



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Woodmont Pod D	Application Number:	006-MP-25
Application Type:	New Plat	Legistar Number:	26-028
Owner/Applicant:	Woodmont Country Club, Inc.	Commission District:	3
Authorized Agent:	Christina Bilenki, Esq. / Miskel Backman, LLP	Section/Twn./Range:	04/49/41
Location:	Southeast corner of Southgate Boulevard and Pine Island Road/Northwest 88 Avenue	Folio Number (s):	4941-04-26-0040
Municipality:	City of Tamarac	Platted Area:	4.6 Acres
Previous Plat:	A portion of Land Sec. 4 Golf Course Plat (Plat Book 88, Page 20)	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Recommendation:	APPROVAL		
FS 125.022 Waiver	An extension waiver was granted until March 4, 2027.		
Meeting Date:	March 3, 2026		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached (**Exhibit 5**). The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Existing and Future Land Use	
Existing Use:	Golf Course
Proposed Use:	50 Townhome Dwelling Units
Plan Designation:	Low Medium (10) Residential
Adjacent Uses	Adjacent Plan Designations
North: Single-family Residence	North: Recreation
South: Single-family Residence	South: Commercial Recreation
East: Single-family Residence	East: Commercial Recreation
West: Commercial	West: Commercial

In accordance with the Land Development Code, Townhouse is defined as Three (3) or more attached dwelling units, attached by a common party or fire wall, with each unit having two (2) or more residential stories (exclusive of parking levels) and direct access from the ground floor.

This plat is a replat of a portion of the Land Sec. 4 Golf Course Plat (Book 88 Page 20) which was approved by the County Commission on March 9, 1976. The underlying plat consists of 4.6 acres and was subject to a Declaration of Restrictive Covenants (Instrument #114696129) restricting the development of the Commercial Property to twenty-eight thousand (28,000) square feet of commercial use. The First Amendment to the Declaration of Restrictive Covenants was approved by Broward County Commission on August 21, 2025, and recorded under instrument # 120431979, which amended the restriction of the commercial property to fifty (50) residential units.

1. Land Use

Planning Council staff has reviewed this application and determined that the City of Tamarac Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the “Low Medium (10) Residential” land use category. The proposed development of 50 dwelling units is in compliance with the permitted uses and densities of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

The City of Tamarac amended the subject parcel from “Commercial” to the “Low Medium (10) Residential” land use category, utilizing the “20% Commercial-to-Residential” flexibility rule, including the allocation of 50 “flexibility units” on January 22, 2025, through Ordinance Number O-2025-006. The Broward County Planning Council recertified the local amendment on August 28, 2025.

This allocation of “flexibility units” is not subject to Policy 2.10.1 of the BCLUP as the subject parcel is not located within 500 feet of a Broward County regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality.

Planning Council staff notes that this plat is included within an area that was the subject of Broward County Land Use Plan (BCLUP) amendment PC 13-12 that was adopted by the Broward County Commission on March 11, 2014, subject to various voluntary restrictions, including:

- Preserve the remaining 27-holes of golf course lands (approximately 240 acres) within the Woodmont development to golf course, country club and recreational or open space purposes, for a minimum of 50 years;
- Dedicate the 8.0-acre parcel located at the northeast corner of the Woodmont development to the City or HOA as recreation and/or open space use; and
- Complete a Phase I archaeological survey;
- Mitigate environmental contamination;
- Minimize tree removal/impacts to the existing tree canopy; and
- Provide minimum of 30% pervious area for water recharge/drainage purposes.

It is noted that on August 21, 2025, the Broward County Board of County Commissioners released the subject parcel from a voluntary commitment that limited its development to a maximum of 28,000 square feet of commercial use.

2. Affordable Housing

The proposed development is consistent with the permitted uses under the effective land use plan. As such, it is not subject to Policy 2.16.2 of the Broward County Land Use Plan.

3. Trafficways

Trafficways was approved and expires on April 26, 2026.

4. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and provided comments and recommendations with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum (**Exhibit 4**). The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

Please note Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The use of a non-standard agreement will require independent approval by the County Commission.

5. Concurrency – Transportation

This plat is located in the North Central Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in term of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code. The proposed development generates an increase of 29 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	31
Non-residential	2	0
Difference	31-2=29	

6. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Tamarac	Broward County
Plant name:	Tamarac Water Service (06/24)	Broward County North Regional (BCUD 4) (12/24)
Design Capacity:	16.00 MGD	95.00 MGD
Annual Average Flow:	7.2 MGD	71.35 MGD
Estimated Project Flow:	0.0175 MGD	0.0175 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system, or that sufficient capacity will exist at time of building permit approval.

7. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the Broward Municipal Service Districts/unincorporated area for local park impacts.)

	Land Dedication (Acres)
Regional	0.3
Local	0

8. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 50 townhouse units will generate 15 (6 elementary, 3 middle, 6 high school) students. This plat will be subject to school impact fees which will be assessed in accordance with the fee schedule specified in the Land Development Code. **This determination will expire on September 24, 2026.**

9. Impact Fee

All impact fees (school impact, park impact, transportation impact and administrative fee) will be calculated by Housing and Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

10. Environmental Review

This plat was reviewed by Environmental Permitting Division and have the following recommendations regarding environmental permitting for the future development.

A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLICENSE@broward.org for specific code requirements.

In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to the site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.

B. Aquatic and Wetland Resources

An Environmental Resource License, No. DF15-1062, was issued on 4/24/2017 and was modified on 6/7/2018 and expired on 6/7/2022. This plat has previously been reviewed by the Water and Environmental Licensing Section of the Environmental Permitting Division to authorize the excavation of lakes and a storm water management system associated with a residential development. Any new work not authorized and completed under DF15-1067 will require a new license. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

C. Tree Preservation

Any construction within the Broward County Right of Way is subject to Chapter 27, Article XIV, Sections 27-401 through 27-414 of the Broward County Code, titled Broward County Tree Preservation and Abuse Ordinance. A Broward County Tree Removal License will be required for any tree removal or relocation in the Right of Way. Contact the Environmental Permitting Division at 954-519-1483 or at Tree@broward.org for further information.

D. Clean-Up and Waste Regulation

The subject plat is a known contaminated site currently undergoing remediation with the Broward County Environmental Permitting Division (Site ID NF-2019G) as the lead agency under Environmental Assessment and Remediation License No. 1166. The site is subject to the requirements of Chapter 62-780, Florida Administrative Code. Further, the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Cleanup and Waste Regulation Section of the Environmental Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(g), Broward County Code]. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org.

The Cleanup and Waste Regulation Section must also approve any dewatering activities at this site. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org.

E. Air Program

If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s)) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: <https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>

Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.

F. Natural Resources Division

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

11. Additional Environmental Protection Actions

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

12. Historical and Archaeological Resource Review

This plat has been reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.

In the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and contact Broward County Medical Examiner, at 5301 S.W. 31st Avenue, Fort Lauderdale, Florida 33312 or by phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

13. Aviation

Broward County Aviation Department has no objection to this Plat. The applicant is advised that any proposed construction on this property with a height exceeding 200 feet or use of cranes or other high-lift equipment must be reviewed to determine if the following apply: Federal Aviation Regulation Part 77; Florida Statutes Chapter 333; and/or the Broward County Code of Ordinance's Chapter 5 (Building Regulations and Land Use). To initiate the Federal Aviation Review, access the FAA Web Page at: <https://oeaaa.faa.gov>.

14. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and provided no comments.

15. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Housing and Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This site is subject to the requirements of Chapter 62-780, Florida Administrative Code.
2. This plat is located within the North Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)(a) of the Land Development Code.
3. This plat was reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code.
4. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
5. This plat satisfies the regional park concurrency requirement of Section 5-182.7 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall ensure compliance with the standards and requirements of the Land Development Code:

1. Conditions attached in the Highway Construction and Engineering Memorandum.
2. Place note on the face of the plat, preceding municipal official's signature, reading:

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.
3. Place a note on the face of the plat reading:
 - a. This plat is restricted to 50 townhome dwelling units.
 - b. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
 - c. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

[DM]