

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	WOODMONT POD C	Number:	034-MP-16
Applicant:	Woodmont Country Club	Comm. Dist.:	3
Agent:	Keith and Associates, Inc.	Sec/Twp/Rng:	04/49/41
Location:	North Side of NW 75 Street Between Pine Island Road and NW 80 Avenue	Platted Area:	5.5 Acres
City:	Tamarac	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Golf Course with Maintenance Building	Effective Plan:	Tamarac
Proposed Use:	19 Single Family Detached Units	Plan Designation:	Commercial Recreation. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Golf Course, Multi-family Resid.	North:	Commercial Recreation
South:	Golf Course, Single Family Resid.	South:	Commercial Recreation & Low (5) Resid.
East:	Golf Course, Single Family Resid.	East:	Commercial Recreation
West:	Golf Course, Single Family Resid.	West:	Commercial Recreation
Existing Zoning:	R-1	Proposed Zoning:	SAME

RECOMMENDATION (See Attached Conditions)

**APPROVAL:** Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date:	12/12/17	Prepared:	HWC
Action Deadline:	01/23/18	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	BCUD 4 (08/17)	Potable Water Plant:	Tamarac (06/16)
Design Capacity:	95.0000 MGD	Design Capacity:	106.000 MGD
12-Mo. Avg. Flow:	64.0400 MGD	Peak Flow:	55.500 MGD
Est. Project Flow:	0.0057 MGD	Est. Project Flow:	0.007 MGD

Comments: Sufficient capacity exists at this time.    Comments: Sufficient capacity exists at this time.

SCHOOLS

Dwelling Units	Impact Fee
19	*

\* See Staff Comment No. 5

See Finding No. 2

\* See Staff Recommendation No. 7

PARKS

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	0.171 Acres	*	*

\* See Staff Comment No. 6

See Finding No. 4

See Staff Recommendation No. 7

TRANSPORTATION

Concurrency Zone: North Central	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	19	*	N/A
Non-res. uses:	N/A	N/A	N/A
Total:	19	*	N/A

\* See Staff Comments No. 3 & 4

See Finding No. 1

\* See Staff Recommendation No. 7

WOODMONT POD C  
034-MP-16

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 19 single family units. This property is being platted as a condition of a developer's agreement with the City of Tamarac.

The 19 dwelling units proposed by this plat are a portion of a larger residential development which plans to construct a total of 152 single family detached units on approximately 35 acres of an existing golf course.

- 2) Trafficways approval was received on December 1, 2016.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 4) At the time of plat application, a 5.499 acre portion of golf course, including an ancillary maintenance facility, existed on this site, which the applicant stated will be demolished/replaced. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this golf course acreage may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided that its operation continues within certain time periods. No credit will be granted if demolition permit for any existing structure is issued more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.
- 5) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.
- 6) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 7) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

- 8) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.
- 9) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, please contact the Water and Environmental Licensing Section at 954-519-1483.
- 10) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 11) This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.
- 12) The Water and Environmental Licensing Section encourages that 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 be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native

plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.

- 13) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:  
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 14) Any development within the plat limits is subject to Chapter 27, Article XIV, Sections 27-401 through 27-418 of the Broward County Code, titled Broward County Tree Preservation and Abuse Ordinance. This plat contains mature tree canopy and a Tree Removal License will be required for tree removal, relocation and/or replacement. Contact the Tree Preservation Section of the Environmental Engineering and Permitting Division for specific license requirements.
- 15) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 16) The subject plat includes land currently or previously used as a golf course. Golf courses have a high potential for arsenic contamination. Under the authority of Section 27-66(h) of the Broward County Natural Resource Protection Code, the Environmental Engineering and Permitting Division has the authority to withhold environmental review approval for any building permits or approvals to develop, construct, or alter any site that contains potential sources of pollution.

Note that when any building or development plans are submitted to Broward County for environmental review, the environmental review approval will be withheld until the Environmental Engineering and Permitting Division has reviewed the environmental assessment for the golf course and determined that the building or development will not interfere with cleanup of any potential contaminants at the site or exacerbate any potential on-site contamination.

- 17) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

- 18) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The consulting archaeologist also notes that this plat is located within the City of Tamarac, which is inside the jurisdictional boundaries of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner must notify the Broward County Historic Preservation Officer, Richard (Rick) Ferrer, of the Planning and Development Management Division at 954-357-9731 or [rferrer@broward.org](mailto:rferrer@broward.org) and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g). In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).
- 1) The attached comments from the Broward County Planning Council indicate that this plat is in compliance with the effective Land Use Plan. This plat was included within Broward County Land Use Plan (BCLUP) amendment PC 13-12, which amended the BCLUP designation from "Commercial Recreation" to "Low (5) Residential," and was adopted by the County Commission on March 11, 2014, are subject to these voluntary commitments:
- Restrict development to 152 single-family homes and 28,000 square feet of commercial use;
  - Preserve the remaining use 27-holes of golf course land within the Woodmont development to golf course, country club and recreational or open space purposed for a minimum of 50 years;
  - Dedicate the 8.0 acres parcel located at the northeast corner of the Woodmont development to City or HOA as recreational and/or open space;
  - Contribute \$750 per dwelling unit for affordable housing in the City's Affordable Housing Trust Fund;
  - Completion of a Phase I archaeological survey;
  - Mitigate environmental contamination;
  - Minimize tree removal/impact to the existing tree canopy; and
  - Provide minimum if 30% pervious area for water recharge/drainage purposes.
- 19) 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.
- 20) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at:

[www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

## FINDINGS

### CONCURRENCY REVIEW

- 1) 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(a)(5)a) of the Land Development Code.
- 2) This plat has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

## STAFF RECOMMENDATIONS

### FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

- 1) SURVEY DATA
  - A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
  - B) The bearing on the most southerly east plat boundary shown on the plat differs from the call for that line in the description in the Opinion of Title. Review and revise as necessary.
  - C) This plat lies within a Western Broward County resurvey. Show Grid bearings on the plat. Show State Plane Coordinates on all plat boundary corners, P.R.M.s and land corners that appear on the plat.
  - D) The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Additionally, the bearing for the line cited in the Plat Notes differs from the bearing on that line as shown on the drawing. Review and revise as necessary.
  - E) Two land ties to two independent land corners or one land corner and one other recorded corner must be shown. Show found monumentation at the corners. Show found monumentation at both corners.

- F) Review the plat for discrepancies in the geometry between abutting parcels and revise as necessary.
  - G) Add a note that indicates that lines intersecting curves are or are not radial, unless indicated otherwise. Show the applicable labels on the plat drawing.
  - H) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the following website:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>
  - I) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.
  - J) The survey provided with this plat submittal is deficient as to compliance with Broward County Land Development Code Sec. 5-189 (b) (4) which requires the survey to show the location of all existing structures, paved areas, and recorded easements on the property.
- 2) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE
- A) Address any easements, rights-of-way or specific purpose parcels to be created by this plat in the Dedication language.
  - B) Depict and label with type, width and recording information all existing easements within the plat as identified in the title work or provide evidence of their release/vacation.
- 3) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS
- A) The title certificate or an attorney's opinion of title must be updated to reflect a comprehensive search of the Public Records within 30 days prior to plat recordation. If the updated title shows any change to property ownership, then a new dedication on the plat mylar must be executed by the new owner(s) with the proper acknowledgements. If the updated title shows any changes to or additional mortgage holders, then a new Mortgagee consent must be executed with the proper acknowledgements.
  - B) All mortgagees must execute the plat with original signatures, seals and witnesses.
  - C) Acknowledgments and seals are required for each signature.



4) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revisions. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) Show a Plat Limit label on the southern plat boundary line.
- C) Show (See Sheet 2 of 3) along the Match Line on Sheet 3 and show (See Sheet 3 of 3) along the Match Line on Sheet 2 in the same large, bold font as "Match Line 'A.'"
- D) Remove "POD C" from the reference to Lots 1-19 in the Area Tabulation Table.
- E) The plat borders must be 1/2-inch on three sides with a 3-inch margin on the left side.
- F) The sheet size must be 24 inches by 36 inches.
- G) The plat original must be drawn with black permanent drawing ink or nonadhered scaled print on a stable base film.

5) SIGNATURE BLOCKS

- A) Correct the spelling of "BEEN" in the City of Tamarac Planning Board signature block.
- B) The plat must include the proper dates for signatures.

6) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City of Tamarac – Transmit scanned copy of mylar for review.

NOTE: Additional changes made to the original plat mylar beyond the above list of corrections may cause delays in review and recordation, and may result in additional review fees.

### GENERAL RECOMMENDATIONS

- 7) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 8) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 9) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

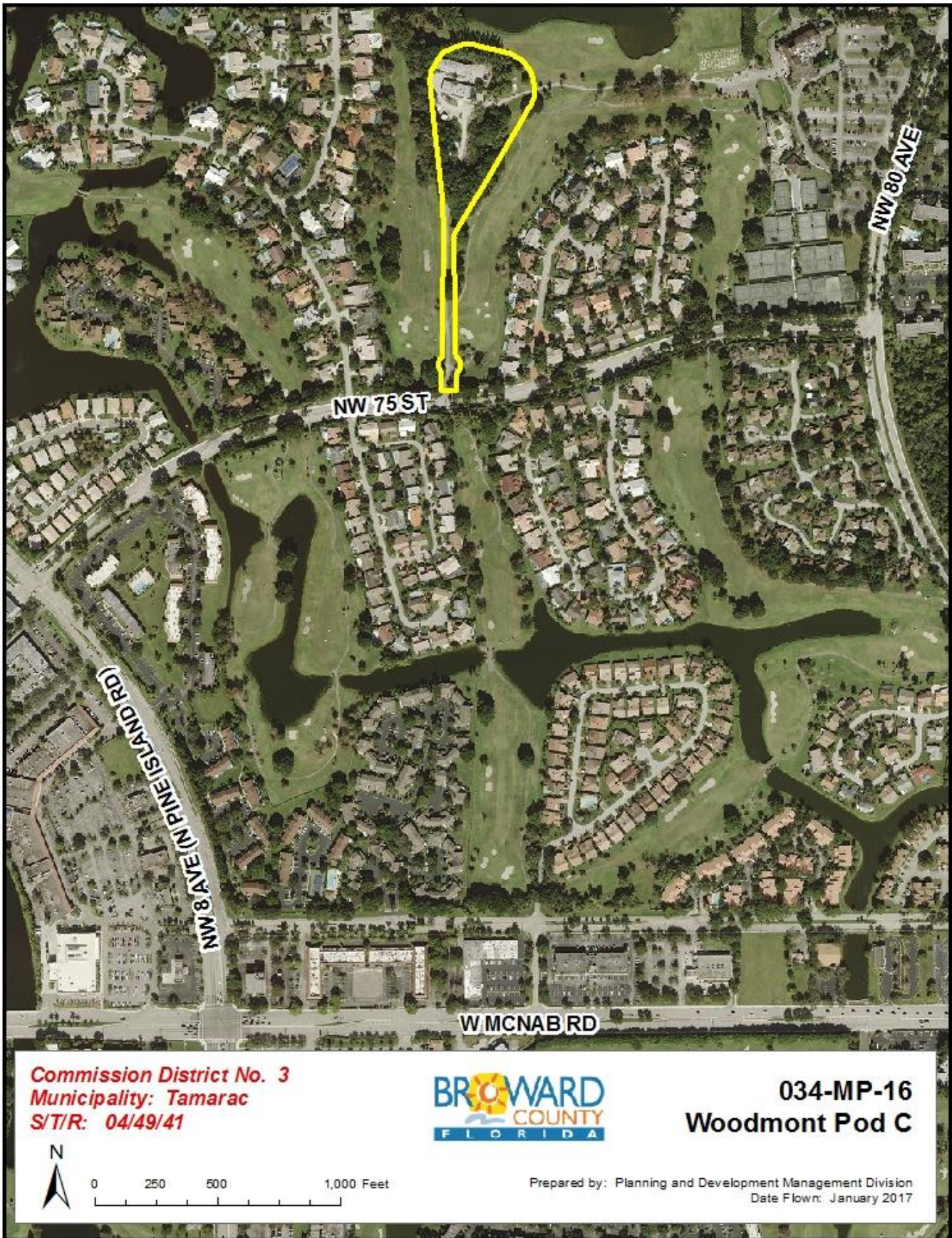
- 10) Place a note on the face of the plat reading:
  - A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **December 12, 2022**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
  - B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **December 12, 2022**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

- 11) Place a note on the face of the plat reading:

This plat is restricted to 19 single family detached units.

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.

- 12) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

PLAT

SBBC-2101-2016

County Number: 034-MP-16 Municipality Number: 16-7000003  
Woodmont Pod C

August 30, 2017

Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: August 30, 2017	Single-Family: 19		Elementary: 4
Name: Woodmont Pod C	Townhouse:		
SBBC Project Number: SBBC-2101-2016	Garden Apartments:		Middle: 2
County Project Number: 034-MP-16	Mid-Rise:		
Municipality Project Number: 16-70000003	High-Rise:		High: 2
Owner/Developer: Woodmont Country Club, Inc.	Mobile Home:		
Jurisdiction: Tamarac	Total: 19		Total: 8

**SHORT RANGE - 5-YEAR IMPACT**

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Tamarac	1,290	1,290	901	-389	-21	69.8%	26
Millennium	1,776	1,776	1,461	-315	-14	82.3%	18
Taravella, J P	3,785	3,785	3,204	-581	-23	84.6%	22

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Tamarac	927	-363	71.9%	919	922	935	948	961
Millennium	1,479	-297	83.3%	1,465	1,433	1,442	1,425	1,422
Taravella, J P	3,226	-559	85.2%	3,244	3,282	3,321	3,359	3,398

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

**CHARTER SCHOOL INFORMATION**

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				17/18	18/19	19/20
Charter School Of Excellence @ Tamarac 2	500	20	-480	20	20	20
Charter School Of Excellence @tamarac 1	500	418	-82	418	418	418
Eagles Nest 6-8	800	29	-771	29	29	29
Everest Charter School	910	105	-805	105	105	105
Excelsior Charter Of Broward	800	222	-678	222	222	222
N Broward Acad Of Excellence Elementary	600	633	33	633	633	633

**PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN**

School(s)	Description of Improvements
Tamarac	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Millennium	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Taravella, J P	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

**Comments**

The application proposes 19 (four or more bedroom) single family units, which will generate 8 (4 elementary school, 2 middle school, and 2 high school) students.

Please be advised that this application was reviewed utilizing 2016/17 school year data because the current school year (2017/18) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year include Tamarac Elementary, Millennium Middle, and Taravelle High Schools. Based on the Public School Concurrency Planning Document (PSCPD) and incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2016/17 - 2018/19), each of the impacted schools is operating below the adopted Level of Service (LOS) of 100% gross capacity and projected to continue to do so through the 2017/18 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflect compliance with the class size constitutional amendment.

Additionally in the 2016/17 school year, the charter schools located within a two-mile radius of the site and their associated statistical data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSAs, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2016/17 to 2020/21 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid for 180 days for a maximum of 19 (four or more bedroom) single family units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on February 25, 2018. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.



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**SBBC-2101-2016 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:


8/30/17  
Date

  
Signature

Lisa Wight  
Name  
Planner  
Title



TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Woodmont Pod C  
(034-MP-16) City of Tamarac

DATE: November 1, 2017

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 Density Residential (up to 5 du/ac)” land use category. This plat is located on the north side of Northwest 75 Street, between Banyan Way and Black Olive Way.

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, amending the BCLUP designation from “Commercial Recreation” to “Low (5) Residential.” Said amendment was adopted by the Broward County Commission on March 11, 2014, subject to the following voluntary restrictions:

- Restrict development to 152 single-family homes and 28,000 square feet of commercial use;
- 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
- Contribute \$750 per dwelling unit for affordable housing into the City’s Affordable Housing Trust Fund (Instrument Numbers 114696109 and 114696129).
- 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.

Planning Council staff notes that development of the proposed plat, along with the Woodmont Pods A, B, E, F and G plats is restricted to 152 dwelling units as noted above. Planning Council staff notes that the combined plats propose a maximum of 152 dwelling units. Therefore, the proposed 19 single family residential dwelling units are in compliance with the permitted uses of the effective land use plan.

**Woodmont Pod C**  
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Planning Council staff also notes that the amendment was subject to Broward County Land Use Plan Policy 2.16.2 and was found to satisfy the same, based on the applicant's affordable housing contribution.

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

North: Commercial Recreation  
South: Commercial Recreation and Low Residential (up to 5 du/ac)  
East: Commercial Recreation  
West: Commercial Recreation

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 Broward County Land Use Plan including its concurrency requirements.

BBB:DBT

cc: Michael C. Cernech, City Manager  
City of Tamarac

Maxine Calloway, Director, Community Development Department  
City of Tamarac

