

CITY COMMISSION AGENDA ITEM REPORT

DATE: March 22, 2023

SUBMITTED BY: Kimberly Dillon

ITEM TYPE: Ordinance

TEMP. ORDINANCE NUMBER: 2402

AGENDA SECTION: **QUASI-JUDICIAL HEARING(S) - SECOND READING**

TITLE: TO2402 - An Ordinance of the City Commission of the City of Tamarac, Florida, adopting a Large Scale Land Use Plan Amendment to the City of Tamarac's Comprehensive Plan Future Land Use Map in accordance with Chapter 163, specifically Section 163.3184 of the Florida State Statutes, for said lands situated, lying, and being in Broward County, Florida, and known as "The Woodlands" and located at or bounded by West Commercial Boulevard to the North, Rock Island Road to the East, NW 64 Avenue to the West and NW 44 Street to the South, and more particularly described in the legal description shown in Exhibit "A" attached hereto, to change the future land use designation of approximately 165.53 gross acres of land from "Commercial Recreation" to "Low (5) Residential" to facilitate and allow for the development of a residential use, restricted to (0-3) dwelling units per acre, by Michael Nunziata of 13th Floor Woodlands HB GP, designated agent for the property owner, Clublink us Corporation and providing consistency with the Land Development Code in accordance with the intent of the Comprehensive Plan of the City of Tamarac; (Case No. 1-LUA-19) authorizing adoption of the Large Scale Land Use Map Amendment (No. 20-01ESR – Woodlands) and 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.

RECOMMENDATION: The Director of Community Development concludes that the application complies with all applicable standard of the Land Development Code and recommends that the Mayor and City Commission open a Public Hearing regarding the proposed Large-Scale Land Use Plan Amendment (LUPA) in order to solicit input regarding same. It is further recommended that the City Commission consider the LUPA

which allows for the construction of a maximum of three hundred and thirty-five (335) single family homes, a new clubhouse and amenity campus, the preservation of one hundred and sixty (160) acres of open space to include lakes, buffers, recreation areas, a recreation trail and other amenities at its March 22, 2023, meeting.

BACKGROUND:

The Woodlands Country Club began operation in the early 1970s with a clubhouse, two 18-hole golf courses, known as the East and West Courses, and a community of approximately 890 single family homes surrounding the fairways. After years of operation, the Club experienced a decline in revenue. The decline was associated with a decrease in golf play, an uptick in operational costs and increased competition from new golf course communities in the area. These market changes made it difficult to keep the operation economically viable. In an attempt to preserve golf play at the Woodlands, the golf course was sold, by its members, to Clublink in 2011. Clublink is a membership-based operation where members have access to all golf courses within the Clublink network. At its height, Clublink had 198 operating holes in Florida but has since closed 41.7% of those operating holes. For years, Clublink attempted to revitalize the Woodlands golf courses by making capital investments, none of which proved successful.

As evidenced by frequent course closures throughout Florida, and over 200 course closures across the country in 2017, the experience at the Woodlands is not unique. The current owner and the applicant strongly believe it is only a matter of time before the Woodlands golf course will have to close due to the financial pressures affecting most golf course owners today. The closure of the courses and the associated uncertainty will likely negatively affect the appearance and property values of the surrounding areas.

Accompanying this application is a request to change the zoning of the subject property from RC (Recreation) to RE (Residential Estate). The current RC (Recreation) zoning of the subject property does not allow for single-family dwellings pursuant to the Table of Allowed Use, Section 10-3.2(H), Land Development Code. However, the proposed Large-Scale Land Use Plan Amendment and rezoning is required to allow for the proposed residential use.

The proposed Large-Scale Land Use Plan Amendment requires an amendment to the Broward County Land Use Plan and recertification of the City's Future Land Use Map. To legally substantiate the granting of the development

requests, the applicant filed the appropriate applications with the Broward County Planning Council to officially amend the County Land Use Plan to allow for residential uses on the subject property. The City will also require the applicant to complete the land use map recertification process through Broward County Planning Council as a condition of approval.

Also accompanying this application is a request to consider a Development Agreement that commits the applicant and City to various requirements that will further the proposed future development of the subject property.

ISSUE:

Michael Nunziata, 13th Floor Woodlands HB GP, designated agent for the property owner, Clublink US Corporation, is requesting approval of a Large-Scale Land Use Plan Amendment to change the future land use designation of the subject property from "Commercial Recreation" to "Low (5) Residential," restricted to (0-3) dwelling units per acre, to allow for the construction of a maximum of three hundred and thirty-five (335) single family homes, a new clubhouse and amenity campus, the preservation of one hundred and sixty (160) acres of open space to include lakes, buffers, recreation areas, a recreation trail and other amenities (see attached Woodlands Country Club City of Tamarac Land Use Plan Amendment and Land Use Plan Amendment and Rezoning Binder).

ATTACHMENTS:

[1 - TO2402 - CC Woodlands LUPA Memo.doc](#)

[2 - TO2402 - Woodlands LUPA Draft Ordinance.docx](#)

[Exhibit E.1_Proposed Future Land Use Map_City_2021-09-16.pdf](#)

[Exhibit A_Location Map_REVISED 2019-06-21.pdf](#)

[Woodlands Country Club LUPA Map.pdf](#)

[Exhibit Q_Economic Impact Analysis_2019-01-09.pdf](#)