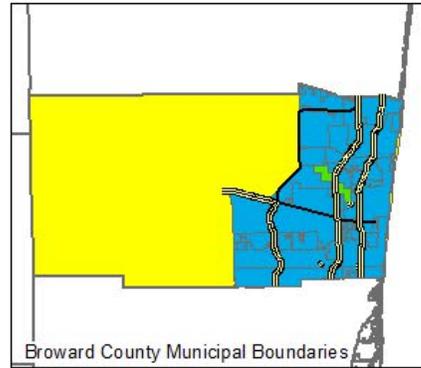
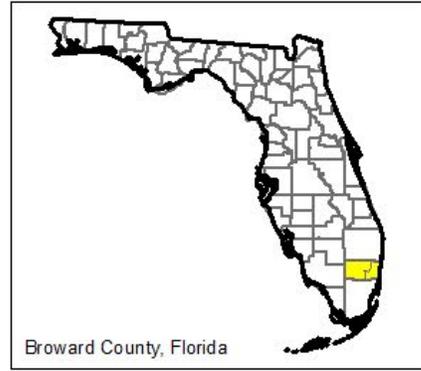


Woodlands at Tamarac

335 *NEW* Single-Family Houses

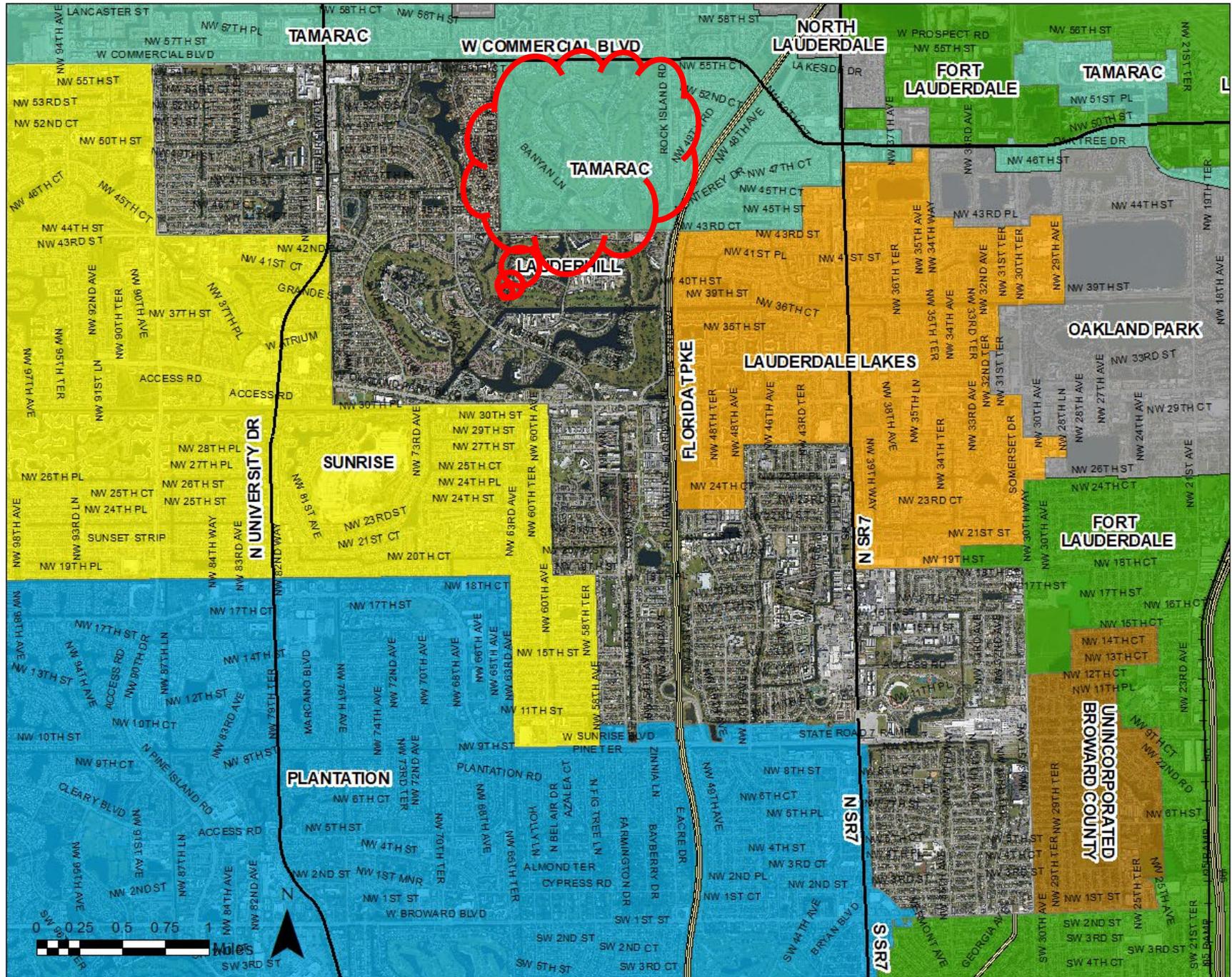
890 *EXISTING* Single-Family Houses

CITY OF LAUDERHILL, FLORIDA



Legend

- Rail/Roads
- Road Class**
- Freeway
- Major Arterial
- Collector
- Road Centerline
- BROWARD COUNTY CITIES**
- OAKLAND PARK, NORTH LAUDERDALE
- NEIGHBORING MUNICIPALITIES**
- FORT LAUDERDALE
- LAUDERDALE LAKES
- LAUDERHILL
- PLANTATION
- SUNRISE
- TAMARAC
- UNINCORPORATED BROWARD



Overview – Golf Course Redevelopment

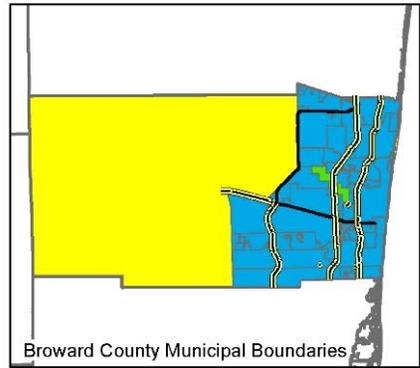
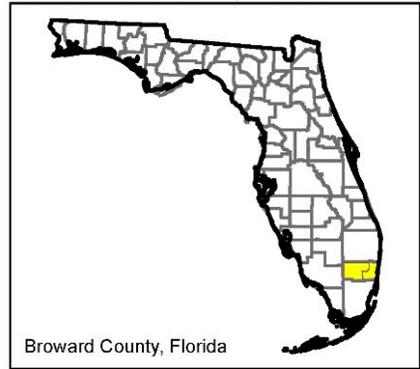
- **Proposal**

- The Developer initially requested over 1,000 single-family homes.
- The Project has been approved for 335 single-family homes.
- The Developer has filed several applications, starting the process in 2022, and currently submitting building permits.

- **Access**

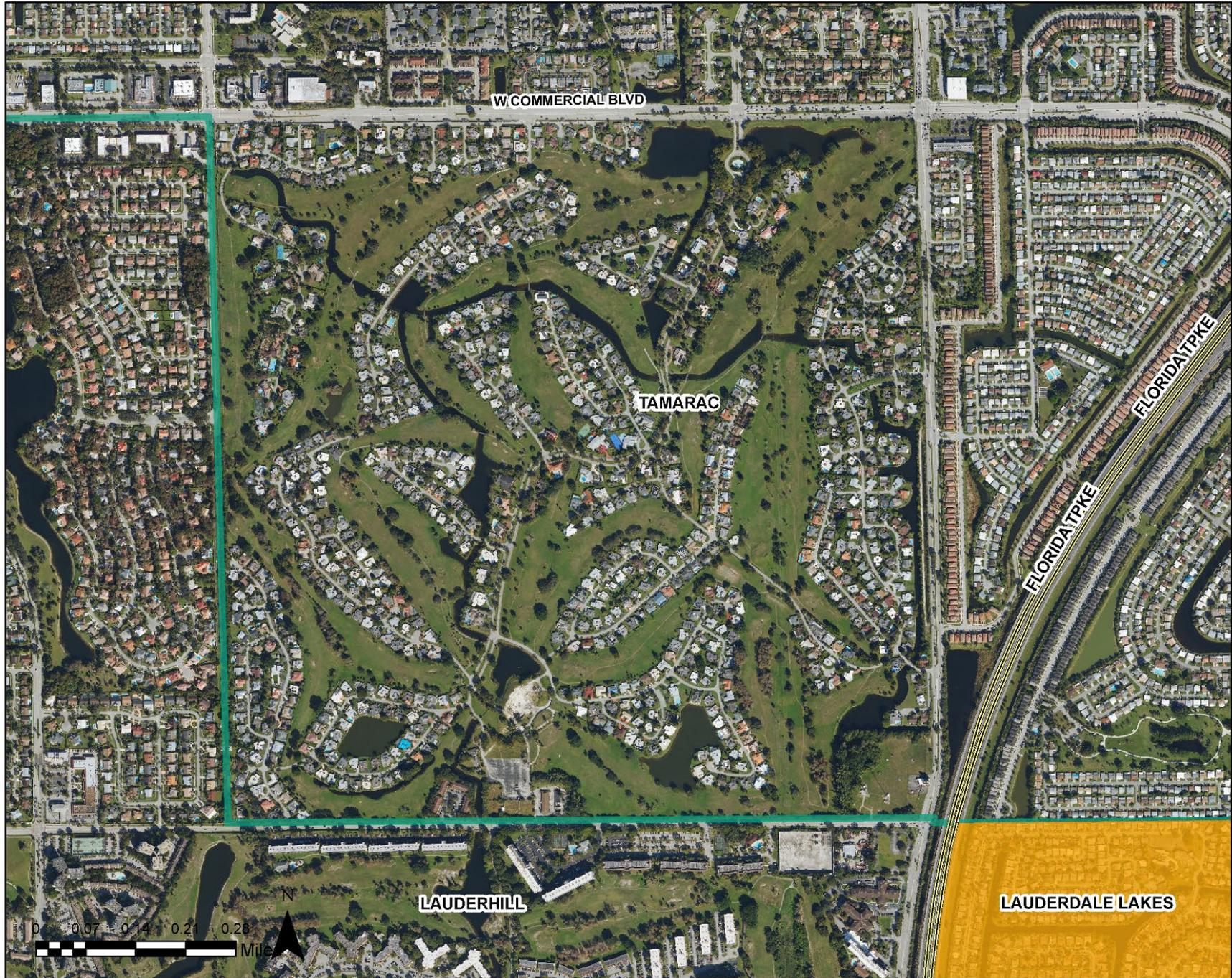
- The primary entrance is off Commercial Blvd, along with 2 additional secondary ingress/egress.
- There will be 3 additional ingress/egress access off Rock Island.
- 44th Street **will not** be used for ingress and egress.
- 64th Avenue **will** be used for ingress and egress, with 1 new entrance.
 - The Developer agreed to make road improvements to 64th Avenue to mitigate traffic impacts.

CITY OF LAUDERHILL, FLORIDA



Legend

- +— RailRoads
- Road Class**
- Freeway
- Major Arterial
- Collector
- BROWARD COUNTY CITIES**
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- FORT LAUDERDALE
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Timeline of Events

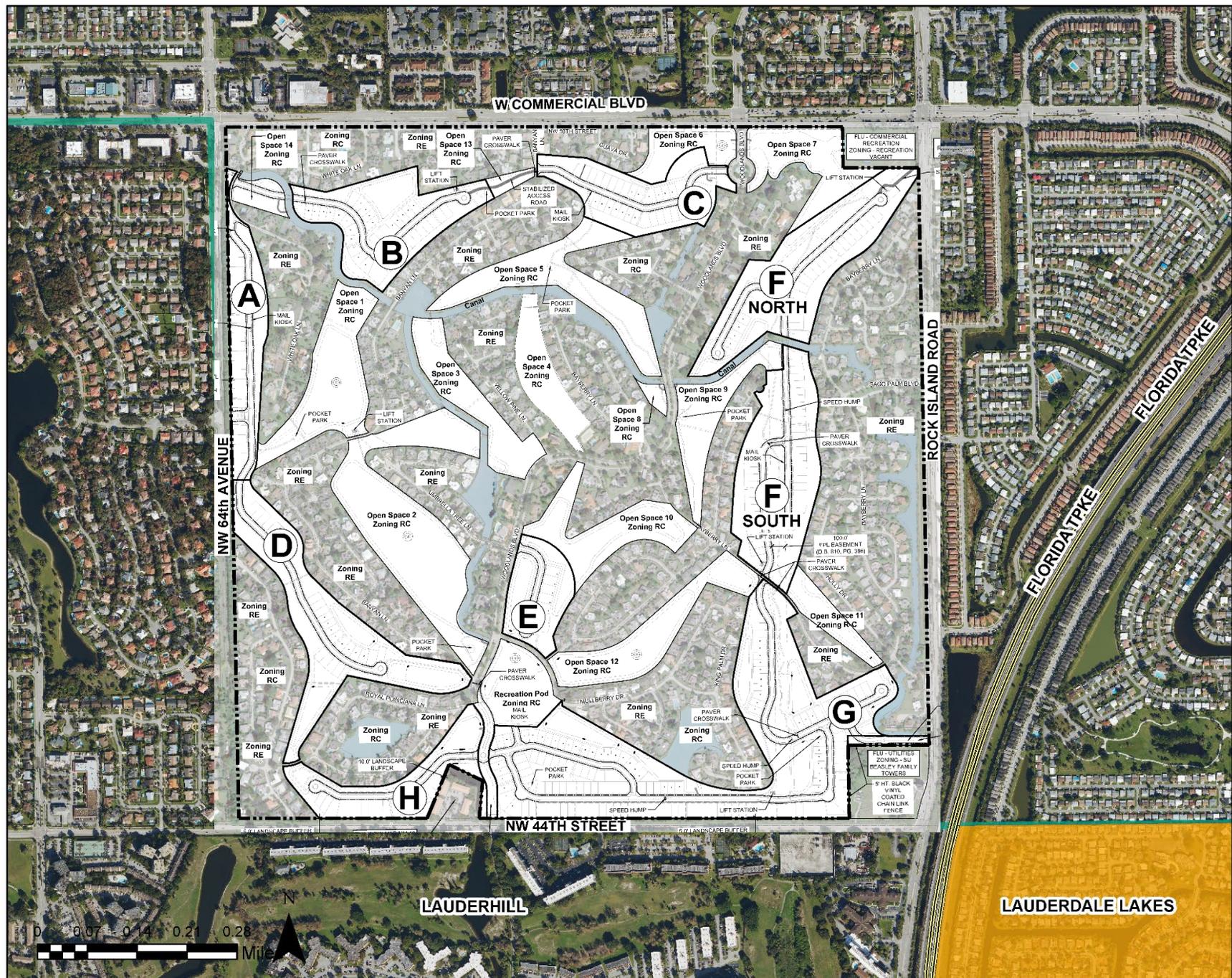
- **Development Approvals**

- 3/22/2023 - Approval of Woodlands Land Use Plan Amendment. (Ord. O-2023-004)
- 3/22/2023 - Approval of Woodlands Rezoning Application. (Ord. O-2023-05)
- 11/8/2023 - Approval of Woodlands Site Plan for 335 Homes. (Res. R-2023-137)
- 11/8/2023 - Approval of Woodlands Development Agreement. (Ord. O-2023-137)
- 10/1/2025 - Consideration of a variance by the Tamarac Planning & Zoning Board.
- 10/22/2025 - Upcoming Commission meeting to discuss Woodlands Developer for lot coverage variance to increase the size of the home.

- **Actions by City of Lauderhill to Protest Project**

- City Staff attended Tamarac's Planning & Zoning Board meeting October 4, 2023 for the consideration of the land use plan amendment and site plan approval.
- City Commission adopted Resolution No. 19R-04-64 expressing opposition to the use of 44th Street and 64th Avenue for the purpose of ingress and egress.
- City Commission adopted Resolution No. 21R-03-65 expressing opposition to the use of 44th Street and 64th Avenue for the purpose of ingress and egress.

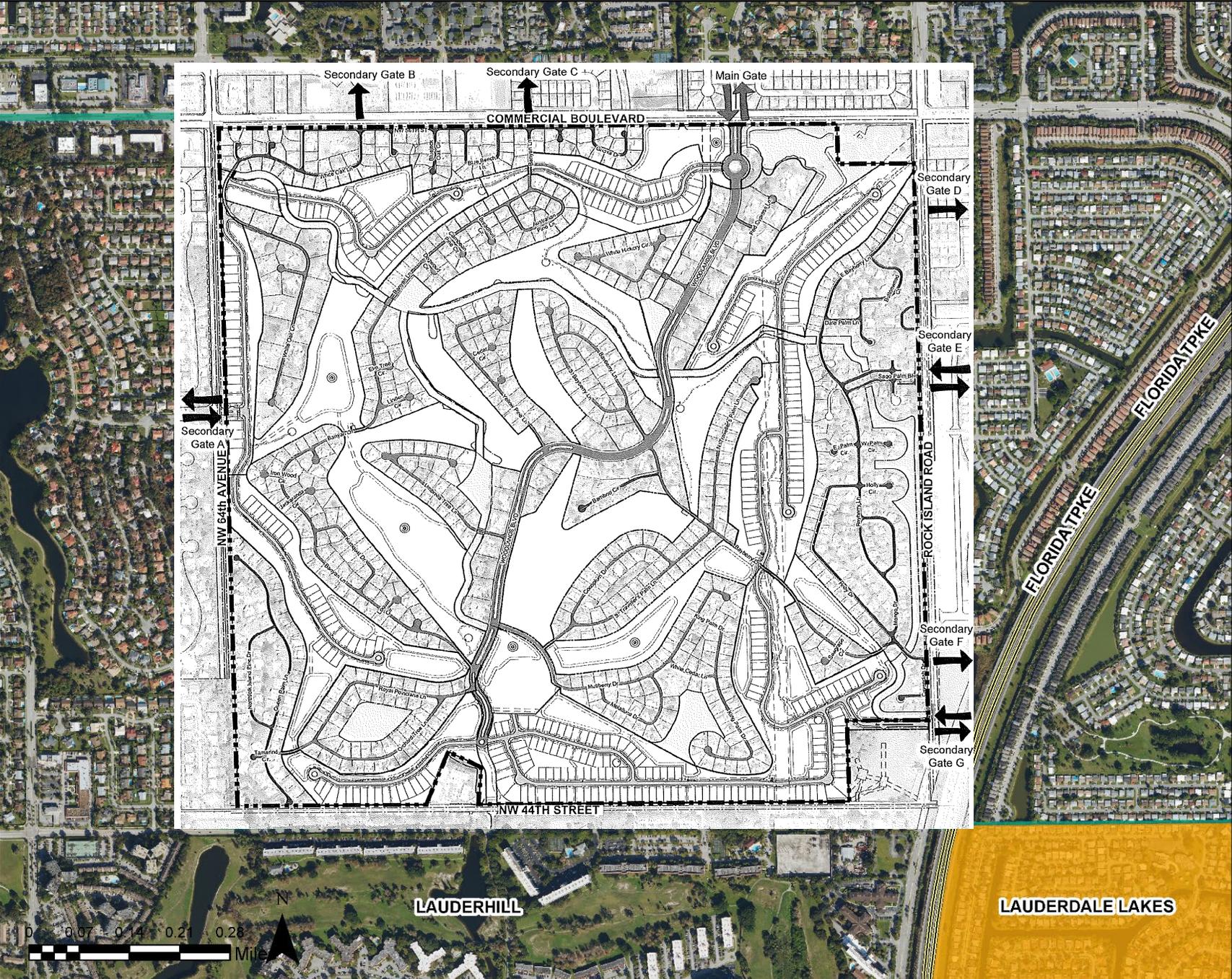
POD #	# of Units
A	19
B	36
C	31
D	25
E	7
F (North)	27
F (South)	35
G	139
H	16



LAUDERHILL

LAUDERDALE LAKES

POD #	# of Units
A	19
B	36
C	31
D	25
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F (North)	27
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