

CITY COMMISSION AGENDA ITEM REPORT

DATE: February 14, 2024

SUBMITTED BY: Collette Tibby

ITEM TYPE: Ordinance

TEMP. ORDINANCE NUMBER: TO2546

AGENDA SECTION: **ORDINANCE(S) - FIRST READING**

TITLE: TO2546 - An Ordinance of the City Commission of the City of Tamarac, Florida amending Chapter 10, Article 3, Section 10-3.2, entitled "Table of Allowed Uses", of the City of Tamarac Land Development Code, specifically Table 10-3.1: Allowed Uses, establishing an "Extended Stay Hotel" use type within certain zoning districts under the lodging use category for commercial uses; and amending Chapter 10, Article 3, Section 10-3.3 entitled "Use-Specific Standards", to create a section entitled "Extended Stay Hotel" to provide for specific use standards and requirements governing "Extended Stay Hotels"; and amending Chapter 10, Article 6, Section 10-6.2, entitled "Use Categories and Use Types Defined", specifically Section 10-6.2(C)(4), entitled "Lodging" to provide for a definition of extended stay hotel; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.

RECOMMENDATION: The Director of Community Development recommends that the Mayor and City Commission approve the adoption of the proposed Establishment of Use and Land Development Code Text Amendment for an Extended Stay Hotel on First Reading at its February 14, 2024 meeting and on Second Reading at its February 28, 2024 meeting (see attached Temporary Ordinance No. 2546).

BACKGROUND: A review of prior actions regarding the Woodmont property is provided below:

Land Use Plan Amendment – Approved on June 25, 2014, on second reading. Approval of six (6) parcels from Commercial Recreation to Low (0-5) Residential and one parcel from Commercial Recreation to Commercial.

Rezoning – Approved on June 25, 2014, on second reading.

Approval of six (6) parcels from S-1 (Recreational District) to R-1 (Single Family Residential District) and one parcel from S-1 to B-2 (Planned Community Business District).

Consolidated, Amended and Restated Covenant – Approved on July 9, 2014. Approval of the Consolidated, Amended and Restated Covenant for a period of fifty (50) years for the Woodmont Country Club.

Country Club – Approved on November 10, 2015. Approval of Major Revised Site Plan for the development of a new country club facility and cart barn along with associated parking lot modifications and landscaping improvements.

Amended and Restated Development Agreement – Approved on January 11, 2017. Approval of a Development Agreement between The City of Tamarac, Pulte Home Company and Woodmont Country Club, Inc. for the development of property within the Woodmont Plat.

Maintenance Building and Golf Course – Approved on February 22, 2017. Approval of Major Revised Site Plan for the redevelopment of previous Pines portion of the Woodmont Golf Course and the golf course maintenance building through the development of a new nine (9) hole golf course with practice greens and an aqua driving range with associated landscaping and parking.

Plat and Residential Development – Approved on April 26, 2017. Approval of New Development Site Plan for the redevelopment of the Pines Golf Course for the construction of one hundred fifty-two (152) single family homes and associated plat.

Special Exception and Major Revised Site Plan – Denied on December 9, 2020. Denial of Special Exception to allow for the operation of a hotel as an ancillary use to a private country club in the S-1 (Recreational) Zoning District and denial of a Major Revised Site Plan to allow for the development of a new four (4) story hotel containing one hundred and twenty-two (122) units.

First Amendment to the Woodmont/Pulte Amended and Restated Development Agreement, authorizing an Extension of the duration of the Agreement, Nunc Pro Tunc to March 9, 2024 – Approved on December 13, 2023. Approval of an amendment to the Amended and Restated Development Agreement for the Woodmont/Pulte development to authorize an extension of the duration of the Agreement, nunc pro tunc to March 9, 2024.

ISSUE:

David Barnard, API International Development Corporation, Designated Agent of the Property Owner, Woodmont Country Club, Inc., is requesting approval of the establishment of an “Extended Stay Hotel” use, permitted in the Mixed-Use Corridor (MU-C) and Mixed-Use General (MU-G) zoning districts, and as a special exception in the Recreation (RC) zoning district in the Table of Allowed Uses, Section 10-3.2(H), Table 10-3.1: Allowed Uses, Land Development Code (see attached Justification Letter – Establishment of Use).

Additionally, David Barnard, API International Development Corporation, Designated Agent of the Property Owner, Woodmont Country Club, Inc., is requesting approval of a Text Amendment to Section 10-3.2(H), Table 10-3.1: Allowed Uses, Section 10-3.3, Use Specific Standards, and Section 10-6.2, Use Categories and Use Types Defined of the Land Development Code to incorporate the proposed “Extended Stay Hotel” use in the Table of Allowed Uses, the addition of Use Specific Standards for “Extended Stay Hotel” uses, and the addition of a definition for “Extended Stay Hotel”, respectively (see attached Justification Letter – Text Amendment).

Article 3, Use Regulations, Land Development Code, identifies the land uses allowed in each zoning district and establishes specific standards that apply to certain use types with unique characteristics or impacts. The Table of Allowed Uses, Table 10-3.1: Allowed Uses in Section 10-3.2(H), Land Development Code, classifies land uses and activities into general "use categories" and specific "use types" based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions, in addition to listing the uses allowed within all base zoning districts.

Use-Specific Standards for the individual use types are noted through a cross-reference in the Table of Allowed Uses, Table 10-3.1: Allowed Uses in Section 10-3.2(H), Land Development Code and identified in Section 10-3.3, Use-Specific Standards. The Use-Specific Standards apply in all districts unless otherwise specified in the Table of Allowed Uses. No use is permitted that does not conform to the minimum Use-Specific Standards.

Article 6, Rules of Construction and Definitions, Land Development Code, provides for Use Categories and defines Use Types within the Table of Allowed Uses, Table

10-3.1: Allowed Uses in Section 10-3.2(H), Land Development Code.

STRATEGIC GOALS:

Goal #3: Tamarac is Economically Resilient

ATTACHMENTS:

1 - TO 2546 - Woodmont Villas Memo - Establishment of Use and Text Amendment.doc

2 - TO2546 Extended Stay Hotel ORD-MM.docx

3 - Justification Letter - Establishment of Use.pdf

4 - Justification Letter - Text Amendment.pdf