

TEMPORARY RESOLUTION NO. 13380

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, GRANTING MAJOR REVISED SITE PLAN APPROVAL (WITH CONDITIONS) TO ALLOW FOR THE HOTEL PARCEL APPROVAL OF PHASE I OF THE WOODMONT COUNTRY CLUB MASTER DEVELOPMENT PLAN TO ALLOW FOR THE DEVELOPMENT OF A NEW FOUR (4) STORY HOTEL CONTAINING ONE HUNDRED AND TWENTY-TWO (122) UNITS; FOR THE SUBJECT PROPERTY LOCATED AT 7801 NW 80 AVENUE, TAMARAC, FLORIDA (PARCEL A OF THE WOODMONT RECREATION COMPLEX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 49, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA) (CASE NO. 1-SP-19); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 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; and

WHEREAS, pursuant to the instructions of the City Commission of the City of Tamarac, Florida, a public meeting has been advertised in accordance with applicable law of the date, time and place of the meeting regarding the review of the petition for Major Revised Site Plan approval; and

WHEREAS, Director of Community Development recommends approval (with conditions); and

WHEREAS, the Planning Board recommended approval (with conditions) on November 4, 2020; and

WHEREAS, the City Commission has examined the application, the staff and Planning Board recommendations; and

WHEREAS, the City Commission has determined that the application is in compliance with all elements of the Comprehensive Plan, or will be in compliance with all elements of the Comprehensive Plan prior to the issuance of a Certificate of Occupancy for the development; and

WHEREAS, the City Commission of the City of Tamarac, Florida deems it to be in the best interests of the citizens and residents of the City of Tamarac, Florida to grant Major Revised Site Plan approval (with conditions) to allow for the development of a new four (4) story hotel containing one hundred and twenty-two (122) units; for the subject property located at 7801 NW 80 Avenue, Tamarac, Florida (Parcel A of the Woodmont Recreation Complex, according to the Plat thereof, as recorded in Plat Book 91, Page 49, public records of Broward County, Florida) (Case No. 1-SP-19).

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

SECTION 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution; all exhibits attached hereto are incorporated herein and made a specific part of this resolution.

SECTION 2: That the application for Major Revised Site Plan approval (with conditions) to allow for the development of a new four (4) story hotel containing one hundred and twenty-two (122) units; for the subject property located at 7801 NW 80 Avenue, Tamarac, Florida (Parcel A of the Woodmont Recreation Complex, according to the Plat thereof, as recorded in Plat Book 91, Page 49, public records of Broward County, Florida) (Case No. 1-SP-19), is HEREBY APPROVED subject to the following conditions:

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, Pulte Homes 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.

SECTION 3: All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or in application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 5: This Resolution shall become effective immediately upon its adoption.

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PASSED, ADOPTED AND APPROVED this day of , 2020.

MICHELLE J. GOMEZ,
MAYOR

ATTEST:

JENNIFER JOHNSON, CMC
CITY CLERK

I HEREBY CERTIFY that I
have approved this
ORDINANCE as to form.

SAMUEL S. GOREN,
CITY ATTORNEY