

CITY OF TAMARAC, FLORIDA

ORDINANCE NO. O-2026-\_\_\_\_\_

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, ADOPTING A SMALL SCALE LOCAL LAND USE PLAN AMENDMENT TO THE CITY OF TAMARAC'S COMPREHENSIVE PLAN FUTURE LAND USE MAP IN ACCORDANCE WITH CHAPTER 163, SPECIFICALLY SECTION 163.3187 OF THE FLORIDA STATE STATUTES, FOR SAID LANDS SITUATED, LYING, AND BEING IN BROWARD COUNTY, FLORIDA, AND LOCATED ON THE COMMON, NORTH OF W COMMERCIAL BOULEVARD SHOWN IN EXHIBIT "A" AT CATERBURY LANE, AND MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION SHOWN IN EXHIBIT "B" ATTACHED HERETO, TO CHANGE THE FUTURE LAND USE OF APPROXIMATELY 2.64 GROSS ACRES OF LAND FROM "MEDIUM RESIDENTIAL" TO "RECREATION" TO FACILITATE THE DEVELOPMENT OF THE PROPOSED EAST SIDE COMMUNITY PARK AND PROVIDE CONSISTENCY WITH THE LAND DEVELOPMENT CODE IN ACCORDANCE WITH THE INTENT OF THE COMPREHENSIVE PLAN OF THE CITY OF TAMARAC; (CASE NO. 1-LUA-25) AUTHORIZING TRANSMITTAL OF THE SMALL SCALE LAND USE MAP AMENDMENT TO THE BROWARD COUNTY PLANNING COUNCIL FOR RECERTIFICATION OF THE CITY OF TAMARAC FUTURE LAND USE MAP; PROVIDING FOR AMENDMENT TO THE LAND USE PLAN TO REFLECT SUCH CHANGE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, provisions of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 require adoption of a comprehensive plan; and

WHEREAS, the City of Tamarac, Florida, pursuant to the Local Government Comprehensive Planning Act, and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan which has been submitted to, and reviewed by, the South Florida Regional Planning Council and the State of Florida Department of Economic Opportunity; and

WHEREAS, Section 163.3187(1), Florida Statutes, allows local governments to periodically make small scale land use amendments to and recertify their

Comprehensive Plan Future Land Use Map, if the proposed amendment: (a) involves a use of 50 acres or fewer and, (b) the proposed amendment does not involve a text change to the goals, policies, and objectives of the comprehensive plan, and (c) the property that is the subject of the proposed amendment is not located within an area of critical state concern; and

WHEREAS, the subject area, consisting of approximately 2.64 gross acres in size, located on The Common, north of W Commercial Boulevard shown in Exhibit "A" at Caterbury Lane, and more particularly described in the legal description shown in Exhibit "B" is currently designated by the City Comprehensive Plan Future Land Use Map as "Medium Residential"; and

WHEREAS, the Broward County Land Use Map designation of the subject property is Medium (16) Residential; and

WHEREAS, the property owner, City of Tamarac, has filed an application for a Small-Scale Local Land Use Map Amendment to change the designated use of the 2.64 gross acres from "Medium Residential" to "Recreation", to facilitate the development of the proposed East Side Community Park; and

WHEREAS, the Future Land Use Map amendment is being adopted conditionally upon the Broward County Planning Council recertification of same; and

WHEREAS, the Planning Board, after a duly noticed public hearing held on January 7, 2026, reviewed the Small-Scale Local Land Use Plan Amendment and found the application to be consistent with the goals, policies and objectives of the Comprehensive Plan and recommended approval of the Small-Scale Local Land Use Plan amendment to the Mayor and City Commission; and

WHEREAS, the City Commission of the City of Tamarac finds that the adoption

of the proposed Small-Scale Local Land Use Plan Amendment to the Future Land Use Map is consistent with the Comprehensive Plan and in the best interest of the citizens and residents of the City of Tamarac.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA:

SECTION 1: That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Ordinance upon adoption hereof; all exhibits attached hereto are incorporated herein and made a specific part of this Ordinance.

SECTION 2: That the City of Tamarac’s Future Land Use Map is hereby amended for the lands for which the legal description is hereto attached as Exhibit “A”, from “Medium Residential” to “Recreation”.

SECTION 3: That the City Clerk is directed to transmit a certified copy of this Ordinance to the Florida Department of Commerce as a courtesy of the Small-Scale amendment process allowed by Chapter 163.3187 Florida Statutes.

SECTION 4: That the City Clerk is further directed to transmit a certified copy of this Ordinance to the Broward County Planning Council with the City’s amended Future Land Use Map for recertification of same.

SECTION 5: All Ordinances or parts of Ordinances, and all Resolutions

or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 7: This Ordinance shall not become effective until thirty-one (31) days after adoption on second reading, if not otherwise challenged and the Broward County Planning Council recertifies the City's Future Land Use Map as consistent with the County Land Use Plan.

**[INTENTIONALLY LEFT BLANK]**

PASSED, FIRST READING this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED, SECOND READING this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

ATTEST:

\_\_\_\_\_  
KIMBERLY DILLON, CMC  
CITY CLERK

RECORD OF COMMISSION VOTE: 1ST Reading

MAYOR GOMEZ \_\_\_\_\_  
DIST 1: V/M BOLTON \_\_\_\_\_  
DIST 2: COMM WRIGHT \_\_\_\_\_  
DIST 3: COMM PATTERSON \_\_\_\_\_  
DIST 4: COMM. DANIEL \_\_\_\_\_

RECORD OF COMMISSION VOTE: 2ND Reading

MAYOR GOMEZ \_\_\_\_\_  
DIST 1: V/M. BOLTON \_\_\_\_\_  
DIST 2: COMM. WRIGHT \_\_\_\_\_  
DIST 3: COMM PATTERSON \_\_\_\_\_  
DIST 4: COMM. DANIEL \_\_\_\_\_

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE  
OF THE CITY OF TAMARAC ONLY:

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HANS OTTINOT  
CITY ATTORNEY

This Ordinance was filed in the Office of the City Clerk on this \_\_\_\_ day of \_\_\_\_\_ 2026.