

CITY OF TAMARAC, FLORIDA

ORDINANCE NO. 2024 - 008

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA ESTABLISHING THE WOODLANDS SECTION 9 COMMUNITY DEVELOPMENT DISTRICT; MAKING CERTAIN FINDINGS REGARDING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 13<sup>TH</sup> Floor Woodlands HP GP, LLP, a Delaware limited liability company ("Petitioner"), petitioned the City Commission of the City of Tamarac, Florida, to enact an ordinance establishing The Woodlands Section 9 Community Development District (the "District"), pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the establishment of the District is not inconsistent with any applicable element or portion of the state or local government comprehensive plan; and

WHEREAS, the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community; and

WHEREAS, the City Commission of the City of Tamarac finds that the District is the best method available to deliver community development services and facilities to the area served by the District, that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE  
AND CORRECT COPY OF ORDINANCE  
0-2024-008  
THE ORIGINAL OF WHICH IS ON FILE IN CITY HALL  
WITNESS MY HAND AND OFFICIAL SEAL  
OF THE CITY OF TAMARAC, FLORIDA  
THIS 16<sup>TH</sup> DAY OF APRIL, 2024  
[Signature]  
CITY CLERK

development services and facilities, and that the area to be served by the District is amenable to governance by the District; and

WHEREAS, the City Commission of the City of Tamarac deems the establishment of the District to constitute a timely, efficient, and effective way to deliver community development services to the area described, and therefore, to be in the best interests of the citizens and residents of the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA:

SECTION 1: AUTHORITY FOR THIS ORDINANCE:

The City of Tamarac, Florida (the "City"), is authorized to adopt this ordinance under the authority granted by the provisions of Chapters 166 and 190, Florida Statutes, as amended, and other applicable provisions of law.

SECTION 2: FINDINGS.

It is hereby found and determined that:

- A. The Petitioner has submitted written consent to the establishment of the District by Woodland Fund Holdings, LP, a Delaware limited liability partnership, and Clublink US LLC, a Delaware limited liability company, both the landowners of the real property to be included in the proposed District, as set forth in Composite Exhibit "3".
- B. On February 21, 2024, Petitioner submitted to the City a petition (the "Petition") seeking the establishment of a community development district for the Property, more

particularly described in Composite Exhibit "A" attached hereto (the "Property"), within the meaning of the Uniform Community Development Act of 1980, Chapter 190, Florida Statutes (the "Act"), as a reasonable and appropriate method of providing the infrastructure to serve residents of the Property. The District would be known as "Woodlands Section 9 Community Development District", and the boundaries of the District would be coterminous with the boundaries of the Property.

C. The City has conducted a public hearing on the Petition in accordance with the requirements of Section 190.005(1)(d) of the Florida Statutes and has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e) of the Florida Statutes, among other factors, and hereby finds that:

1. All statements in the Petition have been found to be true and correct;
2. The creation of the District is not inconsistent with any applicable elements or portion of the State of Florida's comprehensive plan or of the effective City comprehensive plan;
3. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
4. The establishment and operation of the proposed District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;

5. The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
  6. The Property to comprise the District is amenable to separate special-district government.
- D. The City now desires to grant the Petition and to establish the District, as more fully set forth herein.

### SECTION 3. ESTABLISHMENT OF DISTRICT; NAME.

The City hereby grants the Petition and establishes the District as a community development district within the meaning of the Act and as an independent special district within the meaning of Chapter 189, Florida Statutes. The name of the District shall be "Woodlands Section 9 Community Development District."

### SECTION 4. EXTERNAL BOUNDARIES.

The external boundaries of the District shall be as set forth in Exhibit "A" attached hereto, which is attached hereto and incorporated herein by reference.

### SECTION 5. INITIAL MEMBERS OF BOARD OF SUPERVISORS.

The five (5) persons to be the initial members of the Board of Supervisors of the District, each of whom is designated in the Petition, are as follows:

1. Albani Belandria  
330 Himmarshee Street  
Unit 110  
Fort Lauderdale, Florida 33310

2. Lindsay Rayner  
330 Himmarshee Street  
Unit 110  
Fort Lauderdale, Florida 33310
3. John Lonergan  
330 Himmarshee Street  
Unit 110  
Fort Lauderdale, Florida 33310
4. Landon Massel  
330 Himmarshee Street  
Unit 110  
Fort Lauderdale, Florida 33310
5. Janet Trump  
330 Himmarshee Street  
Unit 110  
Fort Lauderdale, Florida 33310

#### SECTION 6. CONSENT TO EXERCISE OF SPECIAL POWERS.

In addition to the general and special powers which the District is authorized to exercise pursuant to sections 190.011 and 190.012(1), Florida Statutes, the City hereby consents to the exercise by the District of the special powers set forth in subsections (a) and (d) of section 190.012(2), Florida Statutes, which authorize the District to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for the following:

- a. Parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and
- b. Security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies; except that the district may not exercise any police power,

but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the district boundaries.

SECTION 7. All Ordinances or parts of Ordinances, Resolutions, or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 8. If any clause, section or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and so not effecting the validity of the remaining portions or applications remaining in full force and effect.

SECTION 9. This Ordinance shall become effective immediately upon its passage and adoption.

**[INTENTIONALLY LEFT BLANK]**

PASSED, FIRST READING this 13<sup>th</sup> day of MARCH, 2024

PASSED, SECOND READING this 10<sup>th</sup> day of APRIL, 2024

  
MICHELLE J. GOMEZ, MAYOR

ATTEST:

  
KIMBERLY DILLON, CMC  
CITY CLERK


RECORD OF COMMISSION VOTE: 1<sup>ST</sup> Reading

MAYOR GOMEZ	<u>YES</u>
DIST 1: COMM. BOLTON	<u>NO</u>
DIST 2: V/M. WRIGHT	<u>NO</u>
DIST 3: COMM. VILLALOBOS	<u>YES</u>
DIST 4: COMM. DANIEL	<u>YES</u>

RECORD OF COMMISSION VOTE: 2<sup>ND</sup> Reading

MAYOR GOMEZ	<u>YES</u>
DIST 1: COMM. BOLTON	<u>NO</u>
DIST 2: V/M. WRIGHT	<u>NO</u>
DIST 3: COMM. VILLALOBOS	<u>YES</u>
DIST 4: COMM. DANIEL	<u>YES</u>

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE  
OF THE CITY OF TAMARAC ONLY.

  
HANS OTTINOT, CITY ATTORNEY

This Ordinance was filed in the Office of the City Clerk on this 12<sup>th</sup> day of APRIL 2024.