



TO: Darby Delsalle, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", is written over the name "Barbara Blake Boy" in the "FROM:" field.

RE: Woodmont Pod D (006-MP-25)
City of Tamarac

DATE: September 2, 2025

This memorandum updates our previous comments regarding the referenced plat dated April 1, 2025.

The Future Land Use Element of the City of Tamarac Comprehensive Plan is the effective land use plan for the City of Tamarac. That plan designates the area covered by this plat for the uses permitted in the “Low Medium (10) Residential” land use category. This plat is generally located on the southeast corner of Pine Island Road/Northwest 88 Avenue and Southgate Boulevard.

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. Therefore, the proposed development of 50 dwelling units is in compliance with the permitted uses and densities of the effective land use plan.

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 or 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.

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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.

The effective land use plan shows the following land uses surrounding the plat:

North:	Recreation
South:	Commercial Recreation
East:	Commercial Recreation
West:	Commercial

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the BCLUP including its concurrency requirements.

BBB:DBT

cc: Levent Sucuoglu, City Manager
City of Tamarac

Maxine Calloway, AICP, Director, Community Development Department
City of Tamarac

