

CITY OF TAMARAC
INTEROFFICE MEMORANDUM
COMMUNITY DEVELOPMENT (20 06 001M)

TO: Michael Cernech
City Manager

FROM: Maxine Calloway
Community Development Director

DATE: May 28, 2020

RE: Ordinance Extending the Woodlands Overlay District Termination Date, , to Sunset and Terminate Three (3) Years After the Effective Date of the Land Development Code - **Temp. Ordinance No. 2432**

Recommendation: The Director of Community Development recommends that the Mayor and City Commission adopt the proposed Ordinance extending the Woodlands Overlay District on First Reading at its June 24, 2020 meeting and on Second Reading at its July 8, 2020 meeting.

Issue: An extension of the sunset and termination date for the Woodlands Overlay District is needed to allow for sufficient time to develop an appropriate structure to replace the Woodlands Overlay (WO).

Background: Overlay zoning districts are superimposed over portions of one or more underlying base zoning districts in order to supplement generally applicable regulations with additional standards that address special area-specific conditions, features, or plans while maintaining the character and purposes of the underlying district. Some overlay districts include standards that modify or supersede standards applied by the underlying district

The purpose and intent of the Woodlands Overlay District is to create and establish specific regulations in addition to those requirements contained within the City Code of Ordinances that will serve to preserve the neighborhood character, promote its high quality and appearance, maintain property values and protect the public health, safety and welfare. The overlay district is not only intended to provide guidelines to ensure the preservation of the Woodlands community's visual integrity, but to also ensure that every property is maintained in accordance with the community standards.

The Woodlands Overlay District is intended to protect the existing aesthetics of the Woodlands community to ensure high-quality development compatible with the surrounding existing development. It contains general maintenance and construction standards for, carports, garages, parking, storage, buildings, additions, modifications, exterior paint colors, landscaping, and screening for residential properties within the community.

The City Commission took prior action to extend the Woodlands Overlay District as demonstrated by Ordinance No. 2420 on December 11, 2019. According to the previously adopted Ordinance, the Woodlands Overlay District was extended nunc pro tunc to sunset and terminate on July 12, 2020, two (2) years after the effective date of the Land Development Code. The Woodlands Development Agreement and Redevelopment Applications have been

submitted and are pending approval beyond the existing Overlay District's termination date. The current State of Emergency given the COVID-19 Pandemic has significantly delayed the applications review by external entities including Broward County. The external delays have significantly impacted the development's advancement to City level review further necessitating preliminary action.


As such, more time is needed to develop an appropriate structure or mechanism which provides the same benefits of an overlay zoning district to replace the existing Woodlands Overlay District. Staff has determined that an additional amendment is needed to provide for the extension of the Ordinance to allow sufficient time to gauge the outcome of the Woodlands Redevelopment Land Use Plan Amendment and accompanying Redevelopment Application(s) to determine whether any of the overlay requirements could be rolled into the new Woodlands Development Agreement. If the Woodlands Redevelopment Application fails, then the existing Woodlands Overlay District would sunset and terminate on July 12, 2021.

Analysis: The following summarizes the proposed Ordinance Amendment (attached):

The Ordinance amends the sunset and termination provision of the Code (Section 10-2.7(C)) by extending the sunset and termination date of the Ordinance to July 12, 2021 or sooner, should the Woodlands Development Agreement and accompanying Redevelopment Applications be approved and adopted prior to the termination date of the existing Overlay District. All other provisions remain the same.

Summary of Recommendation: Staff recommends that the Mayor and City Commission adopt the Ordinance on First Reading on June 24, 2020 and on Second Reading on July 8, 2020 to effectuate an extension of the Woodlands Overlay District termination date.

Fiscal Impact: There will be no direct budgetary impact.



Maxine A. Calloway,
Director of Community Development

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Attachment: Temporary Ordinance No. 2432/ Draft Ordinance