



7525 NW 88th Avenue  
Tamarac, Florida 33321

## **CITY OF TAMARAC PLANNING BOARD AGENDA**

December 1, 2021

**THE PLANNING BOARD OF THE CITY OF TAMARAC, FLORIDA** will hold a meeting on Wednesday, December 1, 2021 at 9:00 AM in Microsoft Teams. The following items will be heard:

- A.** Call to Order
- B.** Pledge of Allegiance
- C.** Meditation
- D.** Roll Call
- E.** Approval of Minutes
  - 1. Minutes - 11-03-2021**  
**Project Name:**
- F.** New Business
  - 2. TBO 50 - Tamarac Water Treatment Control Bldg & Site Improvements - Variance**  
**Project Name:** Tamarac Water Treatment Control Building & Site Improvements
- G.** Other Business
- H.** Director's Report
- I.** Planning Board Reports
- J.** Adjournment





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

NOTE: A REPRESENTATIVE MUST BE PRESENT IN ORDER FOR AN APPLICATION TO BE HEARD.

PLEASE NOTE: PLANNING BOARD MEMBERS WHO CANNOT ATTEND THIS MEETING SHOULD CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT (954)-597-3530.

IN THE EVENT THIS AGENDA MUST BE REVISED, SUCH REVISED COPY WILL BE AVAILABLE TO THE PUBLIC AT THE PLANNING BOARD MEETING.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. THE CITY OF TAMARAC COMPLIES WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT. IF YOU ARE A DISABLED PERSON REQUIRING ANY ACCOMMODATIONS OR ASSISTANCE, PLEASE NOTIFY THE CITY OF SUCH NEED AT LEAST 72 HOURS (3 DAYS) IN ADVANCE. ADDITIONALLY, IF YOU ARE HEARING OR SPEECH IMPAIRED AND NEED ASSISTANCE, YOU MAY CONTACT THE FLORIDA RELAY SERVICE AT EITHER OF THE FOLLOWING NUMBERS: 1-800-955-8770 OR 1-800-955-8771.





7525 NW 88th Avenue  
Tamarac, Florida 33321

**CITY OF TAMARAC  
PLANNING BOARD AGENDA**

December 1, 2021

**ITEM 1. Minutes - 11-03-2021**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
11-3-2021 Planning Board Meeting Minutes AMENDED	12/2/2021	Backup Material





PLANNING BOARD MEETING AMENDED MINUTES  
11/03/2021  
Page 1 of 3

**CALL TO ORDER:** Vice Chair Richard Hughes called the Planning Board meeting to order at 9:01 a.m.

**PLEDGE OF ALLEGIANCE:** Richard Hughes led the Pledge of Allegiance.

**ROLL CALL:** Ms. Tibby took roll call and the following Board members were present: Eric Gnage, Sajeen Bell, Viola Watson, Richard Hughes, David Mountford.

ABSENT and EXCUSED: Nikole Cleare

**ALSO PRESENT:** Maxine Calloway, Director of Community Development, Robert Johnson, Planning & Zoning Manager, Ann Johnson, Sr. Planner, John R. Herin Jr., City Attorney.

**APPROVAL OF MINUTES:**

- 08/4/2021 Minutes – Motion to approve: David Mountford, Second: Sajeen Bell; Yes 5 – No 0

**PLANNING BOARD DISCLOSURES:** No disclosures were noted

**QUASI-JUDICIAL PROCEEDINGS:**

For the record, Attorney Herin stated the quasi-judicial proceedings for the meeting for item before the Planning Board. The proceedings relating to affected parties were also explained. All persons who addressed the Board were sworn in including the applicants, and staff.

**PUBLIC GENERAL COMMENTS:** Opened 9:06 am and Closed: 9:06 am – There were no general public comments

**NEW BUSINESS:**

***ITEM 1: Public Hearing:- Specialty Automotive Treatments, Inc.***

PETITIONER: Keith M. Poliakoff, Esq., Designated Agent of the Property Owner, NRNS Acquisition 3705 Commercial, LLC

CASE NO.: 2-LUA-21: **Land Development Code Text Amendment**

PETITION: Requesting approval of a Text Amendment to Section 10-6.2 (C)(9)(g) of the Land Development Code to incorporate the following text into the Vehicle Service and Repair, Minor definition: minor interior vehicle repair/installations, including prefabricated parts, audio equipment, window tint, vehicle wraps, and seat covers that do not require the use of heavy machinery or a vehicle lift to install.

LOCATION: 3705 W Commercial Boulevard, Tamarac, Florida 33309

***ITEM 2: Quasi-Judicial Hearing:- Specialty Automotive Treatments, Inc.***

PETITIONER: Keith M. Poliakoff, Esq., Designated Agent of the Property Owner, NRNS Acquisition 3705 Commercial, LLC

CASE NO.: 3-Z-21: **Special Exception**



**PETITION:** Requesting approval of a Special Exception to allow for the use of a minor vehicle service and repair facility in the MU-C (Mixed-Use Corridor) Zoning District.

**LOCATION:** 3705 W Commercial Boulevard, Tamarac, Florida 33309

- Ann Johnson, Sr. Planner, presented the findings of fact providing a presentation for the Specialty Automotive Treatments, Inc. Land Development Code Text Amendment and Special Exception requests. In her presentation, she informed the Board of the details of the request and requested the Board's approval. Upon completion of her presentation, Ms. Johnson invited the applicant to make a presentation (attached) and then opened the floor to the Board for questions, comments, or concerns.
- Questions from the Board were addressed and discussed.
- Public Comments: Opened: 9:39 a.m. and Closed: 9:57 a.m.
  - Laura Betts 3701 W. Commercial Blvd.
- The concerns/comments raised during the Public comments were addressed by applicant.
- The Vice Chair called for a motion to forward a favorable recommendation with conditions as outlined by staff to the City Commission for Specialty Automotive Treatments, Inc. - Land Development Code Text Amendment
- Motion to **APPROVE:** Eric Gnage; Second: David Mountford.

Name	Yes	No
David Mountford	1	
<del>Nikole Cleare</del>		
Richard Hughes	1	
Sajeen Bell	1	
Eric Gnage	1	
Viola Watson	1	
	5	0

- The Vice Chair then called for a motion to forward a favorable recommendation with conditions as outlined by staff to the City Commission for Specialty Automotive Treatments, Inc. - Variance
- Motion to **APPROVE:** Eric Gnage ; Second: Sajeen Bell.

Name	Yes	No
David Mountford	1	
<del>Nikole Cleare</del>		
Richard Hughes	1	
Sajeen Bell	1	
Eric Gnage	1	
Viola Watson	1	
	5	0

**ITEM 3. Public Hearing:- Water Supply Plan – Comprehensive Plan Amendment**

TO 2486 – Amendment to the Infrastructure Element, Intergovernmental Coordination Element and Capital Improvements Element, of the City of Tamarac's Comprehensive Plan consistent with the South Florida Water Management District Water Supply Facilities Work Plan for the City of



Tamarac and authorization of transmittal of the 2021 Ten Year Water Supply Facilities Work Plan and Comprehensive Plan Amendments to the Department of Economic Opportunity and other agencies as required by Florida Statutes 163.3184(3).

- The consultant from Eckler on behalf of the City of Tamarac, presented the findings of fact providing an extensive presentation for the Water Supply Plan – Comprehensive Plan Amendment request. A request for a favorable recommendation to the City Commission was made. Upon completion of his presentation, the floor was opened to the Board for questions, comments, or concerns.
- Questions from the Board to staff were addressed and discussed.
- Public Comments: Opened: 10:28 a.m. and Closed: 10:28 a.m. – There were no public comments on these items.
- The Vice Chair called for a motion to forward a favorable recommendation with conditions as outlined by staff to the City Commission for the Water Supply Plan – Comprehensive Plan Amendment
- Motion to **APPROVE:** Richard Hughes; Second: Eric Gnage.

Name	Yes	No
David Mountford	1	
<del>Nikole Cleare</del>		
Richard Hughes	1	
Sajeen Bell	1	
Eric Gnage	1	
Viola Watson	1	
	<b>5</b>	<b>0</b>

**Planning Board Report:**

- No reports

**Director's Report:**

- Update on previous project(s) heard by the Board.

With no other items to be heard or reports to be given, the Vice Chair adjourned the meeting.

The meeting was adjourned at 10:31 am.

*Collette Tibby*

Planning Board Secretary





7525 NW 88th Avenue  
Tamarac, Florida 33321

## **CITY OF TAMARAC PLANNING BOARD AGENDA**

December 1, 2021

<b>ITEM 2.</b>	<b>TBO 50 - Tamarac Water Treatment Control Bldg &amp; Site Improvements - Variance</b>
<b>Case No.:</b>	3-B-21
<b>Project Name:</b>	Tamarac Water Treatment Control Building & Site Improvements
<b>Commission District:</b>	1
<b>Location:</b>	7803 NW 61 Street, Tamarac, Florida 33321
<b>Petitioner:</b>	Requesting a variance from Section 10- 2.4(B), Table 10-2.4, Land Development Code, to allow for a setback requirement of Thirteen Feet Four Inches (13'-4") in the Public Facilities (PF) zoning district in lieu of a required Forty-One Foot (41') setback in order to maintain use of existing essential facility during construction.

### **ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
1 - Memo - Tamarac Water Treatment Control Building	11/24/2021	Cover Memo
2 - VA - Board Order	11/24/2021	Board Orders
3 - Variance Justification Statement	11/23/2021	Backup Material
4 - Location Map	11/23/2021	Backup Material
5 - Site Plan	11/23/2021	Backup Material



**TO:** Planning Board  
Meeting of December 1, 2021

**FROM:** Maxine A. Calloway,  
Director of Community Development

**DATE:** November 18, 2021

**RE:** Tamarac Water Treatment Control Bldg & Site Improvements – Variance  
**TEMP BOARD ORDER NO. 50; CASE#: 3-B-21; MF#:12-76**

**ISSUE:** Chris Zimmerman, designated agent for the property owner, for the City of Tamarac is requesting approval of the following variance (see attached Variance Justification Statement):

- 

## Aerial Photograph



**Planning Board**  
**Tamarac Water Treatment – Variance**  
**Case No. 3-B-21 – Temp Board Order No. 50**  
**November 18, 2021 – Page 2**

**LOCATION:** The subject property is located on the northwest of the University Drive and NW 61 Street (see Aerial Photograph above and attached Location Map). The Tamarac Water Treatment Facility is currently addressed as 7803 NW 61 Street. The property is approximately 8.98 net acres in size, has a current City of Tamarac Future Land Use designation of “Utilities” and a zoning classification of PF (Public Facilities).

**Surrounding Land Use and Zoning:**

- North: Colony West Golf Course zoned RC (Recreation) with a future land use designation of “Commercial Recreational”, then Versailles Gardens Condominiums zoned R-3 (Multi-Family Residential) with a future land use designation of “Residential”.
- South: Residential townhouse development zoned R-2 (Two-Family Residential) with a future land use designation of “Low-Medium (10) Residential”, then a Commercial Plaza with 2 (two) outparcels zoned MU-N (Mixed-Use Neighborhood) with a future land use designation of “Commercial”.
- East: University Professional Center Commercial Plaza with 1 (one) outparcel zoned MU-N (Mixed-Use Neighborhood) with a future land use designation of “Commercial”.
- West: Residential townhouse development zoned R-2 (Two-Family Residential) with a future land use designation of “Low-Medium (10) Residential”.

**BACKGROUND:** The applicant has requested a Variance in order to develop a new 2-Story Water Treatment Control Building, a new 1-Story MCC Utility Building, a new NaOCL Canopy, a new Filtration System and other site improvements including fencing, curbing, sidewalks, parking lots, and landscaping. The existing and proposed land use is a Water treatment Facility/ Utility Plant dedicated to the City of Tamarac.

The purpose of the variance is in order for the City of Tamarac to develop a new Water Treatment Control Building to be built thirteen feet four inches (13’-4”) from the front property line along NW 61 Street in lieu of the forty-one foot (41’) setback requirement from the PF (Public Facilities) Zoning District (see attached Site Plan).

The Tamarac Water Treatment Control Building was built approximately in 1969 with the intentions of being developed as the Public Utilities Facility for the residents within the City of Tamarac city limits.

As of recent, the subject property has made some major upgrades and maintenance to the facility for the benefit of the residents. Within the last twenty (20) years, the facility has been updated to current standards that include a Two (2) Million Gallon Water Tank with Schematic Piping in 2004, a new 223,279 Gallon Clearwell in 2010, and a new Backwash Facility in 2010.

**ANALYSIS:** A variance is a means of modifying the zoning ordinance regulations when such variance will not be contrary to the public interest, and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. Section 10-5.4(Q), Code of Ordinances, identifies standards to be



employed in order for the City Commission to authorize any variance from the terms of the Zoning chapter of the Code of Ordinances and other zoning ordinances.

These standards and the responses to each standard, as it applies to the subject petition, are shown below.

**Variance Request: Section 10-2.4(B), Table 10-2.4, Code of Ordinances**

1. *There are special conditions and circumstances (such as topographic conditions or the narrowness, shallowness, or shape of the lot) pertaining to the particular property for which the Variance is sought, that do not generally apply to other property subject to the standard from which the Variance is sought;*

Special conditions and circumstances exist that pertain to the subject property does not generally apply to other properties. The subject property currently has a severely outdated and inefficient Building, that was erected in 1969, that is in desperate need of a new building instead of additional repairs. The new facility is in need of the variance in order to maintain a nearby proximity to the filtration systems for City Staff to continue any maintenance issues, operations, or emergency response times. There is no other possible location to place the new facility on the premises whilst not interrupting the integrity of the surrounding community. As such, these circumstances are peculiar to the land and do not generally apply to other property subject to the standard from which the Variance is sought.

2. *The special conditions and circumstances referred to above are not the result of the actions of the landowner;*

The special conditions and circumstances referred to above are not the result of the actions of the landowner. The lot configuration of the subject property provides the appropriate spacing for the new building to be placed closer to the south property line, as it is essential to facilitate the needs of the Department in order to keep up with the maintenance and operations that are required on a day-to-day basis.

3. *Because of the special conditions and circumstances referred to above, the literal application of this Code to development of the property for which the Variance is sought would effectively deprive the landowner of rights commonly enjoyed by other properties subject to the standard from which the Variance is sought, and would result in unnecessary and undue hardship on the landowner;*

Because of the special conditions and circumstances, the literal application of this provision would effectively deprive the landowner of rights commonly enjoyed by other properties and would result in an unnecessary and undue hardship. The variance would allow for the creation of a new two (2) story building along with upgrades to the site including fencing, curbing, and sidewalks that would create a more upgraded and refreshed look to the surrounding community. As such, the special conditions and literal enforcement of this provision, would effectively deprive landowner of rights commonly enjoyed by other properties and would result in an unnecessary and undue hardship.

4. *The Variance would not confer any special privilege on the landowner that is denied by law to other similarly situated properties subject to the standard from which the Variance is sought;*



The variance would not confer any special privilege on the landowner that is denied by law to other similarly situated properties since a Water Treatment Facility is permitted within the Public Facilities (PF) zoning classification. Granting the variance would not confer any special privilege on the landowner that is denied to other similarly situated properties as other properties are not faced with such significant constraints.

5. *The extent of the Variance is the minimum necessary to allow a reasonable use of the property;*

The variance is the minimum necessary to allow a reasonable use of the property. The location of the existing building is far away from the property line when it was designed. Due to the location, the minimum landscape buffers and parking lot dimensions were utilized. Therefore, the extent of the Variance is minimally necessary to allow a reasonable use of the property.

6. *The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;*

The purpose of this variance is to revitalize an old, dilapidated facility that was built in the 1960's. The variance will support the beautification and integrity of the City of Tamarac's Water Treatment Facility as a top-of-the-line public facility. Sufficient parking, updated landscaping, new sidewalks, and other features will be provided to help uplift the old look of the existing building. As such, the variance is in harmony with the general purpose and intent of the Code of Ordinances and preserves its spirit.

7. *The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare.*

The variance will not adversely affect the health or safety of persons residing or working in the neighborhood and will not be injurious to property or otherwise be detrimental to the public welfare. The variance will allow the city to improve conditions in the neighborhood by allowing the development of a new facility with many upgrades. The proposed development will not have any adverse effects on the health and safety of persons residing or working in the neighborhood as adequate parking on the subject property has been provided and will not be injurious to property or other improvements. Further, the variance is not otherwise detrimental to the public welfare.

8. *The Variance is consistent with the Comprehensive Plan.*

The variance is consistent with the City's Comprehensive Plan. The future land use designation of "Utilities" is consistent with the PF (Public Facilities) zoning classification of the subject property. Additionally, the development of the proposed Water Treatment Control Building meets the following goals, policies and objectives of the Future Land Use Element of the City's Comprehensive Plan. Therefore, the variance is consistent with the Comprehensive Plan.

It is the opinion of the Director of Community Development that the request for the variance meet each of the general variance review standard conclusions based on findings of fact supported by competent, substantial, and material evidence. The Director of Community Development supports the petition



**Planning Board**  
**Tamarac Water Treatment – Variance**  
**Case No. 3-B-21 – Temp Board Order No. 50**  
**November 18, 2021 – Page 5**

based upon the above analyses of the application.

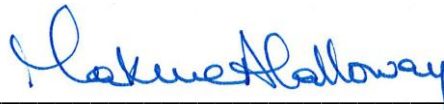
**CONCLUSION:** This item supports Goal #4 of the City of Tamarac's 2040 Strategic Plan, "Tamarac is Vibrant." The approval of the variance will allow for the relief of the development setback of the subject property thereby providing an opportunity to revitalize the appearance, image, and attractiveness of the community.

This application also supports Policy 1.4 of the Future Land Use Element of the City of Tamarac Comprehensive Plan that states, "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".

The Director of Community Development recommends that the Planning Board forward a favorable recommendation for the proposed variance request from the requirements of Section 10-2.4(B), Table 10-2.4 of the City's Code of Ordinances to the City Commission at its December 8, 2021 meeting with the following condition of approval:

1. Approval of the variance is contingent upon approval of the application for Site Plan (Major) for Tamarac Water Treatment Control Building by the City Commission (Case #4-SP-21).

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



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Maxine Calloway  
Director of Community Development

Attachments: Board Order Approving Variance - Temp Board Order No. 50  
Variance Justification Letter  
Location Map  
Site Plan

MAC:CW



Prepared by and Return to:  
City Attorney  
CITY OF TAMARAC  
7525 NW 88<sup>th</sup> Avenue  
Tamarac, Florida 33321-2401

TBO:50

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**BEFORE THE CITY COMMISSION  
CITY OF TAMARAC, FLORIDA**

**HEARING DATE: December 8, 2021  
CASE NO. 3-B-21**

**IN RE:** The Application of: Tamarac Water Treatment Control Bldg & Site Improvements  
7803 NW 61 Street, Tamarac, Florida, 33321

Property Folio Identification Number: 494109310010

Property Legal Description:

Tamarac Utilities Plat No One 101-47 B Parcel A, according to the Plat thereof, as recorded in Plat Book 101, Page 47, of the Public Records of Broward County.

**BOARD ORDER APPROVING VARIANCE**

Chris Zimmerman of CPZ Architects, designated agents for the property owner, City of Tamarac (the “Applicant”) filed an application with the City of Tamarac (“City”) Department of Community Development seeking approval of the following Variances:

**Variance Request 1: Section 10-2.4(B), Table 10-2.4, Code of Ordinances:**

A variance from Section 10-2.4(B), Table 10-2.4, Land Development Code, to allow for a setback requirement of Thirteen Feet Four Inches (13’-4”) in the Public Facilities (PF) zoning district in lieu of a required Forty-One Foot (41’) setback in order to maintain use of existing essential facility during construction.

Notice of the request for the Variance was given as required by law. The City Commission of the City of Tamarac (“Commission”) has identified that the property located at 7803 NW 61 Street, Tamarac, Florida (the “Property”) is located in the (PF), Public Facilities Zoning District.

Pursuant to the authority contained in Section 10-5.4(Q) of the City of Tamarac Code of Ordinances, the Planning Board has reviewed the application, held a quasi-judicial public hearing on **December 1, 2021**, 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 **December 8, 2021**, 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 Commission finds as follows:

1. That special conditions and circumstances (such as topographic conditions or the narrowness, shallowness, or shape of the lot) pertaining to the particular property for which the Variance is sought, that do not generally apply to other property subject to the standard from which the Variance is sought.
2. The special conditions and circumstances referred to above are not the result of the actions of the landowner.
3. Because of the special conditions and circumstances referred to above, the literal application of this Code to development of the property for which the Variance is sought would effectively deprive the landowner of rights commonly enjoyed by other properties subject to the standard from which the Variance is sought, and would result in unnecessary and undue hardship on the landowner.
4. The Variance would not confer any special privilege on the landowner that is denied by law to other similarly situated properties subject to the standard from which the Variance is sought.
5. The extent of the Variance is the minimum necessary to allow a reasonable use of the property.
6. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit.
7. The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare.
8. The Variance is consistent with the Comprehensive Plan.

Pursuant to the authority contained in Section 10-5.4 (Q) of the City of Tamarac Code of Ordinances, the Applicants' request for Variance approval as outlined is hereby **GRANTED** subject to the following conditions:

1. Approval of the variance is contingent upon approval of the application for Site Plan (Major) for Tamarac Water Treatment Control Bldg & Site Improvements, Case #4-SP-21, by the City Commission.

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

DONE and ORDERED this \_\_\_\_\_ day of \_\_\_\_\_, 2021, in Tamarac, Florida.

CITY COMMISSION  
CITY OF TAMARAC, FLORIDA



By: \_\_\_\_\_  
MICHELLE J. GOMEZ,  
MAYOR

ATTEST:

\_\_\_\_\_  
JENNIFER JOHNSON, 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
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\_\_.





# VARIANCE JUSTIFICATION LETTER

October 19, 2021

City of Tamarac Planning & Zoning  
7525 NW 88th Ave, Room 206  
Tamarac, FL 33321

RE: Tamarac Water Treatment Control Building & Site Improvements MNSP MF#12-76  
Processing # PE21-10000004 - Variance Justification

To whom it may concern:

This Letter of Justification is to request and substantiate the granting of a variance at the City of Tamarac's Water Treatment Facility located at 7803 NW 61<sup>st</sup> Street, Tamarac Florida 33321. The variance requested is essential to the continued operation of the city's water service, and as shown below clearly meets all of the parameters set forth in Chapter 10-5.4 (Q) of the City's Land Development Code entitled "General Variance Review Standards" to support a finding in favor of the Variance. Furthermore, if granted, this Variance will not violate or circumvent any of the exclusionary parameters set forth in sections (i) – (viii).

## **Setback**

The City of Tamarac requests a variance allowing the new Water Treatment Control Building to be built 13'-4" from the front property line along NW 61<sup>st</sup> Street in lieu of the 41'-0" front setback requirement (25'-0" + 1ft per 1ft of height above 25ft) per table 10-2.4: Dimensional Standards for Special Purpose Districts.

## **Support of Favorable Findings**

Chapter (10-5.4) sets forth the conditions under which Variances such as those proposed in this letter would be found acceptable to the Zoning Administrator / Planning Commission. The petitioner is confident that the proposed Variances fall within these guidelines, notably;

- (i) The existing Water Treatment Control Building originally built in 1969 (with a second floor addition in 1986) is now severely outdated and inefficient, with portions in varying states of disrepair. Consequently, a new facility is required to continue safe operation for years to come. This solution however, presented the issue of having to keep the original facility operational (to preserve essential water services to the community) whilst the new building is being built. Furthermore, the new building needs to be located as close as possible in proximity to the filtration systems to allow efficient back and forth travel for facility staff (via catwalk) for continued maintenance, operation, and quick emergency response times. There is simply no other possible location on site that the new facility could be located and thus necessitates a special circumstance for variance consideration.
- (ii) The special conditions and circumstances referred to above came about as a result of natural aging of the building and thus the inherent need for a replacement in the immediate vicinity. They were not the result of any impertinent actions on the part of the petitioner.

**CPZ ARCHITECTS, INC.**

4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317  
200 N. EL MAR DRIVE, SUITE 200, JENSEN BEACH, FLORIDA 34957  
TEL (954) 792-8525





## VARIANCE JUSTIFICATION LETTER

- (iii) Because of the special conditions and circumstances referred to above, the literal application of the 41'-0" front setback requirement would effectively deprive the landowner of rights commonly enjoyed by other essential utility properties subject to the setback requirement. Moreover, this would result in the unnecessary and undue hardship of having to rebuild the entire site to accommodate the additional 27'-8" distance from property line which simply cannot be done without overwhelming cost and significant disruption to the City's water service;
- (iv) The Variance would not confer any special privilege on the landowner that is denied by law to other essential utility properties subject to the setback requirement (25'-0" + 1ft per 1ft of height above 25ft) per table 10-2.4: Dimensional Standards for Special Purpose Districts.
- (v) The building was located as far from the property line as possible as the minimum landscape buffers and parking lot dimensions were utilized. Furthermore, the building was designed with the thinnest possible profile. The extent of the Variance is therefore the minimum necessary to allow a reasonable use of the property;
- (vi) The Variance is in harmony with the general purpose and intent of this Code in that it will not only allow the petitioner to maintain service to the community but also improve the overall aesthetic of the neighborhood by replacing an aging building (in addition to improved landscape and site work)
- (vii) The proposed 13'-4" setback would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare;
- (viii) The Water treatment property maintains the same zoning designation and does not go against the comprehensive plan.

The proposed 13'-4" setback that this variance is being requested for does not impose any hardship on any neighbors, nor would it serve to create a situation where any neighbor's quality of life, property value, or peaceful co-existence would be negatively affected. On the Contrary, the proposed variance would simply empower the Treatment plant to continue providing the most crucial resource for the residents of Tamarac; safe, accessible water.

If you have any comments or questions, feel free to contact our office.

Respectfully submitted,

CPZ Architects, Inc.

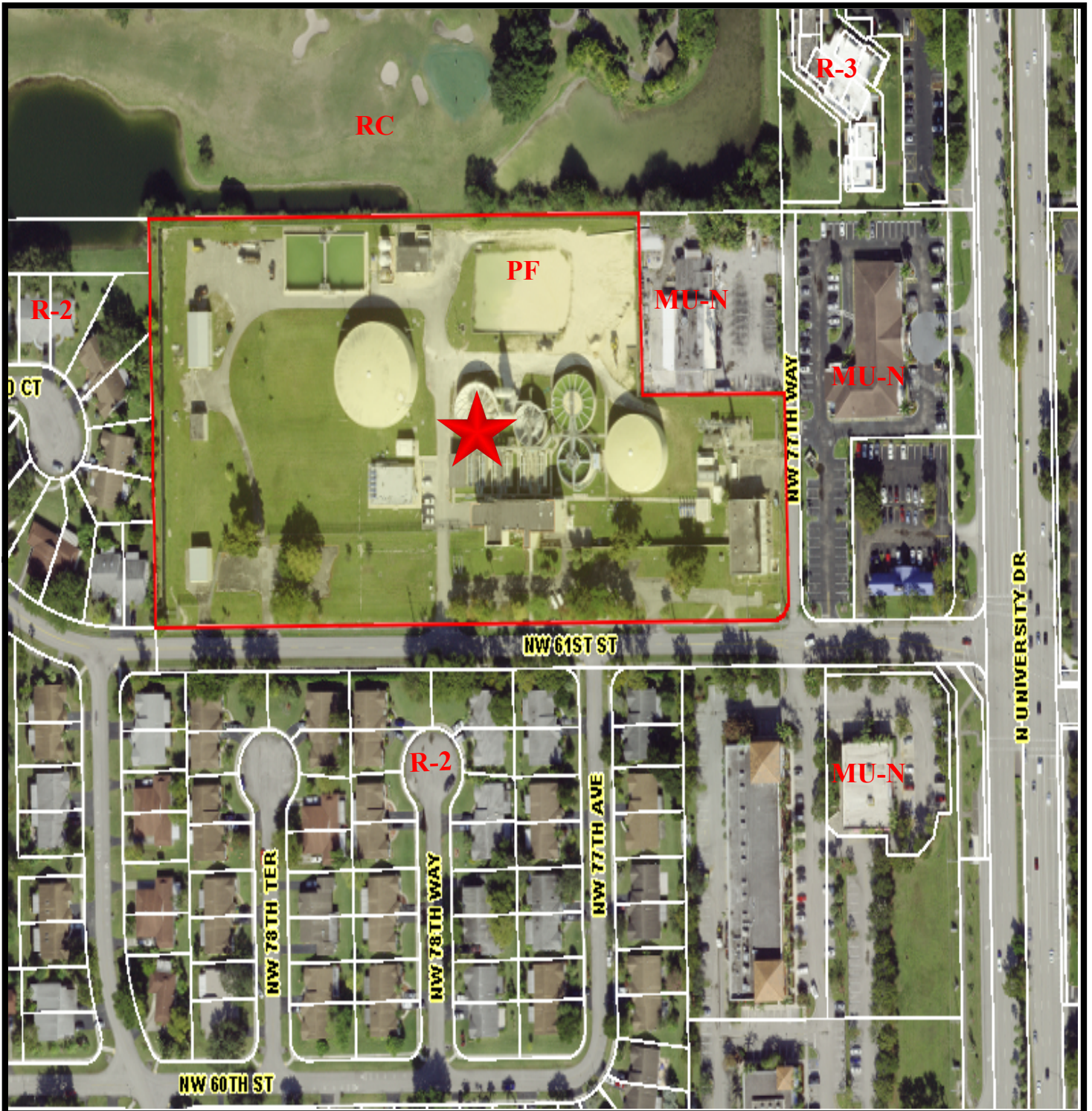
Chris P. Zimmerman, AIA  
President

**CPZ ARCHITECTS, INC.**

4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317  
200 N. EL MAR DRIVE, SUITE 200, JENSEN BEACH, FLORIDA 34957  
TEL (954) 792-8525



Tamarac Water Treatment Control Building & Site Improvements  
Variance  
Case No. 3-B-21



Subject Property



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



TAMARAC WATER TREATMENT PLANT DATA  
TABULATIONS

TOTAL SITE AREA:	392,040 S.F.	9.00 AC.	=100.00%
EXISTING IMPERVIOUS:	155,509 S.F.	3.57 AC	=39.67%
EXISTING PERVIOUS:	195,149 S.F.	4.48 AC	=48.78%
PROPOSED IMPERVIOUS:	38,768 S.F.	0.89 AC	=9.89%
PROPOSED PERVIOUS:	2,614 S.F.	0.06 AC	=0.67%

PARKING (SEE ADJACENT CHART FOR CALCULATIONS)

TOTAL REQUIRED:	35 CAR SPACES
TOTAL REQUIRED ADA:	2 CAR SPACE
SPACES PROVIDED:	35 CAR SPACES
ADA SPACES PROVIDED:	2 CAR SPACE

BUILDINGS:	OCCUPANCY:	GROSS AREA (BY OCC. TYPE)	USE:	PARKING RATIO:	REQUIRED PARKING:	BUILDING HEIGHT	NET FLOOR AREA	BUILDING COVERAGE
PROPOSED CONTROL BUILDING	STORAGE (1st Floor) BUSINESS (1st Floor) BUSINESS (2nd Floor)	2,263 S.F. 6,006 S.F. 5,300 S.F.	GARAGE OFFICES/LAB OFFICES/LAB	N/A 1/400 1/400	N/A 21.89 13.25	41'-2"	4,718 S.F.(1st Floor) 3,036 S.F.(2nd Floor) 7,754 S.F. (Total)	8,269 S.F.
PROPOSED FLUORIDE BUILDING	STORAGE	268 S.F.	STORAGE	N/A	N/A	13'-0"	226 S.F.	268 S.F.
PROPOSED MCC/SCAOA BUILDING	STORAGE	959 S.F.	STORAGE	N/A	N/A	11'-0"	764 S.F.	959 S.F.
EXISTING POLYMER BUILDING	STORAGE	714 S.F.	STORAGE	N/A	N/A	13'-0" +/-	641 S.F.	714 S.F.
EXISTING CLEARWELL ELECT. BLDG.	STORAGE	410 S.F.	STORAGE	N/A	N/A	10'-0" +/-	357 S.F.	410 S.F.
EXISTING CLEARWELL STRUCTURE	STORAGE	2,708 S.F.	STORAGE	N/A	N/A	9'-0" +/-	2,639 S.F.	2,708 S.F.
EXISTING ALUM. BUILDING	STORAGE	1,830 S.F.	STORAGE	N/A	N/A	13'-0" +/-	1,714 S.F.	1,830 S.F.
EXISTING ONE STORY CBS	STORAGE	624 S.F.	STORAGE	N/A	N/A	13'-0" +/-	561 S.F.	624 S.F.
EXISTING MAINT. BUILDING	STORAGE	947 S.F.	STORAGE	N/A	N/A	16'-0" +/-	863 S.F.	947 S.F.
EXISTING VFD/ HSP BUILDING	STORAGE	420 S.F.	STORAGE	N/A	N/A	10'-0" +/-	366 S.F.	420 S.F.
EXISTING CHLORINE BUILDING	STORAGE	1,330 S.F.	STORAGE	N/A	N/A	11'-0" +/-	1,230 S.F.	1,330 S.F.
TOTAL					35.14			

1. NOT USED
2. ALL WORK IN PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM ENGINEERING DIVISION.
3. ALL SIGNAGE SHALL REQUIRE A SEPARATE BUILDING PERMIT.
4. ALL DUMPSTER ENCLOSURES AND SITE LIGHTING SHALL REQUIRE A SEPARATE BUILDING PERMIT.
5. ACCESSIBLE PARKING NOTE:  
PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:48 IN ALL DIRECTIONS.

NOTE:

1. SEE LANDSCAPE PLANS FOR PLANTING INFORMATION.
2. ALL PERIMETER BUFFER REQUIREMENTS SHOWN ON LANDSCAPE PLANS.
3. SEE CIVIL PLANS FOR PAVING, GRADING, DRAINAGE, WATER AND SANITARY SEWER INFORMATION.
4. FIRE ACCESS ROADS SHALL BE SURFACED WITH SOLID PAVEMENT, GRASS TURF REINFORCED BY CONCRETE GRIDS, OR BY SIMILAR TYPE SURFACES APPROVED BY THE AHJ, DESIGNED TO ACCOMMODATE FIRE APPARATUS WEIGHING A MINIMUM OF 32 TONS. BC AMENDMENT F108.9.1

LEGAL DESCRIPTION:

PARCEL 'A', TAMARAC UTILITIES PLAT NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED AT PLAT BOOK 101, PAGE 47, BROWARD COUNTY RECORDS, FLORIDA.

SAID LAND LYING THE CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

LEGEND

- ⬢ DENOTES NEW GREEN AREAS
- DENOTES ASPHALT AREAS
- ⬢ DENOTES NEW CONCRETE AREAS
- ⬢ DENOTES NEW PAVES AREAS
- DENOTES EXISTING
- DENOTES NEW
- ⬢ DENOTES NEW SITE LIGHT POLE
- ⬢ DENOTES NEW FIRE HYDRANT
- ⬢ DENOTES NEW WATER METER

- NO WORK IN THIS AREA
- LIMITS OF WORK

ZONING CODE INFORMATION

GOVERNING CODE:	CITY OF TAMARAC, FLORIDA LAND DEVELOPMENT CODE
PROPERTY ADDRESS:	7803 NORTHWEST 61st ST TAMARAC, FL 33321
ZONING DISTRICT:	PF PUBLIC FACILITIES
LAND USE:	WATER TREATMENT/ UTILITY PLANT

SETBACKS (PROPOSED BUILDINGS)

	REQUIRED	PROPOSED
FRONT (NW 61ST ST.)	25FT + 1FT PER 1FT OF HEIGHT IF OVER 25FT = 41'-0"	13'-4" *NOTE: WILL REQUIRE VARIANCE
SIDE (WEST)	25FT + 1FT PER 1FT OF HEIGHT IF OVER 25FT = 41'-0"	340'-9"
SIDE (EAST)	25FT + 1FT PER 1FT OF HEIGHT IF OVER 25FT = 41'-0"	274'-11"
REAR (NORTH)	N/A	29'-5"
BUFFER REQUIREMENTS	SEE LANDSCAPE PLANS.	SEE LANDSCAPE PLANS.
BUILDING HEIGHT	60 FT MAX.	41'-2" (T.O. PROPOSED CONTROL BUILDING)

PARKING	SEE SP-1	SEE SP-1
STANDARD	SEE SP-1	SEE SP-1
ADA	FBC 7TH ED. (2020) ACCESSIBILITY CODE, TABLE 208.2 REQUIREMENT: 2 ADA PARKING SPACE REQUIRED PER 25 TO 50 TOTAL PARKING SPACES PROVIDED.	(2) ADA PARKING SPACES PROVIDED
LOADING ZONE	1 LOADING ZONE PER TABLE 10-4.4	(1) PROVIDED

TAMARAC WATER TREATMENT PLANT  
CONTROL BUILDING & SITE IMPROVEMENTS

7803 NW 61st St, Tamarac, FL 33321

CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD  
PLANTATION, FLORIDA 33317  
PHONE (954) 992-8525 FAX: (954) 337-0559  
AA 22600085 WWW.CPZARCHITECTS.COM



DRAWING TITLE:

OVERALL SITE PLAN

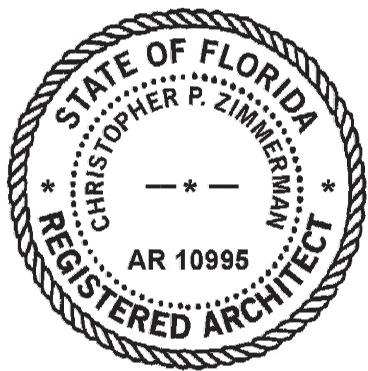
DRAWN: Author  
CHECKED: Checker  
DATE: 09/30/21  
SCALE: As Shown  
PROJECT NO. 1965

SHEET:

SP-100



SCALE: 1" = 40'-0"



CHRIS P. ZIMMERMAN, A.I.A.  
REGISTERED ARCHITECT NO. 10995  
STATE OF FLORIDA

DATE: