

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 20-10-006M
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Board
Meeting of November 4, 2020

FROM: Maxine A. Calloway,
Director of Community Development

DATE: October 21, 2020

RE: Woodmont Hotel – Major Revised Site Plan
TEMP RESOLUTION NO. 13380 ; MF#:13-76 ; CASE#:1-SP-19

RECOMMENDATION: The Director of Community Development recommends that the Planning Board forward a favorable recommendation for the proposed Major Revised Site Plan to allow for the development of a new four (4) story hotel containing one hundred and twenty-two (122) units to the City Commission at its December 9, 2020, meeting with conditions of approval (see attached Temporary Resolution No. 13380).

ISSUE: Woodmont Hotel, LLC, designated agent for the property owner, Woodmont Country Club, Inc., is requesting approval 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 (see attached Site Plan Narrative).



Aerial Photograph

LOCATION: The subject property is located on the northwest corner of NW 80 Avenue and NW 75 Street at 7801 NW 80 Avenue (see Aerial Photograph above and attached Location Map). The proposed hotel will be addressed as 7771 NW 80 Avenue. The property is 13.47 net acres in size, has a current City of Tamarac Future Land Use designation of “Commercial Recreation” and a zoning classification of RC (Recreation).

Surrounding Land Use and Zoning:

Planning Board
Woodmont Hotel – Major Revised Site Plan
1-SP-19 – Temp Resolution No. 13380
October 21, 2020 – Page 2

- North: Woodmont Pod G single-family residential development zoned R-1 (Single Residential) with a future land use designation of “Low Residential.”
- South: Villas at Woodmont single-family residential condominium development zoned R-1 (Single Residential) with a future land use designation of “Low Residential.”
- East: Bonaire at Woodmont multi-family residential condominium development zoned R-3 (Multi-Family Residential) with a City of Tamarac Future Land Use designation of “Medium Residential.”
- West: Woodmont golf course zoned RC (Recreation) with a City of Tamarac Future Land Use designation of “Commercial Recreation.”

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

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

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

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.

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.

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.

ANALYSIS: The applicant is requesting approval of a Major Revised Site Plan for the final improvement

Planning Board
Woodmont Hotel – Major Revised Site Plan
1-SP-19 – Temp Resolution No. 13380
October 21, 2020 – Page 3

of Phase 1 of the overall Woodmont Country Club project which includes the Woodmont Country Club Amended and Restated Development Agreement and the redevelopment of the Clubhouse Parcel, associated cart barn, parking lot and landscaping from the City Commission. A previously approved Master Plan outlines phasing of the overall Woodmont Country Club redevelopment project that includes the clubhouse parcel, nine (9) hole golf course, commercial parcel, residential parcels, maintenance building, and aqua range. The previously approved Master Plan has been revised to include the Hotel Parcel within Phase 1 pursuant to this request (see attached Master Plan).

The Woodmont Country Club Amended and Restated Development Agreement, entered on January 11, 2017, requires the development of the property to not be subject to any new Land Development Code regulations or codes. Therefore, the Land Development Code, effective July 12, 2018, is not applicable to this development and subjects the proposed hotel development to conform to the requirements of Chapter 24, Zoning, of the City Code of Ordinances, which includes the S-1 (Recreational) Zoning District regulations. A hotel or a dining room, bar and grill and snack bar is permitted as an ancillary use to a public or private country club through special exception approval of the city commission pursuant to the S-1 (Recreational) Zoning District regulations. The applicant is concurrently seeking approval of a 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 from the City Commission.

The proposed hotel will be fit into the existing Woodmont Country Club development and feature a new four (4) story building containing one hundred and twenty-two (122) units accessed from the interior of the hotel building by elevator service to all floors (see attached Overall Site Plan). The hotel building is proposed at 19,822 square feet in gross floor area per floor and will also contain a large gathering area adjacent to the hotel lobby that provides computers for use by the patrons of the hotel as an office center, fitness room, continental breakfast area, corner market for snacks, outdoor patio lounge area, indoor pool, and outdoor pool patio (see attached Ground Floor Plan). An outdoor pool is proposed as an amenity of the Clubhouse and all guests of the hotel will have shared access to the Clubhouse amenities during their stay. These Clubhouse amenities also include the restaurant and bar with outdoor seating, banquet hall facilities that also serves as meeting and conference facilities, and pro shop that also serves as a gift shop.

The S-1 (Recreational) Zoning District requires a hotel to provide a bar, full service restaurant, meeting, conference and banquet facilities, office center, and sundry or gift shop within the structure of the primary use unless provided for in a developer's agreement. The Woodmont Country Club Amended and Restated Development Agreement specifically requires the new clubhouse to contain a restaurant and bar with indoor and outdoor seating, banquet/conference facilities, and a golf and tennis pro shop. Therefore, all uses required of a hotel in an S-1 (Recreational) Zoning are provided for either in the new Country Club building or hotel building as assigned in the Woodmont Country Club Amended and Restated Development Agreement.

The proposed hotel is associated with the Home2Suites by Hilton brand. Per Wikipedia, Home2Suites is an "all-suite extended-stay hotel featuring contemporary accommodations and customizable guest room design." "It competes with TownePlace Suites by Marriott and InterContinental Hotels Group's Candlewood Suites," and is advertised as a hip extended stay hotel experience that offers great deals and affordable rates for guests. The hotel is pet-friendly and hotel units feature a "working wall" that incorporates full-size kitchen appliances and a flexible working/media space. The proposed hotel will also

Planning Board
Woodmont Hotel – Major Revised Site Plan
1-SP-19 – Temp Resolution No. 13380
October 21, 2020 – Page 4

have a central switch board, provide a daily room cleaning service, and have a regular staff concierge and porter, all required of a hotel in a S-1 (Recreational) Zoning District. Lastly, a valet attendant will be available to park cars, thus satisfying all amenities required for a hotel in a S-1 (Recreation) Zoning District (see attached Site Plan Narrative).

Vehicle access to the hotel is being provided by a shared two (2) lane ingress/egress from NW 80 Avenue that is divided by a median with landscaping and allows for full turning movements on NW 80 Avenue. A porte-cochere is provided in front of the hotel to provide protection from the elements for the loading and unloading of luggage and hotel patrons. Pedestrian access to the hotel is being provided by two (2) sidewalks from NW 80 Avenue with one (1) of the sidewalks leading directly to the hotel through the porte-cochere.

The existing parking areas around the new clubhouse will be improved and parking added to support the hotel. These improved parking rows in front of the hotel will be converted to be parallel with NW 80 Avenue and accessed by two-way interior drives. Three hundred and thirty-one (331) parking spaces are proposed to support the one hundred and twenty-two (122) hotel units, new clubhouse, and golf courses where three hundred and thirty-one (331) parking spaces are required to support the combined uses. Five (5) electric vehicle parking spaces will be provided with charging stations and appropriate signage in the parking row in front of the hotel building. Finally, the development of the hotel will be properly phased to ensure the required number of parking spaces and appropriate access is provided for the new clubhouse and golf courses at all times during construction of the hotel.

A Traffic Impact Study, prepared by DC Engineers, Inc., was submitted by the applicant (see attached Traffic Impact Study). The study summarized the data collected, estimated project trip generation and distribution characteristics, and assessed the impact of the project trips at nearby intersections most affected by the development proposal. The Traffic Impact Study accounts for the new clubhouse and golf courses and was based on one hundred and twenty-seven (127) hotel units. The Traffic Impact Analysis concludes that the proposed hotel is expected to produce five hundred and forty-one (541) vehicle trips per day with thirty-five (35) trips occurring during the AM peak hour (19 inbound and 16 outbound), forty-three (43) trips occurring during the PM peak hour (21 inbound and 22 outbound) and forty-nine (49) trips occurring during the Saturday peak hour (27 inbound and 22 outbound). The analysis conclusion continues by stating that all study intersections are shown to operate within acceptable parameters today and all are expected to operate within acceptable parameters in future year 2021 with and without traffic from the proposed hotel.

The Traffic Impact Study was reviewed by the City's Traffic Consultant, Traf Tech. The City's Traffic Consultant found the study parameters acceptable and consistent with the approved traffic impact study methodology and offered two observations and comments (see attached Traffic Study Review):

1. Each of the signalized intersections within the project study area are projected to operate at an acceptable Level of Service (LOS) in the buildout year of 2021 with the project traffic associated with the Woodmont Country Club Hotel project.
2. Each of the unsignalized intersections and the project driveway are projected to operate at an acceptable LOS in the buildout year of 2021 with the project traffic associated with the proposed lodging facility.

Planning Board
Woodmont Hotel – Major Revised Site Plan
1-SP-19 – Temp Resolution No. 13380
October 21, 2020 – Page 5

One hundred and twelve (112) trees consisting of sixty-nine (69) shade trees, eleven (11) palm trees, and thirty-two (32) small trees will be added into the Country Club development in the area around the hotel to enhance the overall development (see attached Landscape Master Plan). A total of four hundred and eight (408) trees will ultimately be provided throughout the overall Country Club development following the completion of the hotel. Proposed shade trees will include Orange Geiger, Royal Poinciana, Queen Crape Myrtle, Mastic and West Indies Mahogany trees, proposed palms trees will include Royal and Cabbage Palms, and proposed small trees will include Small Leaf Clusia and Dahoon Holly trees. Additionally, one thousand nine hundred (1,900) shrubs will be added into the Country Club development in the area around the hotel.

Seven (7) different architectural elevations were proposed by the applicant throughout the review of the hotel development, three (3) of which were reviewed by the City's Architectural Consultant, CPZ Architects, Inc. Great lengths were taken in the review process to create a building design that is highly sensitive to the surrounding residential developments in an effort to attain a "Residential Feel." This was achieved through the provision of gable roof elements, overhangs with decorative brackets, a ground level trellis structure above the outside patio lounge, and stone veneer applied to the façade of the hotel building (see attached East & North Elevations). Additionally, all rooftop mechanical units will be screened by the roof parapet walls and decorative louvers will disguise the exhaust of the packaged terminal air conditioners within the hotel units.

The hotel building will also feature a smooth stucco exterior finish painted sycamore in color and a sandstone stucco exterior finish painted smokey taupe and engagement (coral) in color with gray accent colors. The hotel building is provided at four (4) floors at fifty-six (56) feet and one and one half (1 ½) inches in height to the midpoint of the gable roofs and sixty (60) feet in height to the top of the gable roof where a maximum height of sixty (60) feet is permitted in the S-1 (Recreation) Zoning District.

An illuminated transparent branded glass roof feature which is a signature of the Home2Suites hotel brand was placed under the gable roof in an effort to conceal the signature feature and incorporate the feature into the residential character of the hotel design. Finally, the signature bright green flower power accent color of the hotel brand was removed and replaced with a blue suede shoes accent color on the north elevation. The gable roofs will also be painted blue suede shoes in color.

CONCLUSION: This item supports Goal #5 of the City of Tamarac's 2040 Strategic Plan, "Tamarac is Vibrant." The approval of the major revised site will provide and enhance opportunities for an active, healthy, and fun lifestyle by providing an extended stay opportunity on-site at a redeveloped country club featuring a new clubhouse, redesigned golf course, and fresh amenities.

This application also supports Policy 1.4 of the Future Land Use Element of the City of Tamarac Comprehensive Plan that states, "The Community Development Department will continue to review land use plan amendments, zoning amendments, site plans, and plat approval requests for compatibility with adjacent land uses as currently required in the Code of Ordinances."

The Director of Community Development recommends that the Planning Board forward a favorable recommendation for the proposed Major Revised Site Plan to allow for the development of a new four (4) story hotel containing one hundred and twenty-two (122) units to the City Commission at its December 9,

Planning Board
Woodmont Hotel – Major Revised Site Plan
1-SP-19 – Temp Resolution No. 13380
October 21, 2020 – Page 6

2020, meeting with conditions of approval:

1. Major Revised Site Plan approval is contingent upon Special Exception approval for Woodmont Hotel to allow for the operation of a hotel as an ancillary use to a private country club in the S-1 (Recreational) Zoning District (Case #2-Z-19).
2. Construction is to be in complete compliance with the plans and specifications submitted by the developer to the City of Tamarac and approved engineering drawings.
3. Commencement of construction shall begin no later than one (1) year from the date of this approval. If the development does not commence construction within one (1) year, this approval is null and void unless an extension has been granted in accordance with applicable regulations.
4. The Development Order is assignable, but assignment does not discharge any assignee from strict compliance with the order unless the City Commission consents to modify any of the original requirements.
5. Guest rooms within the hotel shall not be under separate ownership and shall not be assigned by lease agreement or similar instrument.
6. Prior to the issuance of Building Permit, the applicant shall prepare, execute, and record a city approved Declaration of Unity of Control in the Public Records of Broward County at the applicant's expense for the Woodmont Hotel parcel, Case #1-SP-19.
7. All requirements from the Amended and Restated Development Agreement between the City of Tamarac and Woodmont Country Club, Inc. shall be adhered to as part of this application.
8. Satisfaction of the outstanding Development Review Committee comments from the review of the Major Revised Site Plan for the Woodmont Hotel, Case #1-SP-19.

FISCAL IMPACT: The construction cost of the project is estimated between \$14,000,000 - \$15,000,000.

Tax estimates are based on the following assumptions:

\$150 Average Daily Fee per Room
122 Rooms
80% Average Occupancy
\$14,640 Daily Revenue
\$5,343,600 Annual Revenue
11% Tax Rate
\$587,796 Annual Tax

The annual tax calculates to approximately \$2,500,000 in fifty (50) years by adding a standard three (3) percent annual increase. The total taxes over fifty (50) years is estimated to be approximately \$100,000,000. Of this estimated tax, approximately \$30,000,000 will be provided to the City based on the assumptions above. The remainder of the estimated taxes is an accommodation tax.



Maxine A. Calloway
Director of Community Development

Attachments: Temporary Resolution No. 13380
Site Plan Narrative
Location Map
Master Plan
Overall Site Plan
Ground Floor Plan
Traffic Impact Study
Traffic Study Review
Landscape Master Plan
East and North Elevations

MAC:RWJ