Use Neighborhood) zoning district to the City Commission at its April 26, 2023, meeting with conditions (see attached Order Approving Special Exception – Temp Board Order No. 70).

ISSUE: Ray Garcia of Law Offices of Ray Garcia, P.A., designated agent for the property owner, Everland, LLC, is requesting the approval of a Special Exception to allow for the use of a *Hall for Hire* in the MU-N (Mixed-Use Neighborhood) zoning district, pursuant to the Table of Allowed Uses, Section 10-3.2, Code of Ordinances (see attached WMBH Justification Statement).



Aerial Photograph

LOCATION: The subject property is located on the northeast corner of N.W. 58 Street and North University Drive (see Aerial Photograph above and attached Location Map). The proposed use is located in an existing plaza, legally described as *MAINLANDS OF TAMARAC LAKES NINTH SEC 67-48 B PARCEL A*, or commonly known as *5800 Plaza*. The proposed *Worthy Moments Banquet Hall* is currently addressed as 5820 North University Drive. The entire plaza is approximately 1.1 acres in size and currently has eight (8) leased tenant spaces. The subject property has a current City of Tamarac Future Land Use designation of “Commercial” and a zoning classification of MU-N (Mixed-Use Neighborhood).

Surrounding Land Use and Zoning:

North: MU-N (Mixed-Use Neighborhood) – Canal, then Broward Teachers Union LCL 1975
East: R-1 (Single-Family Residential) – Mainlands of Tamarac 9 Section Community
West: MU-G (Mixed-Use General) – R.O.W., then Midway Plaza
South: MU-C (Mixed-Use Corridor) – R.O.W., then Shoppes on University Plaza

BACKGROUND: The proposed *hall for hire*, commonly known as a “*banquet hall*”, will be located at 5820 N. University Drive within the commercial plaza. The *5800 plaza* contains uses of retail sales, personal beauty care, and a pharmacy in individual suites, visible from the University Drive Corridor. The plaza encompasses approximately thirteen-thousand square feet (13,000 sq. ft.) of commercial space and contains fifty-one (51) parking spaces. The site is accessible through two (2) ingress/egress points along N.W. 58th Street and N. University Drive.

Worthy Moments Banquet Hall will occupy one thousand six-hundred square feet (1,600 sq. ft.) of leased commercial space. The proposed *banquet facility* is currently on the second floor of a unique architecturally designed two-story structure in the middle section of the plaza. The entrance door to the proposed *banquet hall* is located on the ground floor with upward stairs leading directly to the banquet hall showroom. There are no adjacent units located on the second floor, as the design of the building was built specifically for only one (1) tenant to occupy the space. However, adjacent to the entrance door on the ground floor, there are currently *New Generation Liquor Store* in 5810 & *Arthur’s Pharmacy* in 5816.

The *banquet hall facility* is the first of its kind in this plaza. Before the proposed Banquet Hall leased the space, the previous three (3) tenants in the subject location were two (2) religious assemblies and one (1) salon studio. Using the previous history of the location, a religious assembly is similar in use that endorses the type of occupancy load that the space can withstand. The *Worthy Moments Banquet Hall* business model, as detailed in the Justification Statement, will primarily consist of weekend and evening events resulting in a very minimal impact on the existing daytime traffic and parking demand associated with other uses located in the plaza.

ANALYSIS: The applicant, Worthy Moments, LLC, is requesting approval of a Special Exception to allow for the operation of a *Hall for Hire* in the MU-N (Mixed-Use Neighborhood) zoning district. Per Section 10-3.2, Table of Allowed Uses, in the City’s Land Development Code, *Hall for Hire* is a permitted use in the zoning district subject to Special Exception approval by the City Commission. The purpose of a special exception is to provide for certain uses which cannot be well adjusted to their environment in particular locations and to offer full protection to surrounding properties by rigid

application of the district regulations. Additionally, due to the nature of the uses, the importance of their relationship to the comprehensive plan and the possible impact on neighboring properties, the exercise of planning judgment on their location and site plan is required.

Per the City's Land Development Code, a *hall for hire* is classified as "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."

Per the City's Land Development Code, required parking for the use of a *hall for hire* "banquet hall" shall be calculated to allow 1 space for every 200 square feet of gross commercial area. According to the square footage provided by the applicant for the proposed use, a total of eight (8) parking spaces are required. The subject property has fifty-one (51) parking spaces according to the latest city parking data records and the addition of the use has been accounted for allowing for a surplus of parking onsite.

The applicant, *Worthy Moments, LLC*, is currently under contract to lease the subject property and desires to operate the *hall for hire* "banquet hall", contingent on the outcome of the Special Exception public hearing. The tenant, *Worthy Moments Banquet Hall*, is looking for the approval of the Special Exception in order to perform minor interior alterations and to initiate the Certificate of Occupancy "Safety" process for its business, currently under Building Permit {BP22-652}.

A standard review of the building permit which includes use type, parking calculations, interior renovations, and landscaping will be conducted by the City's Planning and Zoning Staff in an effort to maintain the City's Code and aesthetic appearance within the city. As architectural review is not required for this project, the staff review will confirm that all site and building design requirements are satisfied per the code.

The purpose of the Special Exception is to provide for individualized review of certain uses that due to their nature, relationship to the Comprehensive Plan, and potential adverse impacts on surrounding areas require special consideration of their location, design, and methods of operation, as well as the imposition of conditions to mitigate concerns before they can be deemed appropriate in a zoning district and compatible with their surroundings. In this case, the proposed use of a *hall for hire* would be fitting to the surrounding area.

Section 10-5.4(G)(4), Code of Ordinances, identifies Special Exception review standards to be determined by the City Commission to consider the request. The Special Exception review standards and the responses to each standard, shall be demonstrated in compliance, as specified in the justification statement document:

Special Exception Review Standards

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

The proposed use of a *hall for hire* is consistent with the uses identified in the City's Land Development Code for Special Exception consideration within the MU-N (Mixed-Use Neighborhood) zoning district and therefore inherently consistent with the intent of the City's Comprehensive Plan. The proposed development is specifically consistent with Objective 1

within the City's Future Land Use Element which promotes the orderly growth of development and ensures its strategic alignment with the City's economic development goals and initiatives. The proposed development is also consistent with Policy 10.8 of the Future Land Use Element which states, "Facilitate the development of commercial, industrial, utilities, and other nonresidential land uses to ensure they are located in a manner compatible with adjacent land uses and does not adversely affect the health, safety, welfare, or aesthetics of existing or future residential areas."

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

The subject property is located in the MU-N (Mixed-Use Neighborhood) zoning district and the proposed *hall for hire* is allowed as a Special Exception within that specific district. The applicant has submitted the appropriate application materials for consideration of the use as outlined in the City's Code. As a result, the development has complied with the applicable zoning district, use and development standards as prescribed in the City's Code of Ordinances.

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

The applicant desires to operate a *hall for hire* within an existing commercial space located on the subject property. City staff will continue to work with the applicant through the building permit review process to ensure the proposed location is compatible with the existing natural environment and surrounding community character.

- (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 not injurious or otherwise detrimental to the public health, safety, comfort, and welfare. The *hall for hire* will occupy a portion of the existing plaza and adequate provisions for the health, safety, and security of their patrons will be provided by the applicant. The facility will be subject to several inspections, by local and state authorities and must comply with the rules and regulations as set forth by each agency.

- (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 previously mentioned, the applicant desires to operate a *hall for hire* within an existing commercial space. Additionally, the applicant does not propose to perform any work outside of the premise which would be considered injurious or classified as harmful to the surrounding area. The impact of the business operations would be minimal and pose no significant impact to the existing built environment. Most work to be done on the subject property, will be Interior Renovations. Thereby, minimizing any adverse effects on the 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;

The applicant will be utilizing the existing structure, vacant leased bay, to operate the *hall for hire*. The existing plaza has two (2) points of ingress/egress along N. University Drive and N.W. 58th Street. There is sufficient parking onsite and the internal drives are well designed for efficient ingress and egress to and from surrounding roadways. Further, the *hall for hire* will primarily be used during off-peak hours, so that it will not conflict with the businesses in the remainder of the plaza. Thereby minimizing 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 proposed operation is located within an existing plaza that is mostly catered toward retail sales and personal beauty care, which both uses are, for the most part, operated during the day to early night. The subject property has adequate site area to provide for the proposed *hall for hire*. The leased space will have a total gross floor area of one thousand six-hundred square feet (1,600 sq. ft.) and will require eight (8) parking spaces. The applicant has expressed, per the justification statement, that plans to expand the existing structure are not being considered at this time. As such, the site area is also sufficient as there is no reasonably anticipated expansion of the use.

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

The applicant is aware that the approval of Special Exception shall only remain valid during the period of which the certificate of occupancy and business license remain active.

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

The applicant has acknowledged that in case the business is sold, the special exception can only be transferable pursuant to compliance with city codes and submitting proper documentation as well as all payment of fees.

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

The applicant has agreed that any pre-existing violations will be addressed prior to the business receiving a Certificate of Occupancy.

It is the opinion of the Director of Community Development that the review standards for special exception, as outlined in Section 10-5.4(G)(4), Code of Ordinances, have been satisfied. The Director of Community Development supports the proposed special exception based upon the above analyses of the application.

CONCLUSION: This item supports Goal #3 of the City of Tamarac's 2040 Strategic Plan, "Tamarac is Economically Resilient." The applicant proposes to provide the tenant with minor improvements to occupy an otherwise vacant commercial space to operate a new *hall for hire* thereby creating an opportunity to attract new business to the city and further its economic development initiatives.

As such, the Director of Community Development recommends that the Planning Board forward a favorable recommendation for the Special Exception to allow for the use of a modified one (1) story, one-thousand six-hundred square feet (1,600 sq. ft.) leased space for a *hall for hire* within an existing plaza in the MU-N (Mixed-Use Neighborhood) zoning district to the City Commission at its April 26, 2023, meeting with the following conditions:

1. *No alcohol shall be served on the premises without obtaining the appropriate license(s) from the State of Florida licensing authority.*
2. *Once an alcoholic beverage license is obtained, the facility shall not serve alcoholic beverages between the hours of 2:00 a.m. and 8:00 a.m.*
3. *The facility shall not actively operate or host any functions between the hours of 2:00 a.m. and 6:00 a.m.*
4. *No business can be conducted from the property without a valid Business Tax Receipt.*
5. *All events associated with the Hall for Hire are to be conducted within the interior of the business and no portion of the event is to be conducted within the Parking lot.*
6. *Approval of the special exception shall only remain valid during the period in which the certificate of occupancy and business license remain active.*
7. *Approval of the special exception is contingent upon approval and completion of the Building Permit for Interior Renovations and Safety, BP22-652, through the Building Department.*
8. *The Applicant agrees that any transfer of Special Exception including all associated conditions will be acknowledged by the new owner in writing.*

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



Maxine A. Calloway,
Director of Community Development

Attachments: Temp Board Order No. 70
 WMBH Justification Statement (2-Z-23 / *Special Exception*)
 Site Location Map
 Land Development Code, Table 10-3.1: Allowed Uses
 Land Development Code, Table 10-6.2: Use Categories and Use Types Define
 Floor Plan

MAC/MM/CTW

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

Space Above This Line for Processing Data

Space Above This Line for Recording

**FINAL ORDER FOR DEVELOPMENT PERMIT
BEFORE THE CITY COMMISSION
CITY OF TAMARAC, FLORIDA
BO – 2023 – _____**

**HEARING DATE: April 26, 2023
CASE NO. 2-Z-23**

IN RE: The Application of: Worthy Moments Banquet Hall
 Location: 5820 N. University Drive, Tamarac, Florida 33321

Property Folio Identification Number: 4941-10-03-2800

Property Legal Description: MAINLANDS OF TAMARAC LAKES NINTH
 SEC 67-48 B PARCEL A

ORDER APPROVING SPECIAL EXCEPTION

Order granting Special Exception approval for Worthy Moments Banquet Hall, to allow for the use of a modified one (1) story, one-thousand six-hundred square feet (1,600 sq. ft.) leased space for a hall for hire within an existing plaza in the MU-N (Mixed-Use Neighborhood) zoning district, pursuant to the Tamarac Code of Ordinances.

Ray Garcia of Law offices of Ray Garcia, P.A., designated agent for the property owner, Everland, LLC (the “Applicant”) is requesting the approval of a Special Exception to allow for the use of a *hall for hire, commonly known as a banquet hall*, at the subject property, legally described as MAINLANDS OF TAMARAC LAKES NINTH SEC 67-48 B PARCEL A, located at 5820 North University Drive, Tamarac, Florida (“Property”).

Notice of the request for Special Exception approval was given pursuant to Chapter 2, Article X and Chapter 10, Section 10-5.3(F) of the City of Tamarac Code of Ordinances. The City Commission of the City of Tamarac (“Commission”) has identified that the Property is in the MU-N (Mixed-Use Neighborhood) 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 **April 5, 2023**, and recommend to the City Commission, **APPROVAL OF THE APPLICATION WITH CONDITIONS**.

Following consideration of all testimony and evidence presented at the City Commission hearing on **April 26, 2023**, and pursuant to Sections 2-369, 2-370, 10-5.3(G) and 10-5.3(H) of the City of Tamarac Code of Ordinances, the City Commission finds as follows:

1. That the proposed development will be consistent with the Comprehensive Plan.
2. That the proposed development will comply with applicable district, use, and development standards in the City of Tamarac Code of Ordinances.
3. That the proposed development will be compatible with the existing natural environment and community character of the properties within the immediate neighborhood.
4. That the proposed development will be desirable for public convenience and is not injurious or otherwise detrimental to the public health, safety, comfort, and welfare.
5. That the proposed development will minimize adverse effects, including noise, light, dust, or other potential nuisances, on adjacent properties to the greatest extent practicable.
6. That 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.
7. That the site area is sufficient, appropriate, and adequate for the use and any reasonably anticipated expansion of the use.
8. That the Special Exception shall only remain valid during the period of which the certificate of occupancy and business license remains active.
9. That the Special Exception is transferable administratively subject to compliance with City Codes, all conditions of approval set forth herein (if any), and the submission of documentation and payment of all fees (if any).
10. Any pre-existing code violations shall be brought into compliance and any accrued liens shall be satisfied before a certificate of occupancy is issued for the proposed use.

Pursuant to the authority contained in Sections 2-369, 2-370, 10-3.2, 10-5.3 (G) and (H) and 10-5.4 (G) of the City of Tamarac Code of Ordinances, the Applicant's request for Special Exception Approval to allow for the use of a *hall for hire* in the MU-N (Mixed-Use Neighborhood)

zoning district located at 5820 North University Drive, is hereby **GRANTED** subject to the following conditions:

- 1. No alcohol shall be served on the premises without obtaining the appropriate license(s) from the State of Florida licensing authority.*
- 2. Once an alcoholic beverage license is obtained, the facility shall not serve alcoholic beverages between the hours of 2:00 a.m. and 8:00 a.m.*
- 3. The facility shall not actively operate or host any functions between the hours of 2:00 a.m. and 6:00 a.m.*
- 4. No business can be conducted from the property without a valid Business Tax Receipt.*
- 5. All events associated with the Hall for Hire are to be conducted within the interior of the business and no portion of the event is to be conducted within the Parking lot.*
- 6. Approval of the special exception shall only remain valid during the period in which the certificate of occupancy and business license remain active.*
- 7. Approval of the special exception is contingent upon approval and completion of the Building Permit for Interior Renovations and Safety, BP22-652, through the Building Department.*
- 8. The Applicant agrees that any transfer of Special Exception including all associated conditions will be acknowledged by the new owner in writing.*

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

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

DONE and ORDERED this _____ day of _____, 2023, 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 _____, 2023.

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires:

This Board Order was filed in the Office of the City Clerk on this ____ day of _____ 202__.



LAW OFFICE

of
Ray Garcia, P.A.

Attorneys
Ray Garcia, Esq.
Nataline Garcia, Esq.

Attorneys at Law
www.raygarcialaw.com
• Board Certified in Real Estate Law

Address
14850 SW 26th Street Suite 204
Miami, Florida 33185
Tel: 305.227.4030
Fax: 305.223.9811
Toll Free: 1.855.996.0700
legal@raygarcialaw.com

*****Sent via U.S. Certified Mail and E-mail*****

January 10th, 2023

SPECIAL EXCEPTION-JUSTIFICATION LETTER

City of Tamarac
7525 NW 88th Avenue
Tamarac, FL 33321
Christian.Waterval@tamarac.org

**Re: Worthy Moments LLC's (herein referred to as "Worthy Moments") request for a Special Exception for Banquet Hall/Hall for hire use at real property ("Property") located at: 5820 N University Drive, Tamarac, Florida 33321
Our File Number: 1101.2995**

To whom it may concern:

This letter serves to identify the tenants located at the Property mentioned above, 5820 N University Drive, Tamarac, Florida 33321, Folio #4941-10-03-2800, consisting of a parcel size of 1.1 acres/ 48,102sq.ft. The applicant, Worthy Moments, signed a commercial lease for the Property on January 25th, 2022, with plans to use the space as a Banquet Hall/Hall for hire for weddings, showers, and other events alike.

Worthy Moments will not be making any structural, electrical, or plumbing changes to the space. Worthy Moments will be using the pre-existing floor plan to run their business. The unit will not be needing additional parking spaces, as the maximum is sixty (60) guests for events. The tenants prior to Worthy Moments were a hair extension supplier store, and a church prior to aforementioned, so it's evident the property is suitable for the amount of guests. Their model primarily consists of weekend and evening events, which will not affect the current use or parking.

Worthy Moments' staff includes one owner, who manages the venue and contracting for events. Worthy Moments has been in business from January 2022, and wishes to continue to stay in business there. The plaza is primarily retail and office use with, for example, a pharmacy store, shipping store, and hair salon.

As evidenced by the floor plan attached (Exhibit "1"), the unit is ideally suited for this usage of a Banquet Hall/Hall for hire, which has an open area upstairs, with two bathrooms and two offices.

Points for your consideration:

- From the attached survey and floor plan, you can see the usage is consistent with the previous tenants' usage and no changes to the plan needed.
- The existing parking is sufficient and the usage will not require any additional spaces (1 parking space per 200 sq.ft./1600 sq.ft.÷200 = 8 parking spaces).
- The usage has been verified with the city as being one that brings commerce and profit to Tamarac.
- The usage compliments existing retail business in the plaza (for example, the hair salon).
- There are very limited spaces (if any) for this use in Tamarac, outside of Country Clubs and Condominiums, thus fulfilling a need in the community.
- The site area is sufficient, appropriate and adequate for the intended use.
- There are tables, chairs, and one conventional fridge provided inside the venue, with no industrial ovens or other possible hazardous appliances.
- The Special Exception shall remain valid during the period of time in which Worthy Moments remains active.
- The property has adequate provisions for the safe and convenient flow of traffic in and out of the center.

The applicant, Worthy Moments, presently operates:

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

The proposed use is consistent with the Tamarac Comprehensive Plan. Specifically, the proposed use meets the following Objective of the Future Land Use Element of the Comprehensive Plan:

The applicant's proposal is consistent with Objective 1, of the Future Land Use Element, of the City's Comprehensive Plan by "*promoting orderly growth and development through the adoption, maintenance, and implementation of its Future Land Use Element.*" The approval of the Special Exception for Worthy Moments will allow for the operation of the Banquet Hall/Hall for hire establishment and would bring a new business to the continuing growth of the city and its communities.

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

As previously mentioned, Worthy Moments will be operating as a Banquet Hall/Hall for hire establishment with the approval of a Special Exception granted by the City of Tamarac's Planning Board. The subject property is located in the MU-N(Mixed-Use-Neighborhood) Zoning District, per Tamarac Code of Ordinances 10-2.3 - Mixed-Use and Nonresidential Districts : "[t]his district is intended to provide for small, compact mixed-use activity centers that serve as convenient, walkable service and retail destinations for surrounding neighborhoods, compatible in scale and character with surrounding residential uses. It is intended to support a mix of residential, retail, cultural, entertainment, and office opportunities, with street-level uses that generate pedestrian activity and upper-story residential and office uses that help maintain an active street presence. Continuous commercial frontages, largely uninterrupted by driveways and parking, are encouraged."

Worthy Moments desires to use this space as a Banquet Hall/Hall for hire for weddings, showers, and other events alike. Per the City's Land Development Code, this type of establishment would be a good fit in the N MU-N(Mixed-Use-Neighborhood) Zoning District, subject to Special Exception approval. The applicant has submitted the appropriate application and the proposed use will comply with applicable zoning district, use and development standards as outlined 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;***

Approving the Special Exception to allow for Worthy Moments would have no noticeable impact on the character of the immediate neighborhood, as multiple businesses have operated in the storefront retail/office multi-tenant plaza, named 5800 Plaza, since 1982. Worthy Moments has no plans of modifying the current space externally or internally and the surrounding property shall remain intact. As a result, the proposed use will be compatible with the existing natural environment and the surrounding community character.

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

The purpose of the Banquet Hall/Hall for hire, in relation to the zoning district, is to meet the convenient service needs of the surrounding residential and commercial neighborhood, especially "upper-story residential and office uses that help maintain an active street presence," as Worthy Moments space is located on the second floor. The applicant, Worthy Moments, will only practice for its approved use and has taken all safety precautions to prevent any adverse impacts on the public's health, safety, comfort or general welfare.

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

Currently, the plaza consists of businesses that operate inside of their own space, so the level of impact on adjacent properties is very low to none created. Worthy Moments would be providing their services indoors of the Property and have adequate parking for their customers/clients and employees. As stated before, the proposed business has no plans of any improvements, interior or exterior, to further mitigate any potential nuisances. The proposed use allows for a low traffic impact that is normal with the operations in the plaza and will provide little to no effect on the 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;***

The applicant, Worthy Moments, will be utilizing the 5800 Plaza's parking lot for their customers/clients and employees as there is adequate parking currently. The proposed use allows for a low traffic impact that is normal with the operations in the plaza and will provide little to no effect to vehicular and pedestrian traffic movement in the public streets.

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

The current tenant space has a previous use of a hair extension supplier store and the applicant, Worthy Moments, has no plans of any expansion, improvements, or renovations in the space. The subject Property is currently built-out to its Approved Site Plan and shows no signs of expanding any of its units or building footprint.

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

The applicant, Worthy Moments, is aware of the validity of its operations being active due to the approval of a Special Exception in the City of Tamarac. The applicant will only practice legitimately with all necessary and valid licenses and occupancy requirements. The applicant shall submit the appropriate applications to obtain an updated Business Tax Receipt and Certificate of Occupancy upon approval of the Special Exception Application.

- (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.***

The applicant agrees to and understands this provision. If the business is sold, the Special Exception can be transferred administratively pursuant to compliance with City Codes, submission of proper documentation, and the payment of all fees. As stated before, the previous use was a hair extension supply. Currently, there are no violations per the applicants, Worthy Moments, knowledge and understanding.

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

The applicant has agreed that any pre-existing violations will be addressed prior to the business receiving a Certificate of Occupancy. Currently, there are no code violations per the applicants, Worthy Moments, knowledge and understanding.

For the reasons stated herein, Worthy Moments respectfully requests that the City process and approve this application for a special exception to operate the proposed use at the Property. Worthy Moments will operate the proposed use in a manner compliant with the Code and will advance the relevant objectives of the City Code and Comprehensive Plan. We appreciate your consideration in approving this special exception for Worthy Moments. If you require additional information, I may be reached at rgarcia@raygarcialaw.com or (305)-227-4030.

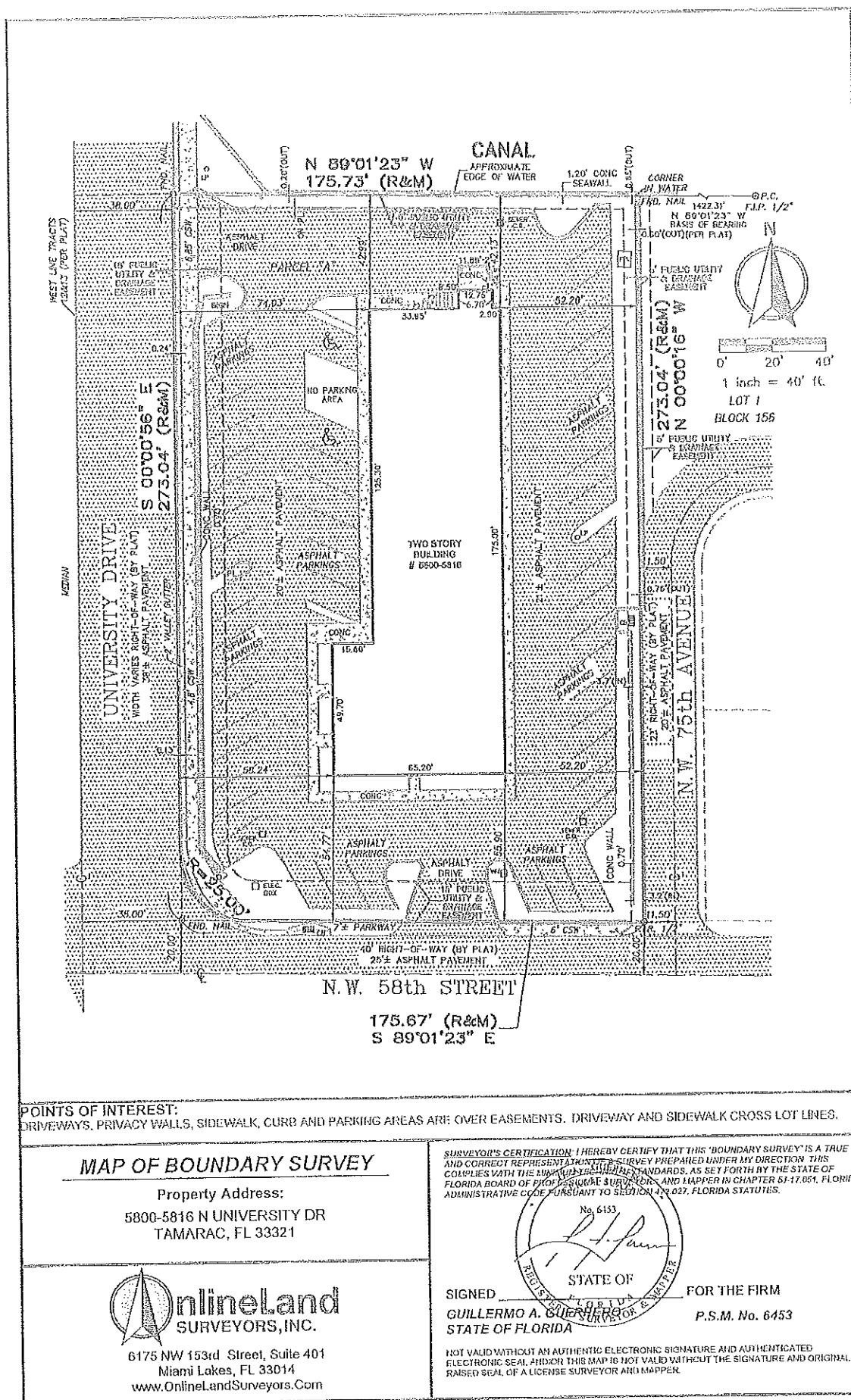
Sincerely,

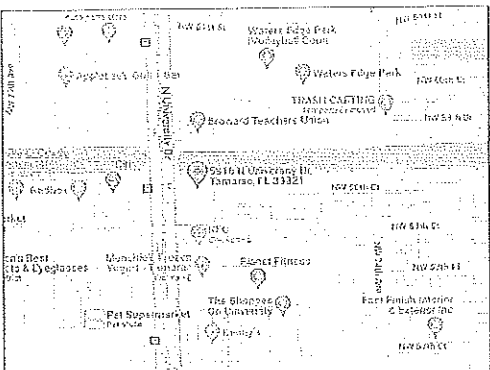
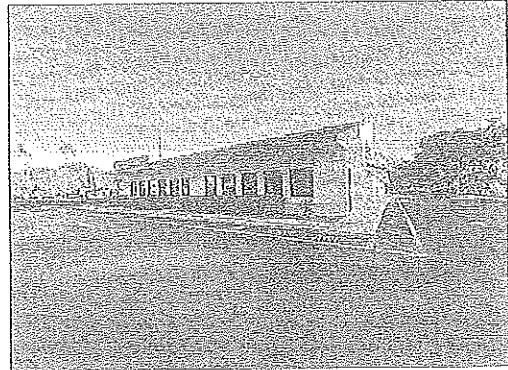



Ray Garcia, Esq.

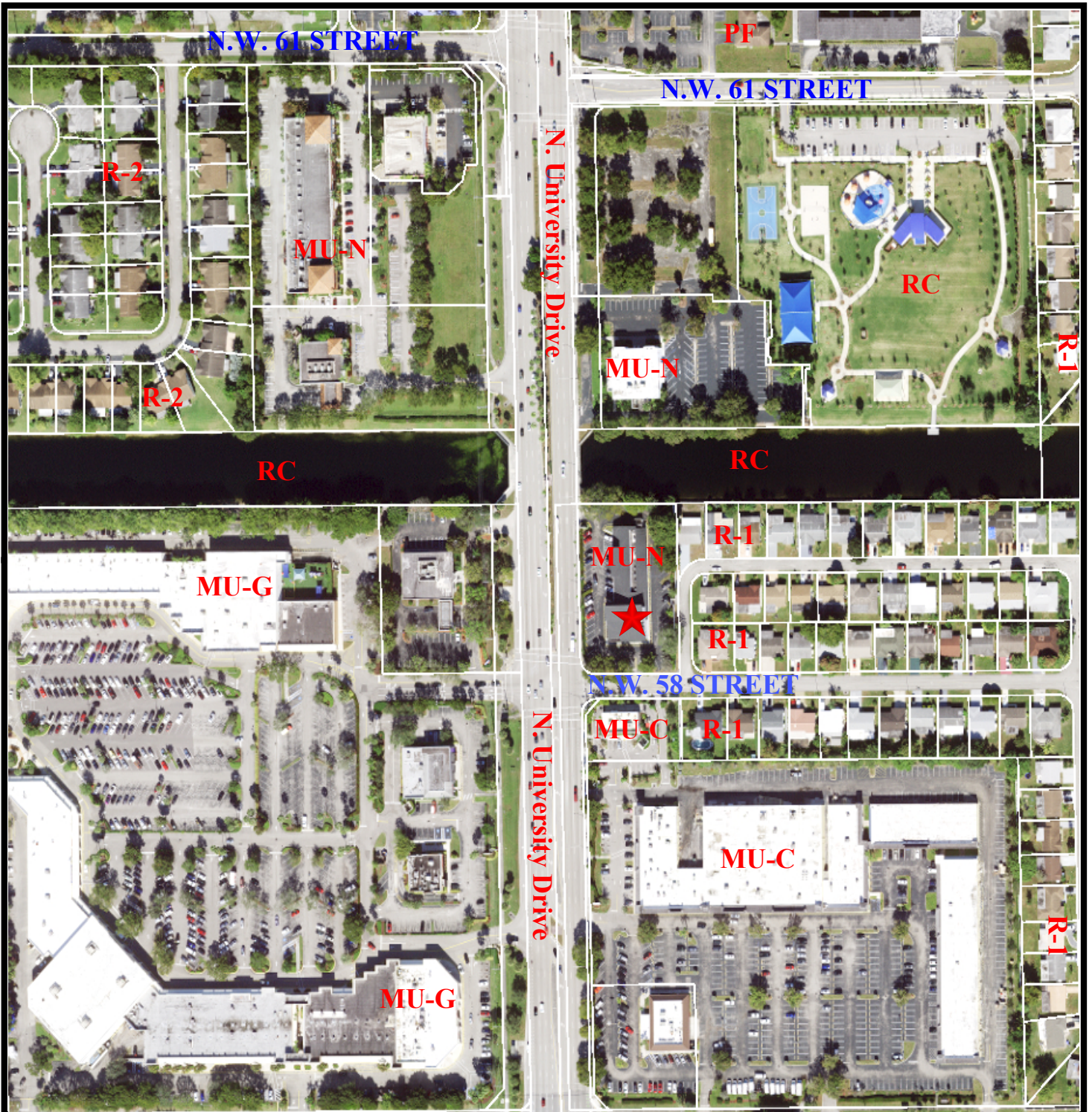
Enclosures
RG/cs

EXHIBIT "1"



 <p>LOCATION MAP N.T.S.</p>	 <p>PROPERTY FRONT VIEW</p>				
<p>CERTIFIED TO: EVERLAND LLC ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.</p>	<p>FLOOD INFORMATION: Community Number: CITY OF TAMARAC 120058 Panel Number: 12011C0353H Suffix: H Date of Firm Index: 8/18/2014 Flood Zone: X Base Flood Elevation: N/A Date of Survey: 9/15/2022</p>				
<p>LEGAL DESCRIPTION: PARCEL A., OF THE MAINLANDS OF TAMARAC LAKES NINTH SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA</p>					
<p>Surveyor's Legend</p> <table style="width: 100%; font-size: small;"> <tr> <td style="vertical-align: top;"> <p>PROPERTY LINE</p> <p>STRUCTURE</p> <p>CONC. BLOCK WALL</p> <p>CHAIN-LINK OR WIRE FENCE</p> <p>WOOD FENCE</p> <p>IRON FENCE</p> <p>EASEMENT</p> <p>CENTER LINE</p> <p>WOOD DECK</p> <p>CONCRETE</p> <p>ASPHALT</p> <p>BRICK/TILE</p> <p>WATER</p> <p>APPROXIMATE EDGE OF WATER</p> <p>COVERED AREA</p> </td> <td style="vertical-align: top;"> <p>TREE</p> <p>POWER POLE</p> <p>CATCH BASIN</p> <p>COUNTY HEAVY EMB.</p> <p>INDUSTRY/ BUSINESS EMB.</p> <p>UTILITY EASEMENT</p> <p>FOUND IRON PIPE/</p> <p>TRIAL AS NOTED ON PLAT</p> <p>LICENSE # - SURVEYOR</p> <p>CALCULATED POINT</p> <p>SET MONUMENT</p> <p>CONTROL POINT</p> <p>CONCRETE MONUMENT</p> <p>ELEVATION</p> <p>POINT OF TANGENCY</p> <p>POINT OF CURVATURE</p> <p>PERMANENT REFERENCE MONUMENT</p> <p>POINT OF COMPOUND CURVATURE</p> <p>POINT OF REVERSE CURVATURE</p> <p>POINT OF BEGINNING</p> <p>POINT OF COMMENCEMENT</p> <p>PERMANENT CONTROL POINT</p> <p>FIELD MEASURED</p> <p>PLATTED MEASUREMENT</p> <p>DEED</p> <p>CALCULATED</p> </td> <td style="vertical-align: top;"> <p>L.M.E. LAKE OF LANDSCAPE MAINT. EMB.</p> <p>P.O.C. POINT OF CORNER</p> <p>P.P. PLANTER OR PROPERTY LINE</p> <p>PL IDENTIFICATION</p> <p>ID BLOCK CORNER</p> <p>B.C. BEARING REFERENCE</p> <p>U.R. CENTRAL ANGLE & DELTA</p> <p>Δ RECORD OR RADIUS</p> <p>R RADIAL</p> <p>H.R. HORN RADIAL</p> <p>TYP. TYPICAL</p> <p>IR. IRON ROD</p> <p>IP. IRON PIPE</p> <p>IRHO IRON & DISK</p> <p>PK MAIL PARKER-KALON MAIL</p> <p>D.H. DRILL HOLE</p> <p>YELL YELL</p> <p>FI FIRE HYDRANT</p> <p>H.H. HORN HOLE</p> <p>O.H.L. OVERHEAD LINES</p> <p>TX TRANSFORMER</p> <p>CATV CABLE TV. TOWER</p> <p>WM WATER METER</p> <p>P/E FOCK EQUIPMENT</p> <p>CONC CONCRETE SLAB</p> </td> <td style="vertical-align: top;"> <p>EMB. EMBANKMENT</p> <p>D.E. DRAINAGE EASEMENT</p> <p>L.A.E. LANDSCAPE BUTTER EMB.</p> <p>L.A.E. LIMITED ACCESS EASEMENT</p> <p>TEL. TELEPHONE FACILITIES</p> <p>U.P. UTILITY POLE</p> <p>EMB. ELECTRIC UTILITY BOX</p> <p>SEP. SEPTIC TANK</p> <p>D.F. DRAIN FIELD</p> <p>AC AIR CONDITIONER</p> <p>CSW CONIC SIDEWALK</p> <p>DRWY DRIVEWAY</p> <p>SCR. SCREEN</p> <p>CAR. GARAGE</p> <p>ENCLOS. ENCLOSURE</p> <p>H.T.S. HOT TO SCALE</p> <p>T.F. TYPED FLOOR</p> <p>T.O.D. TOP OF DIRT</p> <p>E.O.W. EDGE OF WATER</p> <p>E/P OR E.O.P. EDGE OF PAVEMENT</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>B.S.L. BUILDING SETBACK LINE</p> <p>S.T.L. SURVEY THE LINE</p> <p>CEM. CENTER LINE</p> <p>R/W RIGHT OF WAY</p> <p>R.O.E. PUBLIC UTILITY EASEMENT</p> <p>G.M.E. CANAL MAINTENANCE EASEMENT</p> <p>A.E. ANCHOR EASEMENT</p> </td> </tr> </table>		<p>PROPERTY LINE</p> <p>STRUCTURE</p> <p>CONC. 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PLANTER OR PROPERTY LINE</p> <p>PL IDENTIFICATION</p> <p>ID BLOCK CORNER</p> <p>B.C. BEARING REFERENCE</p> <p>U.R. CENTRAL ANGLE & DELTA</p> <p>Δ RECORD OR RADIUS</p> <p>R RADIAL</p> <p>H.R. HORN RADIAL</p> <p>TYP. TYPICAL</p> <p>IR. IRON ROD</p> <p>IP. IRON PIPE</p> <p>IRHO IRON & DISK</p> <p>PK MAIL PARKER-KALON MAIL</p> <p>D.H. DRILL HOLE</p> <p>YELL YELL</p> <p>FI FIRE HYDRANT</p> <p>H.H. HORN HOLE</p> <p>O.H.L. OVERHEAD LINES</p> <p>TX TRANSFORMER</p> <p>CATV CABLE TV. TOWER</p> <p>WM WATER METER</p> <p>P/E FOCK EQUIPMENT</p> <p>CONC CONCRETE SLAB</p>	<p>EMB. EMBANKMENT</p> <p>D.E. DRAINAGE EASEMENT</p> <p>L.A.E. LANDSCAPE BUTTER EMB.</p> <p>L.A.E. LIMITED ACCESS EASEMENT</p> <p>TEL. TELEPHONE FACILITIES</p> <p>U.P. UTILITY POLE</p> <p>EMB. ELECTRIC UTILITY BOX</p> <p>SEP. SEPTIC TANK</p> <p>D.F. DRAIN FIELD</p> <p>AC AIR CONDITIONER</p> <p>CSW CONIC SIDEWALK</p> <p>DRWY DRIVEWAY</p> <p>SCR. SCREEN</p> <p>CAR. GARAGE</p> <p>ENCLOS. ENCLOSURE</p> <p>H.T.S. HOT TO SCALE</p> <p>T.F. TYPED FLOOR</p> <p>T.O.D. TOP OF DIRT</p> <p>E.O.W. EDGE OF WATER</p> <p>E/P OR E.O.P. EDGE OF PAVEMENT</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>B.S.L. BUILDING SETBACK LINE</p> <p>S.T.L. SURVEY THE LINE</p> <p>CEM. CENTER LINE</p> <p>R/W RIGHT OF WAY</p> <p>R.O.E. PUBLIC UTILITY EASEMENT</p> <p>G.M.E. CANAL MAINTENANCE EASEMENT</p> <p>A.E. ANCHOR EASEMENT</p>
<p>PROPERTY LINE</p> <p>STRUCTURE</p> <p>CONC. BLOCK WALL</p> <p>CHAIN-LINK OR WIRE FENCE</p> <p>WOOD FENCE</p> <p>IRON FENCE</p> <p>EASEMENT</p> <p>CENTER LINE</p> <p>WOOD DECK</p> <p>CONCRETE</p> <p>ASPHALT</p> <p>BRICK/TILE</p> <p>WATER</p> <p>APPROXIMATE EDGE OF WATER</p> <p>COVERED AREA</p>	<p>TREE</p> <p>POWER POLE</p> <p>CATCH BASIN</p> <p>COUNTY HEAVY EMB.</p> <p>INDUSTRY/ BUSINESS EMB.</p> <p>UTILITY EASEMENT</p> <p>FOUND IRON PIPE/</p> <p>TRIAL AS NOTED ON PLAT</p> <p>LICENSE # - SURVEYOR</p> <p>CALCULATED POINT</p> <p>SET MONUMENT</p> <p>CONTROL POINT</p> <p>CONCRETE MONUMENT</p> <p>ELEVATION</p> <p>POINT OF TANGENCY</p> <p>POINT OF CURVATURE</p> <p>PERMANENT REFERENCE MONUMENT</p> <p>POINT OF COMPOUND CURVATURE</p> <p>POINT OF REVERSE CURVATURE</p> <p>POINT OF BEGINNING</p> <p>POINT OF COMMENCEMENT</p> <p>PERMANENT CONTROL POINT</p> <p>FIELD MEASURED</p> <p>PLATTED MEASUREMENT</p> <p>DEED</p> <p>CALCULATED</p>	<p>L.M.E. LAKE OF LANDSCAPE MAINT. EMB.</p> <p>P.O.C. POINT OF CORNER</p> <p>P.P. PLANTER OR PROPERTY LINE</p> <p>PL IDENTIFICATION</p> <p>ID BLOCK CORNER</p> <p>B.C. BEARING REFERENCE</p> <p>U.R. CENTRAL ANGLE & DELTA</p> <p>Δ RECORD OR RADIUS</p> <p>R RADIAL</p> <p>H.R. HORN RADIAL</p> <p>TYP. TYPICAL</p> <p>IR. IRON ROD</p> <p>IP. IRON PIPE</p> <p>IRHO IRON & DISK</p> <p>PK MAIL PARKER-KALON MAIL</p> <p>D.H. DRILL HOLE</p> <p>YELL YELL</p> <p>FI FIRE HYDRANT</p> <p>H.H. HORN HOLE</p> <p>O.H.L. OVERHEAD LINES</p> <p>TX TRANSFORMER</p> <p>CATV CABLE TV. TOWER</p> <p>WM WATER METER</p> <p>P/E FOCK EQUIPMENT</p> <p>CONC CONCRETE SLAB</p>	<p>EMB. EMBANKMENT</p> <p>D.E. DRAINAGE EASEMENT</p> <p>L.A.E. LANDSCAPE BUTTER EMB.</p> <p>L.A.E. LIMITED ACCESS EASEMENT</p> <p>TEL. TELEPHONE FACILITIES</p> <p>U.P. UTILITY POLE</p> <p>EMB. ELECTRIC UTILITY BOX</p> <p>SEP. SEPTIC TANK</p> <p>D.F. DRAIN FIELD</p> <p>AC AIR CONDITIONER</p> <p>CSW CONIC SIDEWALK</p> <p>DRWY DRIVEWAY</p> <p>SCR. SCREEN</p> <p>CAR. GARAGE</p> <p>ENCLOS. ENCLOSURE</p> <p>H.T.S. HOT TO SCALE</p> <p>T.F. TYPED FLOOR</p> <p>T.O.D. TOP OF DIRT</p> <p>E.O.W. EDGE OF WATER</p> <p>E/P OR E.O.P. EDGE OF PAVEMENT</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>B.S.L. BUILDING SETBACK LINE</p> <p>S.T.L. SURVEY THE LINE</p> <p>CEM. CENTER LINE</p> <p>R/W RIGHT OF WAY</p> <p>R.O.E. PUBLIC UTILITY EASEMENT</p> <p>G.M.E. CANAL MAINTENANCE EASEMENT</p> <p>A.E. ANCHOR EASEMENT</p>		
<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1) LEGAL DESCRIPTION PROVIDED BY OTHERS. 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY. 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. 4) THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC. 5) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. 6) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED. 7) FENCE OWNERSHIP NOT DETERMINED. 8) WALL TIES ARE TO THE FACE OF THE WALL. 9) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN. 10) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. 11) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED. 12) NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL. 13) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. 14) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED. 15) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED. 16) THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES. 					
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p>OnlineLand SURVEYORS, INC.</p> </div> <div style="text-align: right;"> <p>6175 NW 153rd Street, Suite 401 Miami Lakes, FL 33014 Phone: (305) 910-0123 Fax: (305) 675-0999 www.OnlineLandSurveyors.Com</p> </div> </div>					

WORTHY MOMENTS BANQUET HALL
Special Exception (SE)
Case No. 2-Z-23



Subject Property



Maxine Calloway, Director
Community Development
7525 NW 88 Avenue
Tamarac, FL 33321
Telephone (954) 597-3530

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
		R E	R 1	R 2	R 3	M U N	M U C	M U G	N C	B P	I 1	I 2	P F	R C	S U	
RESIDENTIAL																
Household Living	Dwelling, live/work					P	P	P	P		P					10-3.3(B) (4)
	Dwelling, manufactured home		P	P	P											10-3.3(B) (5)
	Dwelling, multi-family				P	P	P	P								10-3.3(B) (5)(h)
	Dwelling, single-family	P	P	P	P											
	Dwelling, two-family			P	P											10-3.3(B) (7)

Community and Cultural Facilities	Club or lodge, private					P	P	P	P					P	P		
	Country club														SE		10-3.3(C) (7)
	Hall for hire					SE	SE	SE									
	Library, art gallery, or museum					P	P	P	P					P	P		10-3.3(C) (9)
	Municipal facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	10-3.3(C) (10)
	Religious assembly				P	P	P	P						P			10-3.3(C) (3)
	Stadium or arena						SE							SE	SE		
Day Care Facilities	Adult day care center				P	P	P	P	P								10-3.3(C) (1)
	Child care facility				SE	SE	SE	SE	SE								10-3.3(C) (4)

and/or board members. This definition includes uses such as fraternal lodge; and singing society. This definition shall not include residential facilities or social membership clubs.

- (b) **Country Club.** An establishment associated with a golf course that is intended as a place of social and recreational gatherings for members of a club which may include accessory uses such as restaurants, bar, hotel, and retail uses related to the golfing industry.
 - (c) **Hall for Hire.** 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.
 - (d) **Library, Art Gallery, or Museum.** Facilities containing collections of books, manuscripts, and similar materials for study and reading, or exhibiting works of art or objects in one or more of the arts and sciences.
 - (e) **Municipal Facilities.** Municipal Facility uses include buildings, structures, or facilities owned, operated, or occupied by a governmental agency to provide a service to the public.
 - (f) **Religious Assembly.** A structure or group of structures that is intended for regular gatherings of people to attend, participate in, or conduct religious services and other related activities and associated accessory uses. Accessory uses may include Sunday School and caretaker's quarters.
 - (g) **Stadium or Arena.** Facilities containing stands that draw large numbers of people to specific events primarily of a sporting variety, or shows. Activities are generally of a spectator nature, although participatory events can also be classified as stadium uses. Accessory uses may include concessions, restaurants, retail, and offices.
- (2) **Day Care Facilities.** Establishments that provide care for individuals on a regular basis away from their primary residence. Accessory uses include offices, recreation areas, and parking. This category does not include public or private schools or facilities operated in connection with an employment use, shopping center, or other principal use, where children are cared for while parents or guardians are occupied on the premises.
- (a) **Adult Day Care Center.** An adult day care center is any building(s) or part(s) of a building that provides basic non-medical services for part of a day to three or more persons who require such services, are 18 years of age or older, and are unrelated by blood or marriage to the owner or operator. Basic services include providing a protective setting that is as noninstitutional as practicable, therapeutic programs of social and health activities and services, leisure activities, self-care training, rest, nutritional services, and respite care. Accessory uses include recreational facilities, food preparation and eating areas, and offices.

PLANNING BOARD AGENDA ITEM REPORT

DATE: April 5, 2023

SUBMITTED BY: Collette Tibby

ITEM TYPE: Board Order

AGENDA SECTION: **Quasi-Judicial Hearing**

TITLE: TBO 71 - Board Order approving Special Exception approval for McDonald's-Pine Island, to allow for the addition of a second drive-through lane for an existing fast-food restaurant with drive-through service in the MU-C (Mixed-Use Corridor) zoning district, pursuant to the Tamarac Code of Ordinances.

RECOMMENDATION: The Director of Community Development recommends that the Planning Board forward a favorable recommendation for the proposed Special Exception to allow for the addition of a second drive-through lane for an existing fast-food restaurant with drive-through service in the MU-C (Mixed-Use Corridor) zoning district to the City Commission at its April 26, 2023, meeting with conditions of approval (see attached Order Approving Special Exception – Temp Board Order No. 71).

BACKGROUND: The existing restaurant, McDonald's, was originally constructed in 1985 after the approval of a Site Plan review. The subject property is located on an outparcel of the Tamarac Town Square Plaza and was built as a stand-alone one-story (1-story) building. The McDonald's encompasses approximately three-thousand seven-hundred square feet (3,700 sq. ft.) of commercial space and currently contains twenty-four (24) parking spaces. The site is accessible through three (3) ingress/egress points, with two (2) out of the three (3) main points of enter/exit are along N.W. 88th Avenue and Southgate Boulevard.

The McDonald's restaurant has been operating in the subject property over 25+ years. The McDonald's franchise is a world renowned "fast food" restaurant that is a fully functioning walk-in and drive-through operation. McDonald's has always had a single-lane drive-through for most of its operations. The growth and popularity of McDonald's has created the demand for the addition of a second drive-

through lane, for many of its restaurants, to create a traffic calming device.

Abutting the McDonald's property to the North is a Chase Bank, which has been operating in that location for 10+ years. The Chase Bank site includes a multi-lane Drive-Through operation, that is utilized to assist with the flow of the bank operations and create a more successful customer experience.

ISSUE:

Daryl Johnson of Corporate Property Services, Inc., designated agent for the property owner, IRT Tamarac Land TR, is requesting the approval of a Special Exception to allow for the use of a Restaurant "Fast Food" w/ Drive-Through in the MU-C (Mixed-Use Corridor) zoning district, pursuant to the Table of Allowed Uses, Section 10-3.2, Tamarac Code of Ordinances (see attached McDonald's Justification Statement).

STRATEGIC GOALS:

Goal #3: Tamarac is Economically Resilient

ATTACHMENTS:

- 1 - SE - Memo_McDonald_s_P.I. (1).docx
- 2 - TBO 71 McDonald's P.I..docx
- 3 - MPI Justification Statement (SE).pdf
- 4 - Site Location Map.pdf
- 5 - Site Plan (Sheet C-2.0).pdf
- 6 - Site Layout (Sheet C-2.1).pdf
- 7 - Grading Plan (Sheet C-3.0).pdf
- 8 - Landscaping Plan (Sheet L-1).pdf
- 9 - Floor Plan (Sheet A-1.0).pdf
- 10 - Existing Elevation #1 (Sheet D-2.0).pdf
- 11 - Colored Elevation #1 (Sheet A-2.0).pdf
- 12 - Existing Elevation #2 (Sheet D-2.1).pdf
- 13 - Colored Elevation #2 (Sheet A-2.1).pdf

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 23-03-006M
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Board
Meeting of April 5, 2023

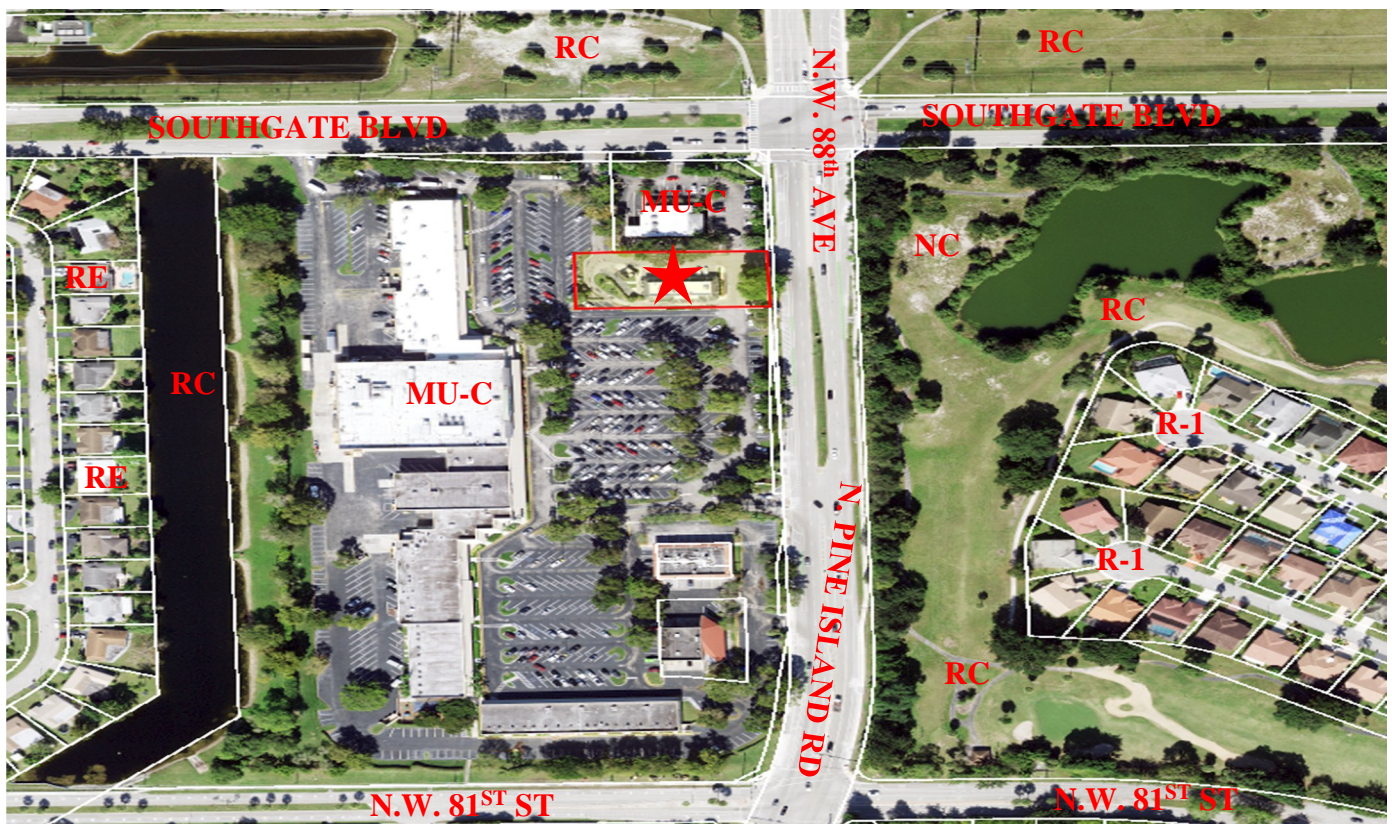
FROM: Maxine A. Calloway, Esq., AICP
Director of Community Development

DATE: March 21, 2023

RE: *McDonald's-Pine Island – Special Exception – Quasi-Judicial*
TEMP BOARD ORDER NO. 71; CASE#: 8-Z-22; MF#: 20-80

RECOMMENDATION: The Director of Community Development recommends that the Planning Board forward a favorable recommendation for the proposed Special Exception to allow for the addition of a second drive-through lane for an existing fast-food restaurant with drive-through service in the MU-C (Mixed-Use Corridor) zoning district to the City Commission at its April 26, 2023, meeting with conditions of approval (see attached Order Approving Special Exception – Temp Board Order No. 71).

ISSUE: Daryl Johnson of Corporate Property Services, Inc., designated agent for the property owner, IRT Tamarac Land TR, is requesting the approval of a Special Exception to allow for the use of a *Restaurant “Fast Food” w/ Drive-Through* in the MU-C (Mixed-Use Corridor) zoning district, pursuant to the Table of Allowed Uses, Section 10-3.2, Tamarac Code of Ordinances (see attached McDonald's Justification Statement).



Aerial Photograph

LOCATION: The subject property is located on the southwest corner of N.W. 88th Avenue/N. Pine Island Road and Southgate Boulevard (see Aerial Photograph above and attached Location Map). The proposed use is situated on an outparcel of an existing plaza, legally described as *TAMARAC TOWN SQUARE 112-1 B PT PAR A DESC AS, COMM AT NE COR OF SEC 5-49-41, N 6.32, W 303.01, S 200.67, W 7 TO POB, W 254.02, S 112.48, E 254.81, N 109.77 TO POB*, or commonly known as "Tamarac Town Square" Plaza. The existing McDonald's #009-0484 is currently addressed as 8375 N. Pine Island Road, Tamarac, Florida 33321. The property is approximately 0.65 net acres in size and has a current City of Tamarac Future Land Use designation of "Commercial" and a zoning classification of MU-C (Mixed-Use Corridor).

Surrounding Land Use and Zoning:

North:	MU-C (Mixed-Use Corridor) – Chase Bank
South:	MU-C (Mixed-Use Corridor) – OH II Dental
East:	NC (Neighborhood Commercial – R.O.W., then Woodmont Country Club Golf Course
West:	MU-C (Mixed-Use Corridor) – Tamarac Town Square

BACKGROUND: The existing restaurant, McDonald's, was originally constructed in 1985 after the approval of a Site Plan review. The subject property is located on an outparcel of the Tamarac Town Square Plaza and was built as a stand-alone one-story (1-story) building. The McDonald's encompasses approximately three-thousand seven-hundred square feet (3,700 sq. ft.) of commercial space and currently contains twenty-four (24) parking spaces. The site is accessible through three (3) ingress/egress points, with two (2) out of the three (3) main points of enter/exit are along N.W. 88th Avenue and Southgate Boulevard.

The McDonald's restaurant has been operating in the subject property over 25+ years. The McDonald's franchise is a world renowned "fast food" restaurant that is a fully functioning walk-in and drive-through operation. McDonald's has always had a single-lane drive-through for most of its operations. The growth and popularity of McDonald's has created the demand for the addition of a second drive-through lane, for many of its restaurants, to create a traffic calming device.

Abutting the McDonald's property to the North is a Chase Bank, which has been operating in that location for 10+ years. The Chase Bank site includes a multi-lane Drive-Through operation, that is utilized to assist with the flow of the bank operations and create a more successful customer experience.

ANALYSIS: The applicant, IRT Tamarac Land TR, is requesting approval of a Special Exception to allow for the addition of a second drive-through lane for an existing fast-food restaurant with drive-through service, McDonald's. Per Section 10-3.2, Table 10-3.1: *Table of Allowed Uses*, in the City's Land Development Code, *Restaurant, Fast Food (with Drive-Through)* in the MU-C (Mixed-Use Corridor) zoning district is subjected to a Special Exception approval by the City Commission.

The purpose of a special exception is to provide for certain uses which cannot be well adjusted to their environment in particular locations and to offer full protection to surrounding properties by rigid application of the district regulations. Additionally, due to the nature of the uses, the importance of

their relationship to the comprehensive plan and the possible impact on neighboring properties, the exercise of planning judgment on their location and site plan is required.

Per the City's Land Development Code, required parking for the use of a *Restaurant "Fast Food" w/ Drive Through* shall be calculated to allow 1 space for every 100 square feet of gross commercial area. According to the square footage provided by the applicant for the proposed use, a total of thirty-six (36) parking spaces are required. The subject property has twenty-four (24) existing parking spaces according to the latest city parking data records and due to preexisting nonconforming conditions, there is inadequate space to provide additional parking onsite.

In an effort to ensure the approval of the City Commission for its operations, the McDonald's has received the approval of a Minor Site Plan review in order to complete minor upgrades around the building and site to beautify the subject property. The McDonald's is proposing to; 1) Install a side-by-side drive-through lane, 2) Upgrade the Concrete Sidewalks and Landscaping in the rear of the drive-through area, 3) Upgrade the Exterior Building's Façade for a modern look, 4) An Addition of eighty-five square feet (85 sq. ft.) for a Cash Booth, 5) Redesign the Parking Lot for better traffic flow and access, to name a few items that both the property owner and the applicant will be providing around the parcel to assist with its fast paced environment. A building permit will be required in order to complete all requested additions to the property.

Since architectural review was not required for this project, a standard review of the parking, drive-through, landscaping, and color rendering of the proposed construction, along with other architectural drawing reviews, were performed by the City's Planning and Zoning Staff in an effort to ensure compliance with the City's Code and maintain the aesthetic appearance within the city. The staff review confirmed that all site and building design requirements are to be satisfied per the code. The general building design standards include exterior façade upgrades, landscaping improvements, pedestrian access improvements, ADA compliance, etc.

The City's Traffic Consultant, Traf Tech, reviewed the trip generation calculations and vehicle circulation plans provided by the applicant. Traf Tech provided accurate feedback on access points with sidewalk arrangements for pedestrian access from the parking lot. Furthermore, Traf Tech concurred that the proposed parking supply and additional drive-through lane should be adequate to meet the anticipated parking demand and traffic standard.

Section 10-5.4(G)(4), Code of Ordinances, identifies Special Exception review standards to be determined by the City Commission to consider the request. The Special Exception review standards and the responses to each standard, shall be demonstrated in compliance, as specified in the justification statement document:

Special Exception Review Standards

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

The proposed use of a Restaurant w/ Drive-Through is consistent with the uses identified in the City's Land Development Code for Special Exception consideration within the MU-C (Mixed-Use Corridor) zoning district and therefore inherently consistent with the intent of the City's Comprehensive Plan. The proposed additional drive-through lane is specifically consistent with Objective 1 within the City's Future Land Use Element which promotes orderly

growth of development and ensure its strategic alignment with the City's economic development goals and initiatives. The proposed project is also consistent with Policy 1.4: The Community Development Department will continue to review land use plan amendments, zoning amendments, site plans, and plat approval requests for compatibility with adjacent land uses as currently required in the Code of Ordinances. Finally, the proposed project meets the Future Land Use Element of Policy 1.5, which states "The City will continue to promote "quality development" in all land use categories by the establishment and implementation of design criteria and development standards in the Land Development Code (LDC) which promote the highest standards of urban development and community aesthetics."

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

The subject property is located in the MU-C (Mixed-Use Corridor) zoning district and the proposed second drive-through lane is allowed as a Special Exception within that specific district. The applicant has submitted the appropriate application materials for consideration of the use as outlined in the City's Code. As a result, the development has complied with the applicable zoning district, use and development standards as prescribed in the City's Code of Ordinances.

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

The applicant desires to operate a fast-food restaurant with two (2) drive-through service uses within a mixed-use zoning district located along the N. Pine Island Road and Southgate Boulevard corridors. The proposed use is compatible with the existing natural and built environment as the restaurant is existing and already designed in a manner that is complimentary to the surrounding character of the properties within 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 not injurious or otherwise detrimental to the public health, safety, comfort, and welfare. The facility will be more-efficient and better equipped to handle the large demand that the McDonald's brings in to each restaurant.

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

The applicant desires to expand its operations by adding a second drive-through lane to an existing business. Additionally, the applicant proposes to maintain a safe work environment while performing the upgrades to the property. Per the justification statement, the applicant does not propose to perform any work outside of the premise which would be considered injurious or classified as harmful to the surrounding area. The impact of the business operations would be minimal and pose no significant impact to the existing built environment.

- (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;*

Primary access to the subject property will be provided by three (3) access points to the site. The site is easily accessible from Southgate Boulevard on the north side of the property, from N.W. 88th Avenue on the east side of the property, and internally from within the plaza on the south side of the property. The site plan proposes to utilize ingress and egress points from all three (3) access points to allow for full internal circulation of traffic on the site. As a result, the proposed circulation pattern will significantly reduce any impact to roadways in the surrounding area. Additionally, the applicant has provided paver style crosswalks and connecting sidewalks to the site to further enhance pedestrian safety. There are 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 as the subject property provides a total of twenty-four (24) on-site parking spaces that include standard and handicap parking spaces.

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

The subject property is approximately 0.65 net acres in size and adequately accommodates the fast-food restaurant use and its associated drive-through service. The business operations will be conducted within the site area and the traffic study also concludes these operations will not contribute to an increase in congestion on surrounding roadways. As such, the subject property is sufficient for operation of the use and the applicant will apply for proper permitting for the addition of the eighty-five square feet (85 sq. ft.) cash booth expansion at this time.

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

The applicant is aware that the approval of Special Exception shall only remain valid during the period of which the certificate of occupancy and business license remain active.

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

The applicant has acknowledged that in case the business is sold, the special exception can only be transferable pursuant to compliance with city codes and submitting proper documentation as well as all payment of fees.

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

The applicant has agreed that any pre-existing violations will be addressed prior to the business receiving a Certificate of Occupancy.

It is the opinion of the Director of Community Development that the review standards for special exception, as outlined in Section 10-5.4(G)(4), Code of Ordinances, have been satisfied. The Director of Community Development supports the proposed special exception based upon the above analyses of the application.

CONCLUSION: This item supports Goal #3 of the City of Tamarac's 2040 Strategic Plan, "Tamarac is Economically Resilient." The applicant proposes to provide pedestrian access improvements (ADA), landscaping improvements, interior & exterior renovations, and related infrastructure to beautify an existing site and restaurant to a more modern look, but to also assist with maintaining the demand of its operations with an additional drive-through lane. This furthers the City's economic development initiatives as it will bring about an opportunity to enhance an existing plaza that is located on a major corridor, N. Pine Island Road, that garners major traffic to and from the City of Tamarac thereby creating an opportunity to attract new business to the City and further its economic development initiatives.

As such, the Director of Community Development recommends that the Planning Board forward a favorable recommendation for the Special Exception to allow for the addition of a second drive-through lane for an existing fast-food restaurant with drive-through service in the MU-C (Mixed-Use Corridor) zoning district to the City Commission at its April 26, 2023, meeting with the following conditions:

1. *Concurrence with the Interdepartmental Review of the Site Plan Approval (Minor), Case No. 14-SP-22, to allow for the modification of the exterior façade, the small-scale addition to the existing structure, and the installation of a side-by-side drive-through lane for an existing restaurant, McDonald's Pine-Island.*
2. *Concurrence with an application for a Variance to allow 24 parking spaces where 36 is required by Code. .*
3. *The special exception shall only remain valid during the period of which the certificate of occupancy and business license remains active.*
4. *Any pre-existing code violation(s) shall be satisfied before a certificate of occupancy is issued for the proposed use.*
5. *The special exception is transferable administratively subject to compliance with City Codes, submitting documentation, payment of fees, and compliance with all conditions of approval herein.*
6. *Applicant agrees that any transfer of Special Exception including all associated conditions will be acknowledged by the new owner in writing.*

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



Maxine A. Calloway,
Director of Community Development

Attachments: Temp Board Order No. 71
 M.P.I. Justification Letter (8-Z-22 / *Special Exception*)
 Site Location Map
 Site Plan (Sheet C-2.0)
 Site Layout (Sheet C-2.1)
 Grading Plan (Sheet C-3.0)
 Landscaping Plan (Sheet L-1)
 Floor Plan (Sheet A-1.0)
 Existing Elevation #1 (Sheet D-2.0)
 Colored Elevation #1 (Sheet A-2.0)
 Existing Elevation #2 (Sheet D-2.1)
 Colored Elevation #2 (Sheet A-2.1)

MAC/MM/CTW

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

Space Above This Line for Processing Data

Space Above This Line for Recording

**FINAL ORDER FOR DEVELOPMENT PERMIT
BEFORE THE CITY COMMISSION
CITY OF TAMARAC, FLORIDA
BO – 2023 – _____**

**HEARING DATE: April 26, 2023
CASE NO. 8-Z-22**

IN RE: The Application of: McDonald's-Pine Island
 Location: 8375 N. Pine Island Road, Tamarac, Florida 33321

Property Folio Identification Number: 4941-05-17-0020

Property Legal Description: TAMARAC TOWN SQUARE 112-1 B PT PAR A
DESC AS, COMM AT NE COR OF SEC 5-49-41, N
6.32, W 303.01, S 200.67, W 7 TO POB, W 254.02, S
112.48, E 254.81, N 109.77 TO POB

ORDER APPROVING SPECIAL EXCEPTION

Order granting Special Exception approval for McDonald's-Pine Island, to allow for the addition of a second drive-through lane for an existing fast-food restaurant with drive-through service in the MU-C (Mixed-Use Corridor) zoning district, pursuant to the Tamarac Code of Ordinances.

Daryl Johnson of Corporate Property Services, Inc., designated agent for the property owner, IRT Tamarac Land TR (the "Applicant"), is requesting approval of a Special Exception to allow for the use of a *Restaurant "Fast Food" w/ Drive-Through*, at the subject property, legally described as TAMARAC TOWN SQUARE 112-1 B PT PAR A DESC AS, COMM AT NE COR OF SEC 5-49-41, N 6.32, W 303.01, S 200.67, W 7 TO POB, W 254.02, S 112.48, E 254.81, N 109.77 TO POB, located at 8375 North Pine Island Road, Tamarac, Florida ("Property").

Notice of the request for Special Exception approval was given pursuant to Chapter 2, Article X and Chapter 10, Section 10-5.3(F) of the City of Tamarac Code of Ordinances. The City Commission of the City of Tamarac (“Commission”) has identified that the Property is in the MU-C (Mixed-Use Corridor) zoning district.

Pursuant to the authority contained in Section 10-5.4(G) of the City of Tamarac Code of Ordinances, the Planning Board has reviewed the application, held a quasi-judicial public hearing on **April 5, 2023**, and recommend to the City Commission, **APPROVAL OF THE APPLICATION WITH CONDITIONS**.

Following consideration of all testimony and evidence presented at the City Commission hearing on **April 26, 2023**, and pursuant to Sections 2-369, 2-370, 10-5.3(G) and 10-5.3(H) of the City of Tamarac Code of Ordinances, the City Commission finds as follows:

1. That the proposed development will be consistent with the Comprehensive Plan.
2. That the proposed development will comply with applicable district, use, and development standards in the City of Tamarac Code of Ordinances.
3. That the proposed development will be compatible with the existing natural environment and community character of the properties within the immediate neighborhood.
4. That the proposed development will be desirable for public convenience and is not injurious or otherwise detrimental to the public health, safety, comfort, and welfare.
5. That the proposed development will minimize adverse effects, including noise, light, dust, or other potential nuisances, on adjacent properties to the greatest extent practicable.
6. That 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.
7. That the site area is sufficient, appropriate, and adequate for the use and any reasonably anticipated expansion of the use.
8. That the Special Exception shall only remain valid during the period of which the certificate of occupancy and business license remains active.
9. That the Special Exception is transferable administratively subject to compliance with City Codes, all conditions of approval set forth herein (if any), and the submission of documentation and payment of all fees (if any).
10. Any pre-existing code violations shall be brought into compliance and any accrued liens shall be satisfied before a certificate of occupancy is issued for the proposed use.

Pursuant to the authority contained in Sections 2-369, 2-370, 10-3.2, 10-5.3 (G) and (H) and 10-5.4 (G) of the City of Tamarac Code of Ordinances, the Applicant's request for Special Exception Approval to allow for the use of a *Restaurant "Fast Food" w/ Drive-Through* in the MU-C (Mixed-Use Corridor) zoning district located at 8375 North Pine Island Road, is hereby **GRANTED** subject to the following conditions:

- 1. Concurrence with the Interdepartmental Review of the Site Plan Approval (minor), Case No. 14-SP-22, to allow for the modification of the exterior façade, the small-scale addition to the existing structure, and the installation of a side-by-side drive-through lane for an existing restaurant, McDonald's Pine-Island.**
- 2. Concurrence with an application for a Variance to allow 24 parking spaces where 36 is required by Code.**
- 3. The special exception shall only remain valid during the period of which the certificate of occupancy and business license remains active.**
- 4. Any pre-existing code violation(s) shall be satisfied before a certificate of occupancy is issued for the proposed use.**
- 5. The special exception is transferable administratively subject to compliance with City Codes, submitting documentation, payment of fees, and compliance with all conditions of approval herein.**
- 6. Applicant agrees that any transfer of Special Exception including all associated conditions will be acknowledged by the new owner in writing.**

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

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

DONE and ORDERED this _____ day of _____, 2023, 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 _____, 2023.

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires:

This Board Order was filed in the Office of the City Clerk on this ____ day of _____ 202__.

SPECIAL EXCEPTION JUSTIFICATION
McDonald's
8375 North Pine Island Road
Tamarac, Florida
October 26, 2022

The subject 0.651 acres (28,370 square feet) parcel is located within the Tamarac Town Square Commercial Subdivision. The parcel is zoned Mixed Use Corridor (MU-C) and has a "Commercial" Future Land Use Designation. Due to the age of the current facility and the change in market conditions, McDonald's will be requesting a Special Exception to install a side-by-side drive-thru and a small addition of 84.75 square feet to the existing restaurant. The minimum increase in square footage will be the result of the relocation of the drive thru pay window in order to provide the correct spacing between the pay and pick up windows. This is necessary to move vehicles thru the drive thru quickly while providing for the proper coordination with the kitchen. McDonald's currently provides 19 parking spaces. After completion of the site improvements and the creation of two separate drive-thru queuing lanes leading up to side-by-side ordering points, the site will have a total of 21 parking spaces. The current code requires that 21 parking spaces be provided.

Order taking continues to be the longest process in the drive-thru experience. As McDonald's business has grown over the last few years, the orders placed by the customers have become more complex. The orders have become more complex because of increased meal options. This complexity of orders causes more interactions between the customer and order takers. The net effect is slower order taking per car and less drive-thru capacity. While there have been innovations in better equipment and crew procedures to increase the capacity of the single lane drive-thru, many of our restaurants are "hitting the wall" as it relates to providing efficient drive thru customer service. With order taking being the longest single interaction with the guest, using multiple order points can mitigate the impact from customers with complex orders or long order times. Using multiple order points can significantly improve drive thru order times, overall customer service, and vehicle emissions at the drive thru.

The side-by-side drive thru configuration adds a second customer order point, set up in a 'Y' configuration. With this configuration, the order point splits into two lanes for simultaneous order-taking (taking two guests order at the same time) and then immediately merges back into one lane for payment and order presentation. The vehicles are sequenced correctly when the staff stores the order at the merge point, to ensure that the correct customer receives the correct order. This configuration minimizes the impact of guests who take a long time to order and recaptures drive-thru 'defectors' who would leave the drive thru due to congestion.

Adding multiple order points also means additional equipment, in order to maximize the customer's experience. Having the right equipment, positioned in the right spot and working correctly, enables the drive-thru crew to be successful in their speed of service. McDonald's has developed a system of communication tools, monitors, sensors, cameras and audio remediation within the side-by-side drive thru configuration, in order to ensure that the correct customer order is delivered in an expedited manner.

Pursuant to Chapter 10-5.4 (G)(4) Review Standards of the City of Tamarac Land Development ("City Code"), the Applicant is requesting a Special Exception for the proposed side by side drive thru configuration, based on the criteria as follows:

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

Response: The proposed development will be consistent with the Comprehensive Plan by being a development that is compatible with adjacent land uses and Future Land Use designation of Mixed-Use Corridor and Commercial.

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

Response: The proposed development is a Commercial use that complies with the applicable zoning district and development standards of the Land Development Code.

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

Response: The proposed development is designed to be compatible with the existing natural environment and community character by providing additional landscaping.

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

Response: The proposed development is desirable for public convenience and not injurious or otherwise detrimental to the public health, safety, and welfare.

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

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

- 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;

Response: The proposed development has provided signage and markings for safe and convenient vehicular and pedestrian traffic movement to, from, and through the site that minimize traffic congestion in the public streets. In order to ensure safety at the new side by side drive thru, in addition to the basic striping, the side-by-side drive-thru requires 2 additional striping elements: merge point—the point at which the orders are stored, double-headed arrow, ‘Any Lane, Any Time’, as it directs guests evenly into either lane. The size of the painted yellow double arrow is important. It must be big and bold enough to allow it not to be hidden by a vehicle.

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

Response: The proposed plan is not the maximum allowable per the land development code and reasonably anticipates any future expansion

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

Response: Yes, the Special Exception shall only remain valid during the period of which 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

Response: McDonald’s acknowledges that the Special Exception is transferable administratively pursuant to compliance with City Codes and will be submitting documentation and payment fees only after the previous condition has been met.

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

Response: Although there are no current code violations, any identified violations will be satisfied before a Certificate of occupancy is issued for the proposed use.

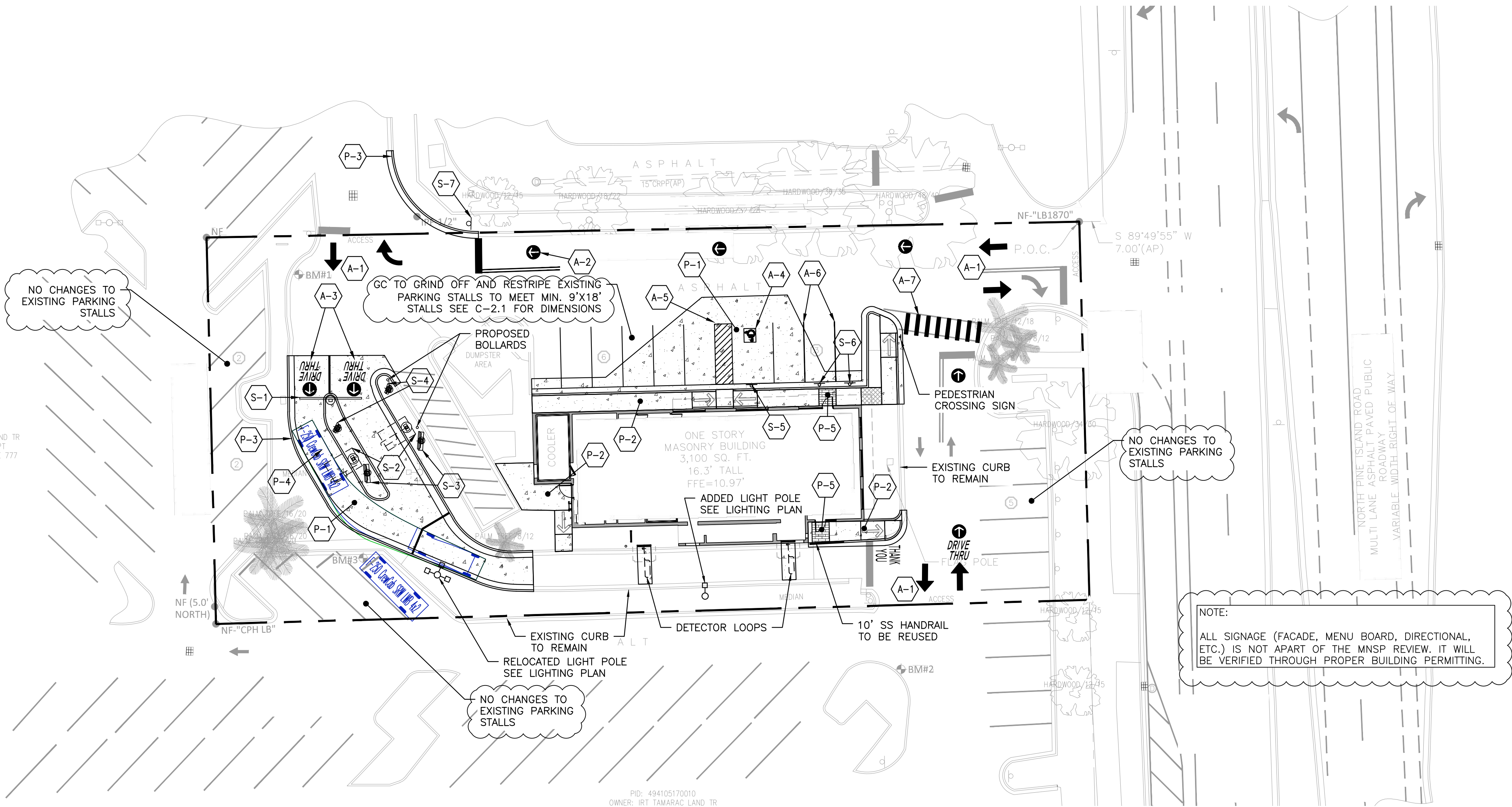
McDONALD'S PINE-ISLAND
Special Exception (SE)
Case No. 8-Z-22



Subject Property



Maxine Calloway, Director
Community Development
7525 NW 88 Avenue
Tamarac, FL 33321
Telephone (954) 597-3530



SITE DATA		
STREET LOCATION: 8375 N PINE ISLAND RD. TAMARAC, FL 33321		
CURRENT ZONE: MU-C MIXED USE CORRIDOR		
CURRENT SITE AREA: 0.65 AC.		
BUILDING TYPE: EXISTING (3,100 S.F.)		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT	25	EXISTING
RIGHT	10/15	EXISTING
LEFT	10/15	EXISTING
REAR	10	EXISTING
PARKING REQUIREMENT	1 PER 150 SF	1 PER 150 SF
PARKING: 9'(W) X 18'(L)	21	21

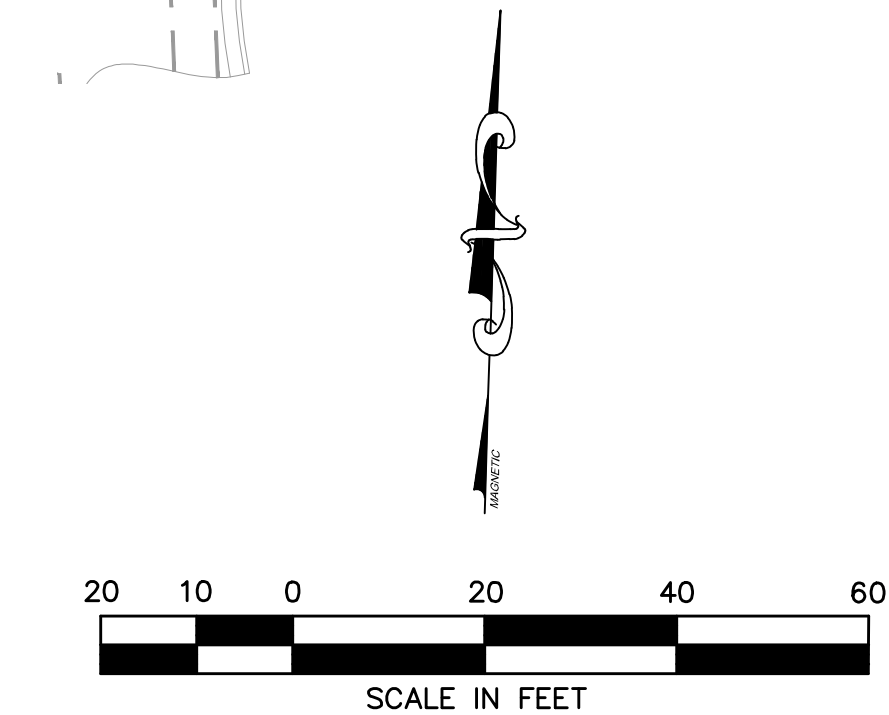
CONCRETE PAVING SPECS.

- 4000 P.S.I. WITH FIBER MESH:
- USE MIN. 517 LBS. OF CEMENT
- ADD FIBERMESH REINFORCEMENT TO CEMENT OR OWNER APPROVED EQUIVALENT. DOSAGE RATE SHALL BE AT MANUFACTURERS FULL RECOMMENDED DOSAGE.
- ACCEPTABLE AIR CONTENT 3%-6%.
- MAX AGGREGATE SIZE OF 1 1/2"
- MAX SLUMP OF 3"-4"

PROJECT MANAGER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TEST WILL BE AT THE EXPENSE OF McDONALD'S CORPORATION OTHERWISE THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR TESTING FEES AND MATERIAL REPLACEMENT.

PROPOSED CONCRETE CURBS\GUTTERS, PADS AND PAVING ON SITE			
KEY	DESCRIPTION	SPECIFICATION	QTY
P-1	CONCRETE PAVEMENT	6" THK. 4,000 PSI CONCRETE WITH FIBERMESH	3,120 SF
P-2	CONCRETE SIDEWALK	4" THK. 4,000 PSI CONCRETE WITH FIBERMESH	1,100 SF
P-3	CONCRETE CURB & GUTTER	4,000 PSI CONCRETE WITH FIBERMESH	421 LF
P-4	6" STANDING CURB	6" x18" 4,000 PSI CONCRETE WITH FIBERMESH	79 LF
P-5	PAVER SIDEWALK	COLOR, PATTERN & MFR. BY PROJECT MANAGER	50 SF

STRIPING LEGEND	PROPOSED SIGNS
A-1 INGRESS/EGRESS SIGN	S-1 DOUBLE ARM GATEWAY
A-2 DIRECTIONAL SIGN	S-2 DRIVE-THRU CANOPY
A-3 "DRIVE-THRU" W/ARROW PAVEMENT MARKING	S-3 DIGITAL MENU BOARD
A-4 ADA ACCESSIBLE STALL WHITE STRIPING W/BUE SYMBOL PER ADA REQUIREMENTS	S-4 DIGITAL PRE-SELL BOARD
A-5 HANDICAP ACCESSIBLE AISLE-4" WHITE STRIPES @ 45°, 2' O.C.	S-5 BOLLARD MOUNTED MUTCD SIGN R7-8 & R7-8a - ADA VAN ACCESSIBLE HANDICAP PARKING
A-6 OPTIONAL YELLOW STRIPING FOR MOBILE ORDER PICKUP PARKING STALLS	S-6 OPTIONAL MOBILE ORDER PICK UP SIGN
A-7 CROSSWALK STRIPING	S-7 STOP SIGN



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BEFORE YOU DIG
CALL 1-800-432-4770 (TOLL FREE)
UTILITY NOTIFICATION CENTER OF FLORIDA
NON-MEMBERS
MUST BE CALLED DIRECTLY

LUKE C. WEMETTE, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE NO. 92423

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY LUKE C. WEMETTE, P.E., USING A SHA AUTHENTICATION CODE.

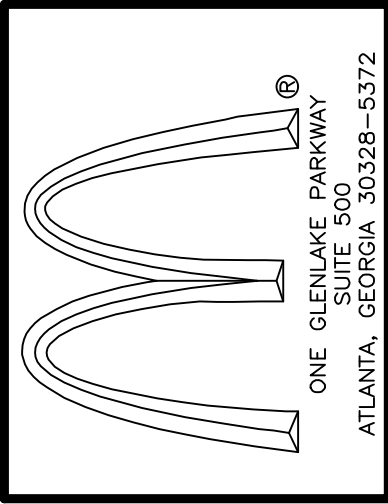
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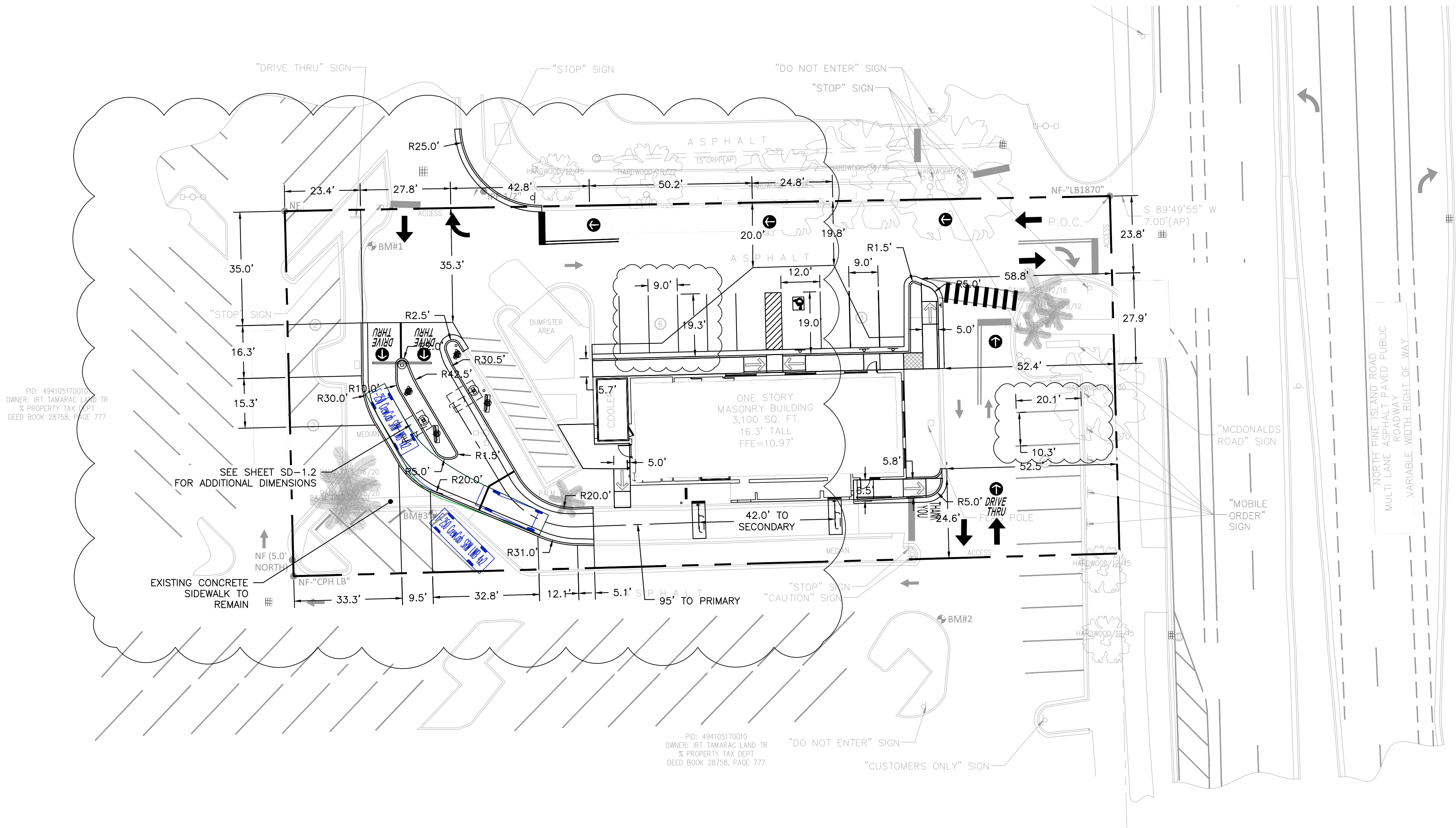
DATE

DRAWING TITLE:		PROJECT NAME:		CLIENT:	
SITE PLAN		McDONALD'S RESTAURANT 8375 N PINE ISLAND RD. TAMARAC, FL 33321		McDONALD'S CORPORATION ONE GLENLAKE PARKWAY, SUITE 500, ATLANTA, GEORGIA 30328	
PROJECT NO.:	PROJ. MGR.:				
DATE:	8/31/22			LW	
SCALE:	DRWN. BY:			JK	
AS NOTED	CHKD. BY:			TC	
DRAWING SERIES:					
SITE					
SHEET NO.					
C-2.0					

INFRASTRUCTURE
1111 CAMBRIDGE SQUARE, SUITE C
ALPHARETTA, GEORGIA 30009
PHONE: (770) 394-4920

NO.	DATE:	DESCRIPTION	REVISIONS
1	1/11/23	DT LAYOUT REVISED PER COMMUNITY DEVELOPMENT COMMENTS	
2			
3			
4			

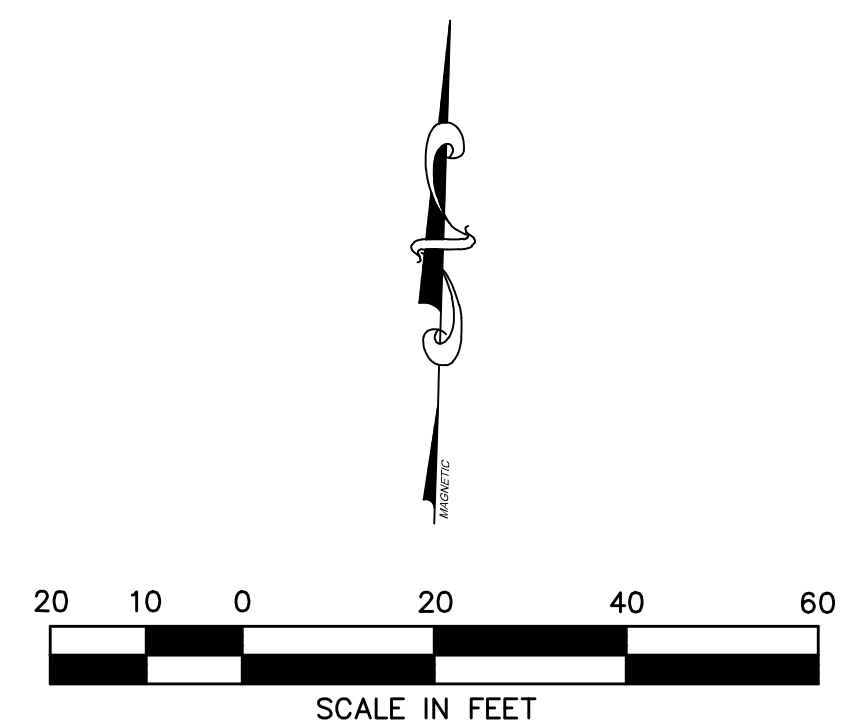





PID: 494105170010
OWNER: IRT TAMARAC LAND TR
% PROPERTY TAX DEPT
DEED BOOK 28758, PAGE 777

SEE SHEET SD-1.2
FOR ADDITIONAL DIMENSIONS

PID: 494105170010
OWNER: IRT TAMARAC LAND TR
% PROPERTY TAX DEPT
DEED BOOK 28758, PAGE 777



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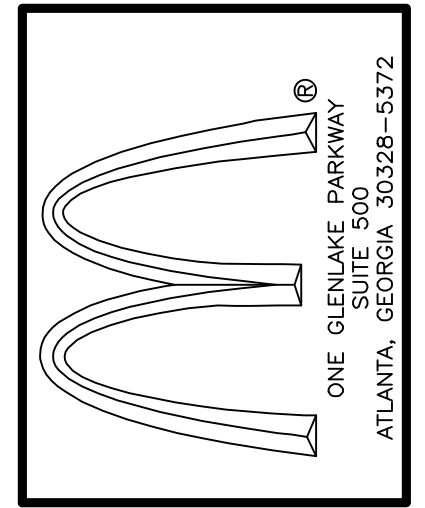
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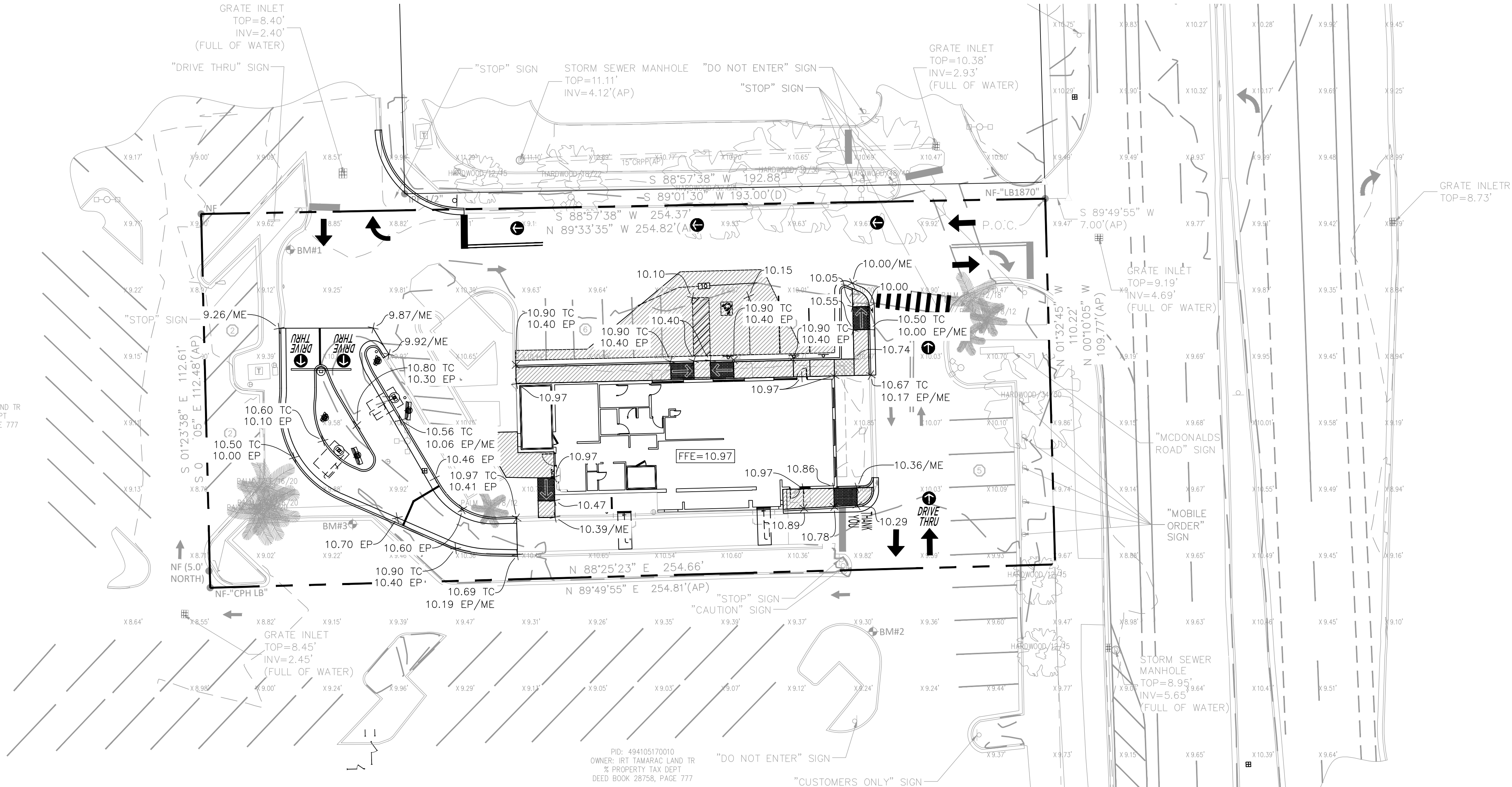
REVISIONS	
NO.	DATE: DESCRIPTION
1	1/11/23 DT LAYOUT REVISED PER COMMUNITY DEVELOPMENT COMMENTS
2	
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DRAWING TITLE:	
PROJECT NAME:	McDONALD'S RESTAURANT 8375 N PINE ISLAND RD. TAMARAC, FL 33321
CLIENT:	McDONALD'S CORPORATION ONE GLENLAKE PARKWAY, SUITE 500, ATLANTA, GEORGIA 30328

PROJECT NO.:	PROJ. MGR.:
DATE:	DRWN. BY:
8/31/22	JK
SCALE:	CHKD. BY:
AS NOTED	TC
DRAWING SERIES:	
LAYOUT	
SHEET NO.	C-2.1

10: 494105170010
IRT TAMARAC LAND TR
PROPERTY TAX DEPT
300K 28758, PAGE 777

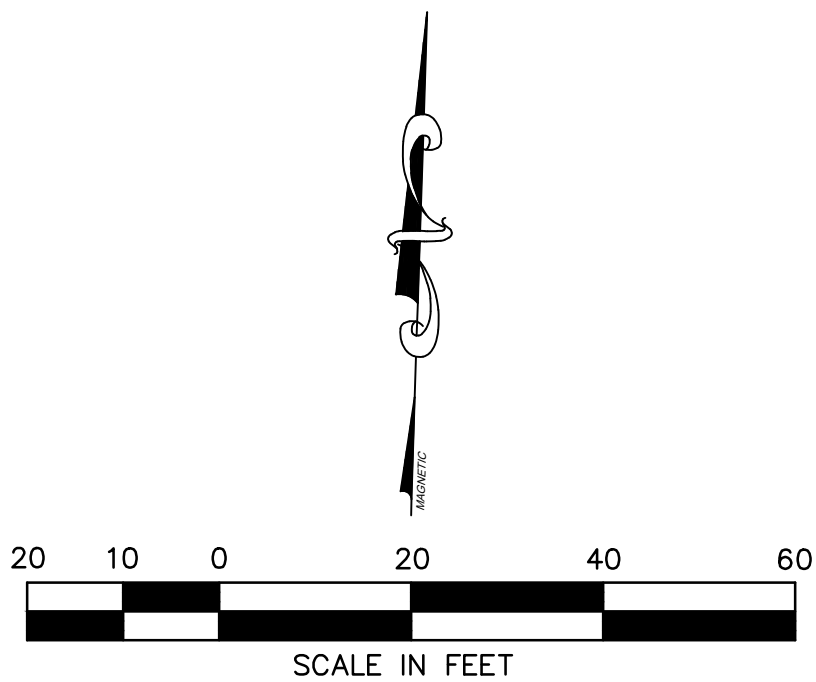


GRADING NOTES

1. GRADING SHALL BE KEPT WITHIN THE LIMITS SHOWN ON THE GRADING PLAN. CONTRACTOR SHALL PROTECT EXISTING TREES AND VEGETATION OUTSIDE THE LIMITS OF GRADING.
2. CONTRACTOR SHALL PROVIDE ROUNDING AT TOP OF CUTS AND TOE OF FILLS WHEREVER POSSIBLE TO BLEND NEW CONTOURS TO EXISTING.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, BUILDING DIMENSIONS, AND BUILDING UTILITY ENTRANCE LOCATIONS.
4. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SOD, MULCH AND WATER.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
6. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. ALL SPOT ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK. CONTRACTOR TO VERIFY PROPOSED GRADES PRIOR TO POURING CONCRETE CURB & DRIVE THRU PAD.
8. ALL NEW CURB FACES AND PAVEMENT SHALL MATCH EXISTING ADJOINING CURBING AND PAVEMENT EXACTLY.
9. PRIOR TO GRADING, CONTRACTOR TO ENSURE ALL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. CONTRACTOR RESPONSIBLE FOR MAINTAINING ALL AFOREMENTIONED MEASURES DURING CONSTRUCTION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE. SEE C-1.0 FOR EROSION AND SEDIMENT CONTROL MEASURES.
10. THE PROJECT RECEIVING WATERS FOR THIS SITE ARE: FOREST LAKE, HARRIET LAKE, LITTLE WEKIVA RIVER, MIRROR LAKE, AND PEARL LAKE.

LEGEND

- × 91.44 EXISTING ELEVATION
- + 95.64 PROPOSED ELEVATION
- 44.9 — EXISTING CONTOUR
- 8.50 — PROPOSED CONTOUR
- + ME MATCH EXISTING ELEVATION



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NO. 92423

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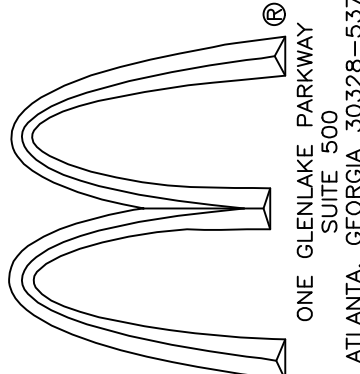
GRADING PLAN

DRAWING TITLE:
PROJECT NAME:
McDONALD'S RESTAURANT
8375 N PINE ISLAND RD. TAMARAC, FL 33321
CLIENT:
McDONALD'S CORPORATION
ONE GLENLAKE PARKWAY, SUITE 500, ATLANTA, GEORGIA 30328

PROJECT NO.:
DATE:
8/31/22
SCALE:
AS NOTED
PROJ. MGR.:
LW
DRWN. BY:
JK
CHKD. BY:
TC
DRAWING SERIES:
GRADING
SHEET NO.
C-3.0



NO.	DATE:	DESCRIPTION
4		
3		
2		
1		



LANDSCAPE CALCULATIONS FOR CITY OF TAMARAC

CURRENT ZONING: MU-C MIXED
TOTAL LAND AREA: 27,648.8 SF, 100%
TOTAL PERVIOUS AREA: 8,047 SQ. FT 30%
TOTAL IMPERVIOUS AREA: 29,664 SQ.FT 51%
TOTAL VUA: 13,972 SQ. FT

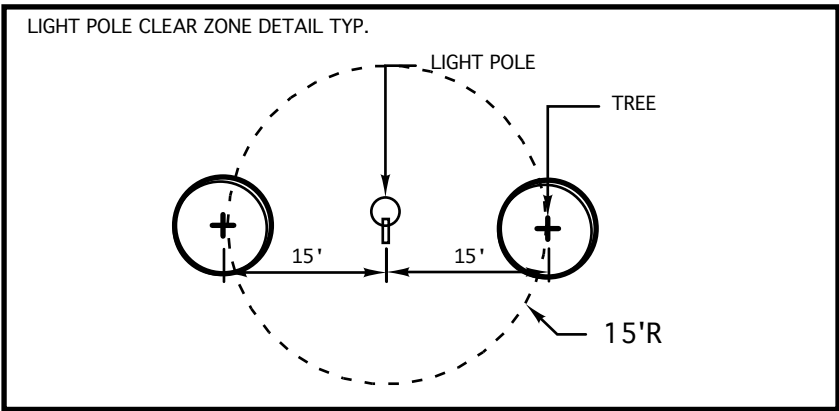
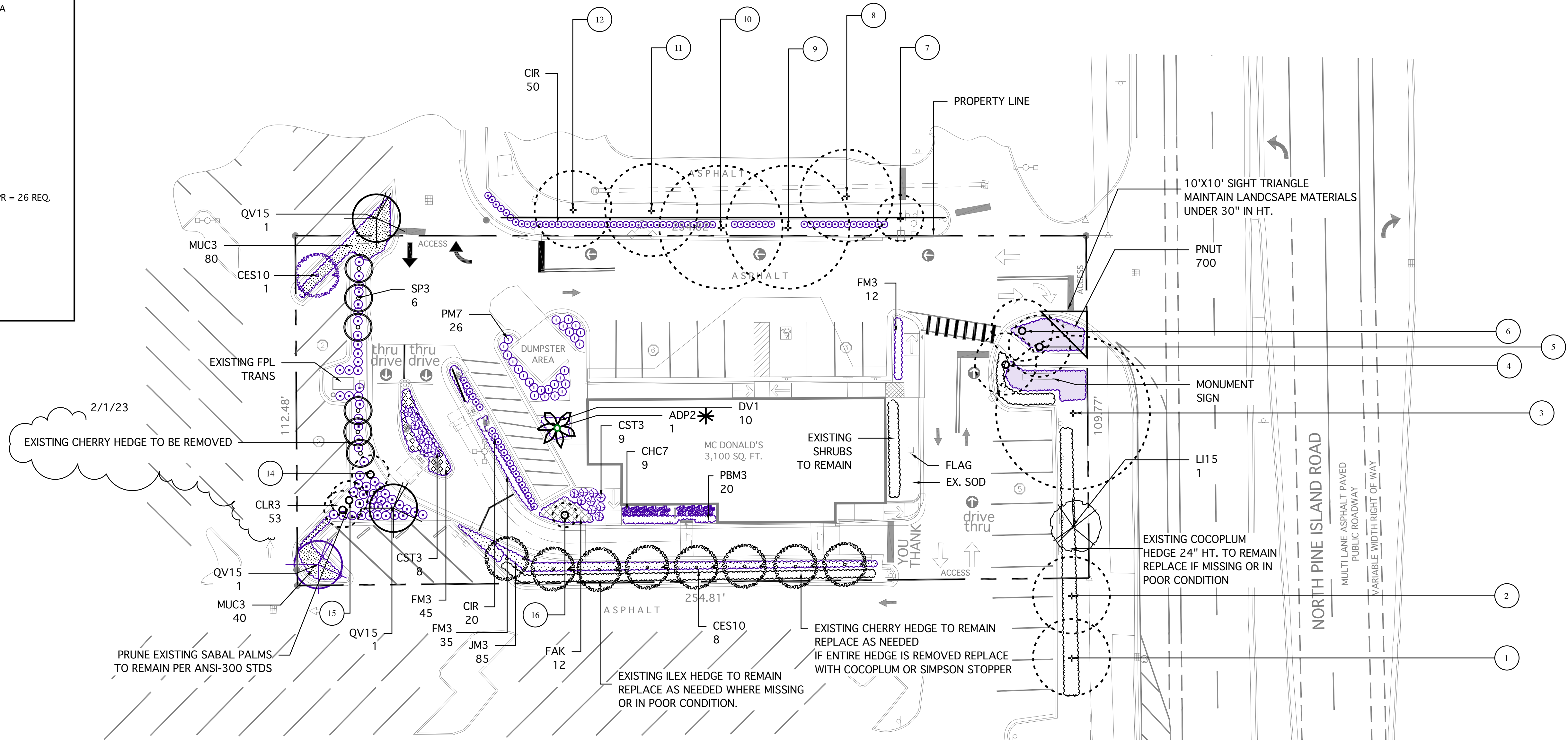
VUA LANDSCAPE AREA REQUIRED= 3,632 SQ. FT (15%)
PROVIDED= 3,632 SQ.FT

ON LOT
1 TREE FOR EACH 2,000 SQ.FT OF GROSS AREA
27,649/2000= 14 TREES REQ.
PROPOSED = 10 + 4 EXISTING
5 SHRUBS EACH 2,000 SQ.FT OF GROSS AREA
REQUIRED = 70
PROVIDED = 70

BUFFER LANDSCAPE REQUIREMENTS:
NORTH SIDE:
1 TREE FOR EACH 30 LIN. FT.
143/30= 5 TREES REQ.
EXISTING = 3
SOUTH SIDE:
1 TREE FOR EACH 30 LIN. FT.
120/30= 4 TREES REQ.
PROPOSED= 4
WEST SIDE
95/30= 3 TREE REQ.
PROPOSED = 3

50% OF PLOT TREES SHALL BE 14'HT X 7"SPR = 26 REQ.
PROVIDED = 13 (PROPOSED + EXISTING)
25% MAX PALMS ALLOWED = 7
PROPOSED = 3
MITIGATION PALMS REQUIRED = 1
PROPOSED = 1 *

TOTAL CODE TREE REQ. = 26
TOTAL TREE PROPOSED/EXISTING = 17
NATIVES REQUIRED= 9 (35%)
NATIVES PROPOSED/EXISTING = 16 (62%)



2/1/23

EXISTING CHERRY HEDGE TO BE REMOVED

112.48'

CLR3 53

QV15 1

MUC3 40

15

QV15 1

FM3 45

FM3 35

JM3 85

FAK 12

254.81'

EXISTING ILEX HEDGE TO REMAIN
REPLACE AS NEEDED WHERE MISSING
OR IN POOR CONDITION.

EXISTING CHERRY HEDGE TO REMAIN
REPLACE AS NEEDED
IF ENTIRE HEDGE IS REMOVED REPLACE
WITH COCOPLUM OR SIMPSON STOPPER

PRUNE EXISTING SABAL PALMS
TO REMAIN PER ANSI-300 STDS

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CHC7	*CHAMAEDOREA CATARACTARUM, "CAT PALM"	26" X 30" SPR. FULL MEDIUM DROUGHT TOLERANCE	9
CIR	CHRYSOBALANUS ICACO COCOPLUM HEDGE	24" X 24" 24" O.C. NATIVE MEDIUM DROUGHT TOLERANCE	70
CST3	CODIAEUM SHOESTRING CROTON	36" X 24" 24" O.C. HIGH DROUGHT TOLERANCE	17
DV1	DIETES IRIODES AFRICAN IRIS	12" X 8" SPR. 7 BIBS PER POT 12"-15" O.C.	10
EAK	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	24" X 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	12
FM3	FICUS MICROCARPA GREEN ISLAND FICUST	12" X 15" SPR. 16" - 18" O.C. MEDIUM DROUGHT TOLERANCE	47
JM3	JASMINE MULTIFLORUM DOWNY JAS.	18" X 20" SPR. 20" O.C. MEDIUM DROUGHT TOLERANCE	85
MUC3	MUHLENBERGIA CAPILLARIS MUHLY GRASS	18" X 15" SPR. 15"-18" O.C. NATIVE HIGH DROUGHT TOLERANCE	120
PBM3	PHILODENDRON SELLOUM BURLE MARX	12" X 15" 18" O.C. MEDIUM DROUGHT TOLERANCE	20
PM7	PODOCARPUS MACROPHYLLA YEW PODOCARPUS	36" X 24" SPR. 24" O.C. HIGH DROUGHT TOLERANCE	26
PNUT	ARACHIS GLABRATA BENTH PERENNIAL PEANUT	1 GAL. SPACE 6-8" O.C. HIGH DROUGHT TOLERANCE	700
SOD	ST. AUGUSTINE FLORITAM ADD AND REPLACE AS NEEDED	CONTRACTOR TO VERIFY QTY FOR AREAS MISSING OR IN POOR CONDITION	

KEY	PLANT NAME	SPECIFICATION	QUANTITY
ADP2	VEITCHIA MERILLII ADONIDIA PALM	10-12 CT DBL. TRUNKS 3" DBH. MIN. HIGH DROUGHT TOLERANCE	1
CES10	CONOCARPUS ERECTUS SEROTUS SLIVER BUTTWOOD TREE	10' HT X 5" SPR. MIN. SINGLE TRUNK 4.5 CT. 2" DBH. NATIVE HIGH DROUGHT TOLERANCE	9
LI15	LAGERSTROEMIA INDICA CRAFT MYRTLE "TUSKEGEE" DARK PINK FLOWER	15'X7" SPR. 6' CT 3" DBH. SINGLE TRUNK MEDIUM DROUGHT TOLERANCE	1
QV15	QUERCUS VIRGINIANA LIVE OAK	15' X 7" SPR., 6' CT 3" DBH. NATIVE HIGH DROUGHT TOLERANCE	3
SP3	SABAL PALMETTO CABBAGE PALM	10-12 CT. SMOOTH TRUNK NATIVE, NURSERY GROWN HIGH DROUGHT TOLERANCE	6
CLR3	CLUSIA ROSEA NANA SMALL LEAF PITCH APPLE	24" X 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	53

2/1/23

NOTES:

SEE SHEET L-3 FOR ALL DETAILS AND SPECIFICATIONS

ALL EXISTING TREES WITHIN THE LIMITS OF WORK SHALL BE PROTECTED BY A TREE PROTECTION BARRIER (SEE DETAIL SHEET L-2)

ALL UTILITIES SHALL BE SCREENED WITH SHRUBS, FENCE OR WALL MAINTAINED AT A HEIGHT OF 6" ABOVE THE EQUIPMENT IF NOT ALREADY SHOWN ON THE PLANS.

ALL CANOPY TREES SHALL BE PLANTED A MIN. OF 15' FROM LIGHT POLES.

ALL TREES SHALL BE PLANTED A MIN. OF 5' FROM EDGE OF PAVED AREAS AND 10' FROM A STRUCTURE. PALMS SHALL BE PLANTED A MIN. OF 3' FROM EDGE OF PAVED AREAS AND 7' FROM A STRUCTURE EXCEPT AS SHOWN ALONG BUILDING FRONTAGE

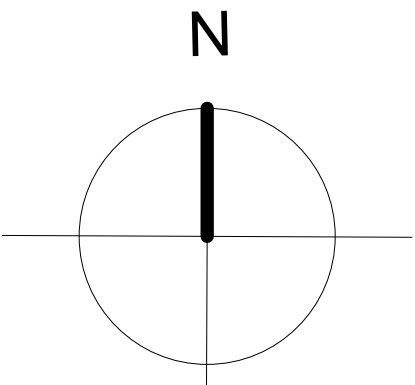
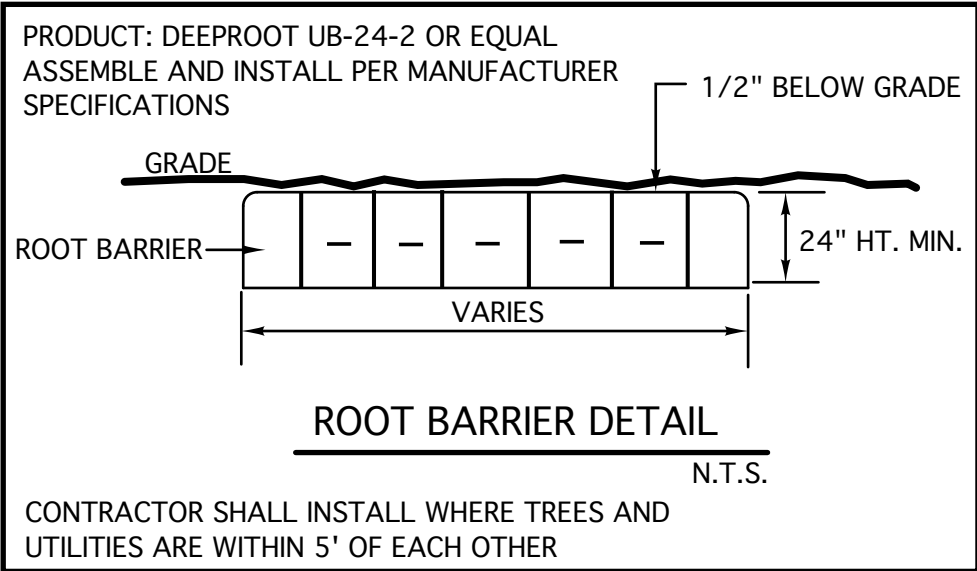
ALL SHRUBS AND GROUNDCOVERS OF DIFFERENT SPECIES PLANTED ADJACENT TO EACH OTHER SHALL BE SEPARATED BY A MIN. OF 18".

ALL SHRUBS/HEDGES ADJACENT TO CITY RIGHT OF WAY SHALL BE MAINTAINED AT A HEIGHT NO GREATER THAN 30"

CONTRACTOR SHALL VISIT SITE TO VERIFY LOCATIONS OF EXISTING LANDSCAPE MATERIALS AND UTILITIES PRIOR TO STARTING WORK.

NO DEVELOPMENT WORK OR DEMO ACTIVITY SHALL BE ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE OR TREE PROTECTION AREA.

ALL LANDSCAPE MATERIALS WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED BELOW 30" IN HT.



REVISIONS:
CITY COMMENTS: 2/1/23

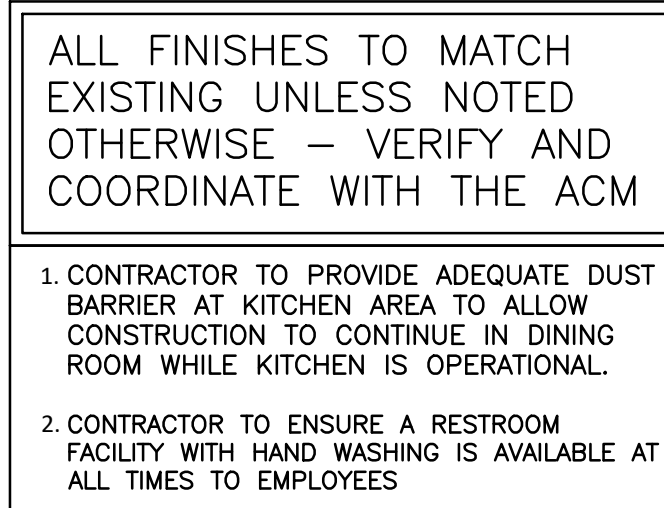
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LANDSCAPE
PLAN

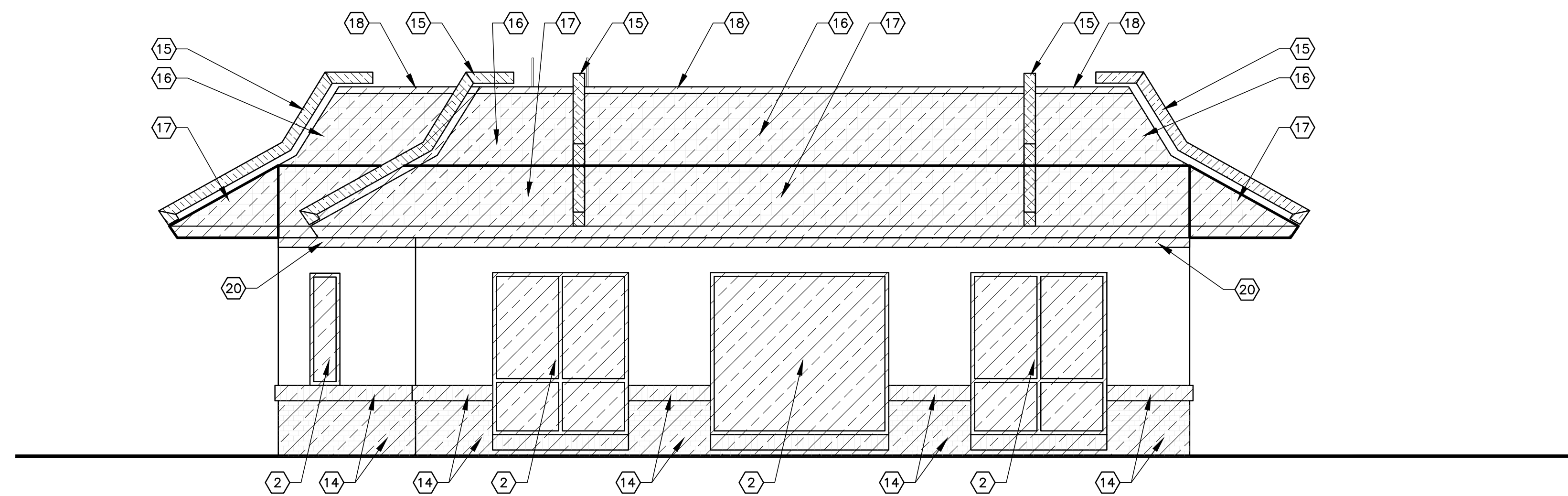
PROJECT:
McDONALD'S
8375 N PINE ISLAND RD
TAMARAC, FL 33321

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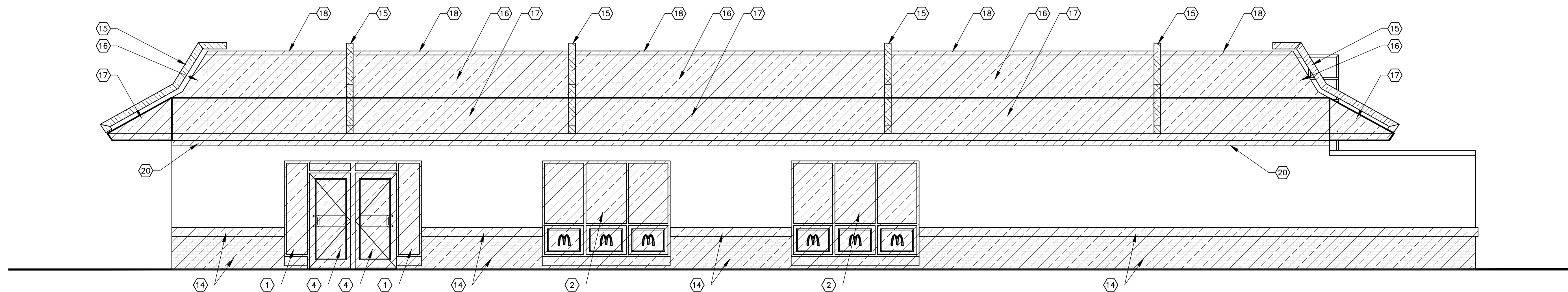
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SCALE: 1"=20'
DATE DRAWN: 10/13/2022
SHEET NO.

L-1



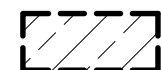


1 FRONT ELEVATION DEMO
D2.0 1/4" = 1'-0"

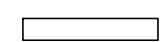


2 NON-DRIVE-THRU ELEVATION DEMO
D2.0 1/4" = 1'-0"

LEGEND:



EXISTING TO BE REMOVED



EXISTING TO REMAIN

DEMOLITION KEY NOTES:

- | | | | |
|---|--|----|--|
| 1 | REMOVE EXISTING EXTERIOR STOREFRONT GLAZING, FRAME AND WALL COMPLETE. BELOW TO SUB. EXISTING STRUCTURE ABOVE TO BE SHORED UP AS REQUIRED. | 10 | REMOVE EXISTING BOLLARDS FOR REPLACEMENT. |
| 2 | REMOVE EXISTING EXTERIOR STOREFRONT GLAZING AND FRAME ONLY - PROTECT THE WALL BELOW AS REQUIRED. EXISTING STRUCTURE ABOVE TO BE SHORED UP AS REQUIRED. | 11 | REMOVE EXISTING DOWNSPOUT FOR REPLACEMENT. |
| 3 | REMOVE WALLS AS INDICATED. REMOVE ALL RECEPTACLES, LIGHT SWITCHES, JUNCTION BOXES AND ALL ASSOCIATED WIRING AND CONDUITS BACK TO SOURCE ON WALL TO BE REMOVED. | 12 | REMOVE EXISTING FILL BOXES - REPAIR WALL AS REQUIRED. |
| 4 | REMOVE EXISTING DOOR & FRAME COMPLETE. | 13 | REMOVE EXISTING HOSE BIBB - REPAIR WALL AS REQUIRED. |
| 5 | REMOVE EXISTING RESTROOM FIXTURES, AND FINISHES COMPLETE - COORDINATE WITH DECOR DRAWINGS. | 14 | REMOVE EXISTING BRICK AND SILL SURROUNDING THE BUILDING. PREP SURFACE TO RECEIVE NEW STUCCO FINISH. SEE NEW ELEVATIONS FOR MORE INFO. |
| 6 | REMOVE EXISTING CREW ROOM & DINING AREA, FURNITURE, FIXTURES, AND FINISHES COMPLETE - COORDINATE WITH DECOR DRAWINGS. | 15 | EXISTING SIGNAGE AND LIGHT BAR TO BE REMOVED DISCONNECT POWER FROM EXISTING FIXTURE AND REMOVE WIRING AND CONDUITS BACK TO SOURCE. CONTRACTOR TO VERIFY EXACT LOCATIONS AND QUANTITIES IN FIELD. |
| 7 | REMOVE EXISTING GUARDRAIL - SEE CIVIL DRAWINGS. | 16 | REMOVE EXISTING MANSARD ROOF FINISHES & SHEATHING AS REQUIRED TO ACCOMMODATE NEW STRUCTURAL FRAMING. |
| 8 | REMOVE EXISTING FRONT COUNTER AND MCCAFE CELL COMPLETE. PREP AREA FOR NEW COUNTER INSTALLATION. | 17 | EXISTING OVERHANG TO BE CUT BACK FLUSH WITH FACE OF BEARING WALL. |
| 9 | REMOVE EXISTING KITCHEN EQUIPMENT FOR RELOCATION/ REPLACEMENT/ NEW EQUIPMENT AS REQUIRED - COORDINATE WITH KITCHEN DRAWINGS. | 18 | REMOVE EXISTING COPING. PREP ROOF PARAPET FOR NEW COPING TO MATCH BUILDING. |
| | | 19 | EXISTING DOWNSPOUT AND GUTTER TO REMAIN. PAINT TO MATCH NEW FINISH. |

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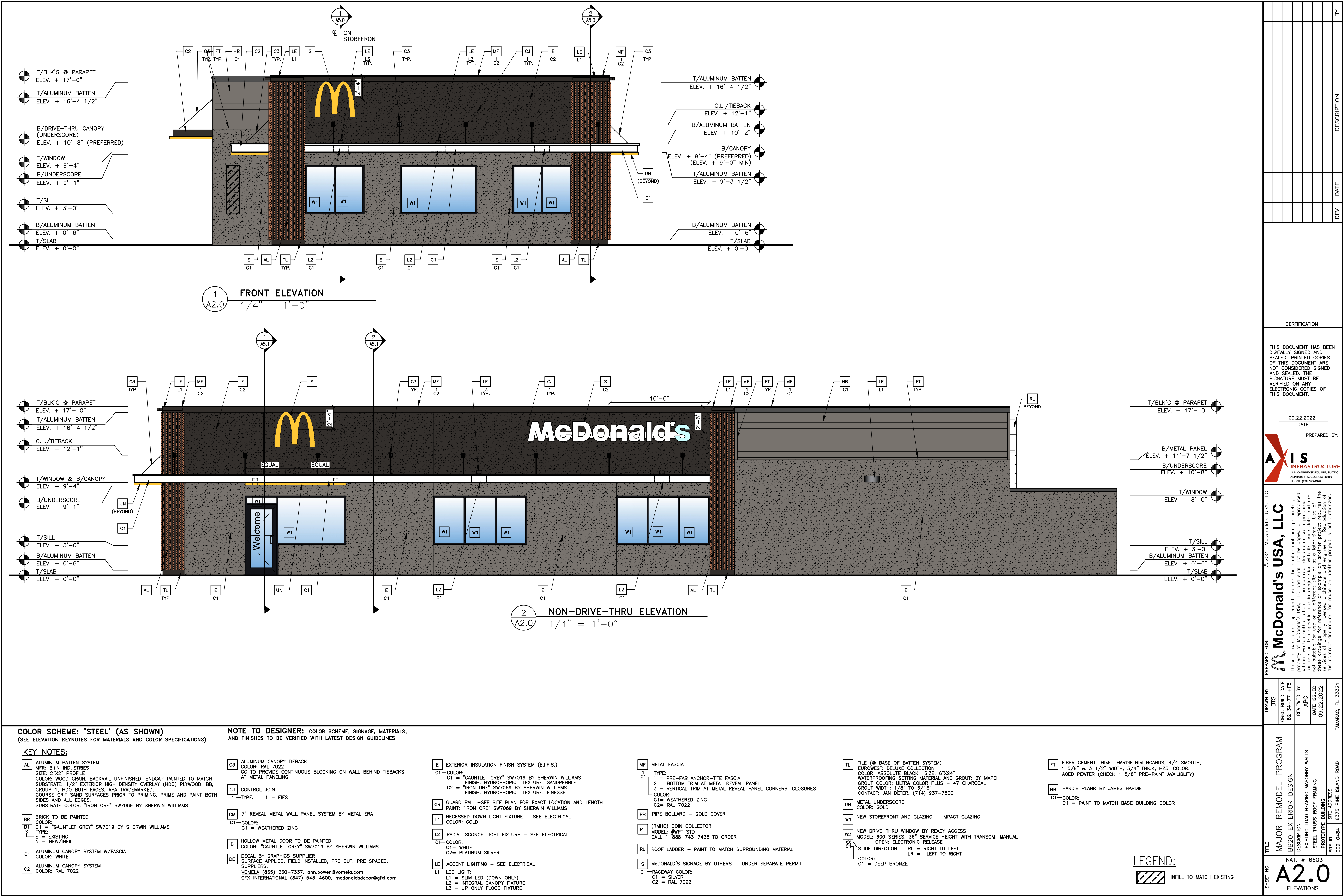
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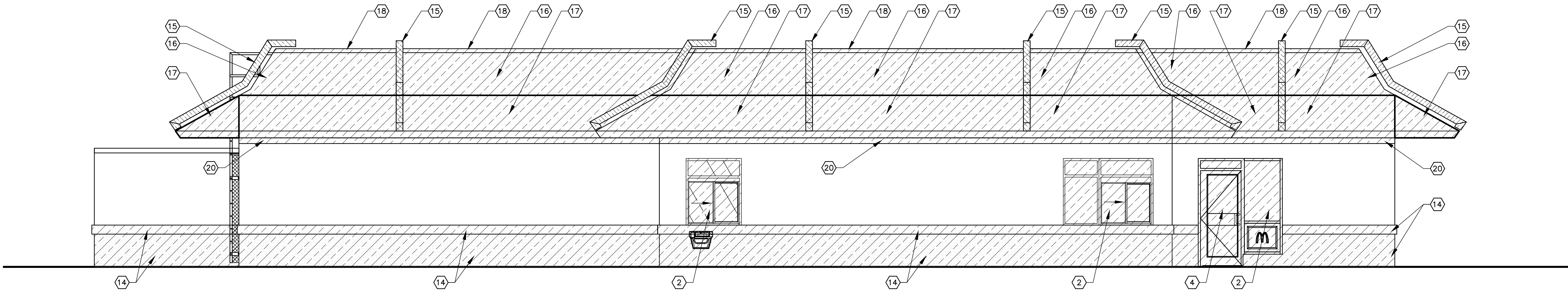
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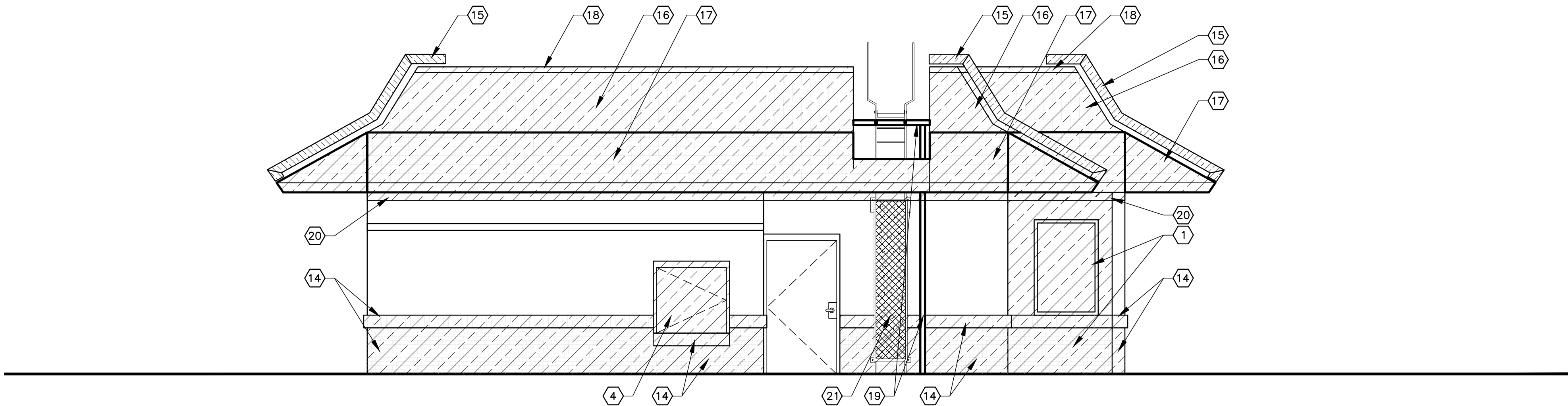
<p>MAJOR REMODEL PROGRAM</p> <p>B220 EXTERIOR DESIGN</p>		<p>BTB</p> <p>ORG. BUILD DATE 82.34.77 +F8</p>
<p>DESCRIPTION</p> <p>EXISTING LOOR BEARING MASONRY WALLS STEEL TRUSS ROOF FRAMING PROTOTYPE BUILDING</p>		<p>REVIEWED BY APG</p> <p>DATE ISSUED 09.22.2022</p>
<p>SITE ID</p> <p>009-0484</p>	<p>SITE ADDRESS</p> <p>8375 PINE ISLAND ROAD TAMPAH, FL 33321</p>	



TITLE		DESCRIPTION		DATE		BY	
MAJOR REMODEL PROGRAM		EXISTING LOAD BEARING MASONRY WALLS					
BB20 EXTERIOR DESIGN		STEEL TRUSS ROOF FRAMING					
PROTOTYPE BUILDING		SITE ADDRESS					
SHEET NO.		NAT. # 6603					
A2.0		ELEVATIONS					
DRAWN BY		DATE					
BTS		82 34-77					
REVIEWED BY		DATE					
APG		09/22/2022					
PREPARED FOR:		TAMARAC, FL 33321					
McDonald's USA, LLC							
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ALPHARETTA, GEORGIA 30009							
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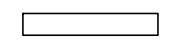


1 DRIVE THRU ELEVATION DEMO
D2.1 1/4" = 1'-0"



2 REAR ELEVATION DEMO
D2.1 1/4" = 1'-0"

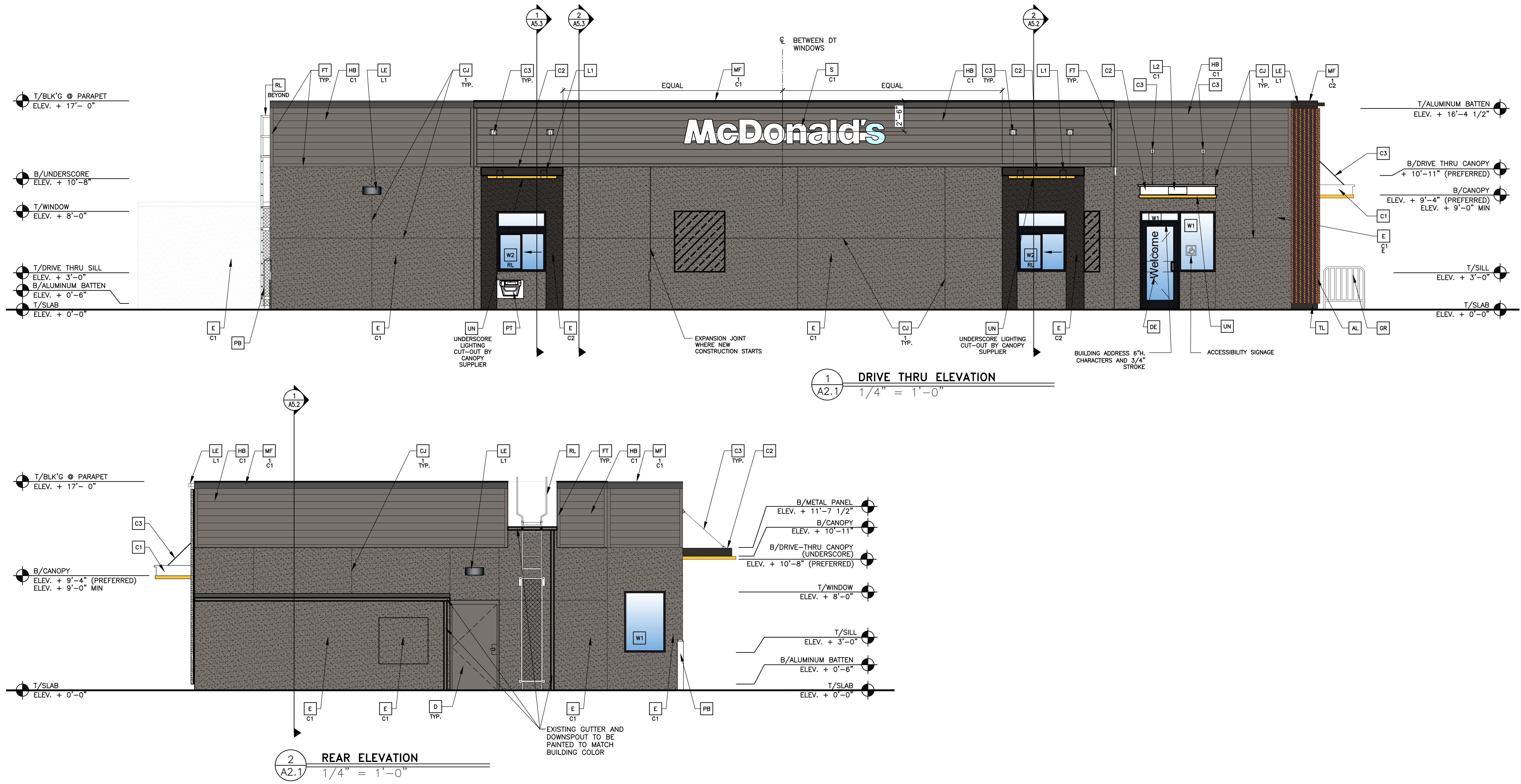
LEGEND:

-  EXISTING TO BE REMOVED
-  EXISTING TO REMAIN

DEMOLITION KEY NOTES:

- 1 - REMOVE EXISTING EXTERIOR STOREFRONT GLAZING, FRAME AND WALL. COMPLETE BELOW TO SLAB. EXISTING STRUCTURE ABOVE TO BE SHORED UP AS REQUIRED.
- 2 - REMOVE EXISTING EXTERIOR STOREFRONT GLAZING AND FRAME ONLY - PROTECT THE WALL BELOW AS REQUIRED. EXISTING STRUCTURE ABOVE TO BE SHORED UP AS REQUIRED.
- 3 - REMOVE WALLS AS INDICATED. REMOVE ALL RECEPTACLES, LIGHT SWITCHES, JUNCTION BOXES AND ALL ASSOCIATED WIRING AND CONDUITS BACK TO SOURCE ON WALL TO BE REMOVED.
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- 5 - REMOVE EXISTING RESTROOM FIXTURES, AND FINISHES COMPLETE - COORDINATE WITH DECOR DRAWINGS.
- 6 - REMOVE EXISTING CREW ROOM & DINING AREA, FURNITURE, FIXTURES, AND FINISHES COMPLETE - COORDINATE WITH DECOR DRAWINGS.
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- 15 - EXISTING SIGNAGE AND LIGHT BAR TO BE REMOVED DISCONNECT POWER FROM EXISTING FIXTURE AND REMOVE WIRING AND CONDUITS BACK TO SOURCE. CONTRACTOR TO VERIFY EXACT LOCATIONS AND QUANTITIES IN FIELD.
- 16 - REMOVE EXISTING MANSARD ROOF FINISHES & SHEATHING AS REQUIRED TO ACCOMMODATE NEW STRUCTURAL FRAMING.
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- 18 - REMOVE EXISTING COPING. PREP ROOF PARAPET FOR NEW COPING TO MATCH BUILDING.
- 19 - EXISTING DOWNSPOUT AND GUTTER TO REMAIN. PAINT TO MATCH NEW FINISH.

REV	DATE	DESCRIPTION	BY



COLOR SCHEME: 'STEEL' (AS SHOWN)
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

- KEY NOTES:**
- AL** ALUMINUM BATTEN SYSTEM
MFR: B+N INDUSTRIES
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE; 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
COARSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" SW7069 BY SHERWIN WILLIAMS
 - BR** BRICK TO BE PAINTED
COLOR:
BT-BT = "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
N = EXISTING
N = NEW/INFILL
 - C1** ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
 - C2** ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
 - C3** ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS AT METAL PANELING
 - CU** CONTROL JOINT
1-TYPE: 1 = EIFS
 - CM** 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1-COLOR: C1 = WEATHERED ZINC
 - D** HOLLOW METAL DOOR TO BE PAINTED
COLOR: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
 - DE** DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (866) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
 - E** EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
C1-COLOR: C1 = "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
FINISH: HYDROPHOBIC TEXTURE: SANDPEBBLE
C2 = "IRON ORE" SW7069 BY SHERWIN WILLIAMS
FINISH: HYDROPHOBIC TEXTURE: FINESSE
 - GR** GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" SW7069 BY SHERWIN WILLIAMS
 - L1** RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
 - L2** RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR: C1 = WHITE
C2= PLATINUM SILVER
 - LE** ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
 - MF** METAL FASCIA
C1-TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR: C1 = WEATHERED ZINC
C2= RAL 7022
 - PB** PIPE BOLLARD - GOLD COVER
 - PT** (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER
 - RL** ROOF LADDER - PAINT TO MATCH SURROUNDING MATERIAL
 - S** McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1-RACEWAY COLOR:
C1 = SILVER
C2 = RAL 7022
 - TL** TILE (Ø BASE OF BATTEN SYSTEM)
EUROWEST: DELUXE COLLECTION
COLOR: ABSOLUTE BLACK SIZE: 6"x24"
WATERPROOFING SETTING MATERIAL AND GROUT: BY MAPEI
GROUT COLOR: ULTRA COLOR PLUS - 47 CHARCOAL
GROUT WIDTH: 1/8" TO 3/16"
 - UN** METAL UNDERSCORE
COLOR: GOLD
 - W1** NEW STOREFRONT AND GLAZING - IMPACT GLAZING
 - W2** NEW DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
COLOR: C1 = DEEP BRONZE
 - FT** FIBER CEMENT TRIM: HARDIETRIM BOARDS, 4/4 SMOOTH, 1 5/8" & 3 1/2" WIDTH, 3/4" THICK, H25, COLOR: AGED PEWTER (CHECK 1 5/8" PRE-PAINT AVAILABILITY)
 - HB** HARDIE PLANK BY JAMES HARDIE
C1-COLOR: C1 = PAINT TO MATCH BASE BUILDING COLOR

NOTE TO DESIGNER: COLOR SCHEME, SIGNAGE, MATERIALS, AND FINISHES TO BE VERIFIED WITH LATEST DESIGN GUIDELINES

- LEGEND:**
- INFILL TO MATCH EXISTING

TITLE		DESCRIPTION		BY
MAJOR REMODEL PROGRAM		BB20 EXTERIOR DESIGN		
DESCRIPTION		EXISTING LOAD BEARING MASONRY WALLS		
PROTOTYPE BUILDING		STEEL TRUSS ROOF FRAMING		
SITE ID		009-0464		
SITE ADDRESS		8375 PINE ISLAND ROAD		
TAMARAC, FL 33321				
NAT. # 6603				
A2.1		ELEVATIONS		
SHEET NO.				
DRAWN BY		BTS		
DATE		82-34-77		
REVIEWED BY		APG		
DATE ISSUED		09.22.2022		
PREPARED FOR:		McDonald's USA, LLC		
PREPARED BY:		Axis Infrastructure		
DATE		09.22.2022		
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