



APPLICATION SUMMARY SHEET

NAME OF PROJECT Woodlands Country Club - Lot Coverage Variance					
LOCATION OF PROJECT 4600 Woodlands Blvd, Tamarac, FL 33319					
COMMISSION DISTRICT # PROJECT IS BEING PROPOSED IN 2	FOLIO 4941 14 07 0010	PARCEL SIZE 165.53			
APPLICATION TYPE <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> <p><u>Amendments</u></p> <input type="checkbox"/> Large Scale Land Use Plan Map Amendment <input type="checkbox"/> Small Scale Land Use Plan Map Amendment <input type="checkbox"/> Comprehensive Plan Text Amendment <input type="checkbox"/> Land Development Code Text Amendment <input type="checkbox"/> Establishment of Use </td> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Planned Development Plan/<i>Agreement</i> <input type="checkbox"/> Planned Development Plan/<i>Amendment</i> <p><u>Permits & Development Approvals</u></p> <input type="checkbox"/> Rezoning <input type="checkbox"/> Special Exception <input type="checkbox"/> Plat Approval <input type="checkbox"/> Site Plan Approval (Major) </td> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Site Plan Approval (Minor) <input type="checkbox"/> Site Plan Extension <input type="checkbox"/> Vacation of Easement/Rights of Way <p><u>Relief Procedures</u></p> <input type="checkbox"/> Administrative Adjustment <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Administrative Appeal <input type="checkbox"/> OTHER _____ </td> </tr> </table>			<p><u>Amendments</u></p> <input type="checkbox"/> Large Scale Land Use Plan Map Amendment <input type="checkbox"/> Small Scale Land Use Plan Map Amendment <input type="checkbox"/> Comprehensive Plan Text Amendment <input type="checkbox"/> Land Development Code Text Amendment <input type="checkbox"/> Establishment of Use	<input type="checkbox"/> Planned Development Plan/ <i>Agreement</i> <input type="checkbox"/> Planned Development Plan/ <i>Amendment</i> <p><u>Permits & Development Approvals</u></p> <input type="checkbox"/> Rezoning <input type="checkbox"/> Special Exception <input type="checkbox"/> Plat Approval <input type="checkbox"/> Site Plan Approval (Major)	<input type="checkbox"/> Site Plan Approval (Minor) <input type="checkbox"/> Site Plan Extension <input type="checkbox"/> Vacation of Easement/Rights of Way <p><u>Relief Procedures</u></p> <input type="checkbox"/> Administrative Adjustment <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Administrative Appeal <input type="checkbox"/> OTHER _____
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PROJECT DESCRIPTION Variance to allow for an increase in lot coverage from forty (44) percent to 53.2 percent in Pod A, 54.9 percent in Pod B, 54.9 percent in Pod C, 54.9 percent in Pod D, 54.9 percent in Pod F North, 54.9 percent in Pod F South, 53 percent in Pod G, and 46.8 percent in Pod H.					
PROPOSED NUMBER OF UNITS OR SQ. FT. <i>(for Major Site Plan Approval)</i> n/a	PROPOSED HEIGHT <i>(for Major Site Plan Approval)</i> n/a				
APPLICANT'S NAME AND COMPANY WOODLANDS CLUB HOLDINGS LLLP					
APPLICANT'S PHONE 954.669.1300	APPLICANT'S EMAIL ADDRESS Mnunziata@13fi.com				
PROPOSED DATE OF PRE-APPLICATION NEIGHBORHOOD MEETING n/a					
PROPOSED LOCATION OF PRE-APPLICATION NEIGHBORHOOD MEETING n/a					
PROPOSED DATE OF DRC n/a					



Building Communities Centered Around You

August 8, 2025

To: Maxine A. Calloway, Esq., AICP
Community Development Department Director
7525 NW 88 Avenue, Room 206
Tamarac, FL 33321

From: Osny G. Jean, AICP
13th Floor Homes
699 North Federal Highway, Suite 450,
Fort Lauderdale, FL 33304

Re: Woodlands Lot Coverage Variance

WOODLANDS CLUB HOLDINGS LLLP (the "Applicant") is the owner of the 165.53 single-family zoned portion of the total 276.478-acre property located at 4600 Woodlands Boulevard (Property ID: 4941-14-07-0010) ("Property") in the City of Tamarac (the "City"). The Property previously received approval to construct 335 single family homes subject to the Woodlands Development Agreement recorded as Instrument# 119818915 of the Official Records of Broward County (the "Development Agreement").

LOCATION & PROJECT HISTORY

The Woodlands Country Club is generally located north of NW 44th Street, south of W. Commercial Boulevard, west of Rock Island Road, and east of NW 64th Avenue within the jurisdictional boundaries of the City of Tamarac. The Woodlands Country Club began operation in the early 1970s with a clubhouse, two 18-hole golf courses, and a community of approximately 892 single family homes surrounding the fairways. The golf course operations have since ceased and the clubhouse and all associated amenities have since been abandoned. A Land Use Plan Map Amendment and Rezoning for 165.53 acres of the Woodlands community formerly utilized as fairways was approved by the City Commission on March 22, 2023, via Ordinance 2023-004 to allow for up to 335 single-family homes to be added to a portion of the land that was formerly fairways. A Site Plan for the 335 single family homes was approved by the City Commission on November 8, 2023, via Resolution 2023-137. Resolution R-2023-137 was further amended on August 28, 2024, by City Commission Resolution R-2024-081 to approve a site plan amendment which reallocated seven (7) lots from Pod E to other pods and designates the 6.116-acre Pod E as an open space pod.

The 6.116-acre recreation parcel is immediately south of the intersection of Woodlands Boulevard and Mulberry Drive. The parcel has a land use designation of Recreation. The parcel

has a Zoning designation of Recreation (RC). The residential zoned properties within the Woodlands community have a Land Use designation of Low (5) Residential, and Low (5) Residential restricted to (0-3) du/ac, and have a Zoning designation of Residential Estate. The proposed recreational center is compatible with the adjacent Land Use and Zoning designations of the surrounding properties. A summary of the approved development is provided below:

Residential Pod	Land Area	Dwelling Units	Density
A	10.62 acres	19	1.79
B	15.36 acres	37	2.41
C	12.51 acres	31	2.47
D	20.05 acres	27	1.35
E	7.67 acres	Open Space	Open Space
F-North	19.76 acres	27	1.36
F-South	19.17 acres	36	1.88
G	49.67 acres	142	2.86
H	10.72 acres	16	1.49
TOTAL DENSITY OF NEW RESIDENTIAL PODS	165.53 acres	335 DUs	2.02 DU/Acre
TOTAL DENSITY OF NEW RESIDENTIAL PODS, ADDING IN 109.93 AC OPEN SPACE PARCELS	275.46 acres	335 DUs	1.22 DU/Acre
EXISTING WOODLANDS RESIDENTIAL – Sections 1-8	291.92 acres	892DUs	3.05 DU/Acre
BLENDED DENSITY OF NEW WOODLANDS COMMUNITY	567.38 acres	1,227 DUs	2.16 DU/Acre

Due to the unique design constraints associated with infill development, the opportunity to provide additional open space, and the Applicant’s desire to offer larger quality homes, as permitted by Chapter 10-5.4 of the City of Tamarac’s Land Development Code, an Administrative Adjustment (Case No. 8-B-19) to allow a 10% deviation from the standard lot development regulations was requested to the minimum lot width, minimum lot size, minimum side setback, and maximum lot coverage (roofed area). The following table summarizes the Administrative Adjustment obtained from Section 10-2.2(C), Table 10-2.2 Dimensional Standards for Residential Districts, Code of Ordinances:

Code Requirement	Approved Variance
Minimum 6,000 square foot lot size	5,400 square foot lot size
60-foot lot width	54-foot lot width
40 percent maximum lot coverage	44 percent maximum lot coverage
7.5-foot minimum interior setback	6.75-foot minimum interior setback

PROJECT DETAILS

The Applicant has submitted a minor site plan amendment to the approved Major Site Plan Resolution 2023-137 to allow for additional home models and elevations (the “Site Plan Amendment”), while keeping the approved models and enhancing mid-century modern-like style in accordance with Section 5 of the Development Agreement. All dwelling units are to remain as single-family detached residences with no changes to building height, massing, density, or lot layout. The existing homes within the Woodlands community provide large quality homes and ample open space. The Applicant has committed to continuing upholding this standard with its new 335 homes by proposing fourteen (14) models that meet the aesthetic and dimensional standards established by the Code of Ordinances. With the proposed models however, certain proposed homes have exceeded the forty-four (44) percent maximum lot coverage approved by the Administrative Adjustment. The Applicant is requesting a variance to allow for an increase in lot coverage from forty (44) percent to 53.2 percent in Pod A, 54.9 percent in Pod B, 54.9 percent in Pod C, 54.9 percent in Pod D, 54.9 percent in Pod F North, 54.9 percent in Pod F South, 53 percent in Pod G, and 46.8 percent in Pod H. The requested variance is described in more detail below.

As previously stated, the proposed development of 335 new single-family homes within the Woodlands community is an infill development on a former golf course. The Property is intertwined with the existing Woodlands community of 892 single family homes, lakes, and vegetation. Additionally, the Applicant is preserving Pod E as an open space pod and providing new lakes. These circumstances result in the approved 335 single family home lots having distinct shapes and dimensional differences. The future homeowners of this new community will have the option to choose from an average of four (6) different home models per pod. While some models fit on all the lots within their assigned pod, certain models exceed the allowed lot coverage which would limit the available home choices for the homeowners and render only twenty-one (21) percent of the lots being buildable. Meeting the forty-four (44) percent lot coverage would require elimination of either a bedroom, patio, garage, or other vital part of the proposed home models. More specifically:

Pod A homeowners will be able to choose from 1-story models one (1) through eight (8). Within that pod models one (1) through six (6) propose lot coverages coverage between 31.4 percent and 42.3 percent while models 7 and 8 propose a 48.7 percent and 53.2 percent lot coverage

respectively. As a result of this exceedance with models 7 and 8, a variance to allow a 53.2 percent lot coverage is being requested for Pod A.

Pod B homeowners will also choose from 1-story models one (1) through eight (8). Pod B contains four (4) different lot types (54'x100', 54'x115', 70'x100', and 70'x115') where models one (1) through eight (8) propose lot coverages coverage between 34.4 percent and 54.9 percent. To illustrate, model 1 covers 46.8 percent of the 54'x100' lots while covering 40.7 percent of the 54'x115' lots, and 36.1 percent of the 70'x100' and the 70'x115' lots. This situation would render all the 54'x115' lots within Pod B unbuildable since only model 1 can be built on that lot size. A similar scenario applies to lots sized 54'x115' where models 1-5 are offered but only model one (1) is buildable. As a result of these exceedances, a variance to allow a 54.9 percent lot coverage is being requested for Pod B. The typical lot fit study for Pod B, which demonstrates how each model fits their assigned typical lot is provided as an exhibit of the application.

Pod C allows homeowners to choose from 1-story models one (1) through five (5). Within that pod models two (2) through five (5) propose lot coverages coverage between 45.4 percent and 54.9 percent which are unbuildable at the current 44 percent lot coverage. Model 1 provides 40.7 percent coverage. As a result of the exceedances with models 2-5, a variance to allow a 54.9 percent lot coverage is requested for Pod C.

Pod D homeowners will choose from 1-story models one (1) through five (5) through typical lots sizes 54'x100' and 54'x115'. Model 1 is only available on typical lots 54'x100' and it proposes a 46.8 percent lot coverage making it unbuildable. Within the 54'x115' lots, only model 1 fits and model five (5) covers the largest portion of lots at 54.9 percent. As a result of these exceedances, a variance to allow a 54.9 percent lot coverage is requested for Pod D.

Pod F homeowners will choose from 1-story models one (1) through six (6) located in three (3) different lot types (54'x100', 54'x115', and 70'x100'). To illustrate, model 1 covers 46.8 percent of the 54'x100' lots but fits on all other lot types. No other model fits the 54'x115' lots and only models one (1) and six (6) fit lots 70'x100'. Model five (5) has the largest percentage of lot coverage within Pod F at 54.9 percent. As a result of the exceedances, a variance to allow a 54.9 percent maximum lot coverage is requested for Pod F.

Pod G is the only pod which allows homeowners to choose from 2-story models nine (9) through fourteen (14) distributed in four (4) different lot types (54'x100', 54'x115', and 64'x100'). Models offered within that pod cover as low as 32 percent (model 9 in lot 54'x115') and as high as 53 percent (model 13 in lot 54'x115'). Within that pod, the primary reason for the lot coverage exceedance is the covered terrace of the home models. For instance on the lot typical plans, both models ten (10) and twelve (12) demonstrate how a supposed option without a covered terrace would fit their allocated typical lots while the only option which includes the covered terrace does not fit on some lots (this is shown for demonstration purposes as no models are being offered without a terrace). As a result of the exceedances, a variance to allow a 53 percent lot coverage is requested for Pod G.

Pod H homeowners will choose from 1-story models one (1) through five (5) located in two (2) different lot types (54'x115', 54'x135'). Models offered within that pod cover as low as 34.7 percent (model 1 in lot 54'x135') and only model five (5) exceeds the lot coverage at 46.8 percent. A variance to allow a maximum 46.8 percent lot coverage is requested for Pod H.

In addition to the above descriptions of the requested variance, it is necessary to emphasize that the other home model options within the pods are below the allowed 44 percent lot coverage. This variance is requested to create the availability of home choices for future residents and maintain the architectural variety that has been the identity of the Woodlands community. It is not expected that a majority of future homeowners will opt to build the models with the largest lot coverage or choose uniform models within the same street. These special circumstances requiring the variance described above apply to 242 out of the 335 proposed lots and a summary of the requested variance per pod is provided in the Property Development Regulations chart provided as sheet SP-1.1 of the application.

Although the Site Plan Amendment is approved administratively, this variance request to increase the permitted low coverage to allow the construction of the fourteen (14) home models requires decision by the City Commission following a recommendation of the Planning and Zoning Board subject to the variance standards from Section 10-5.4(Q)(4), Code of Ordinances:

Section 10-5.4(Q)(4) **Review Standards**

(a) **General Variance Review Standards.** A Variance application shall be approved only if the City Commission reaches each of the following conclusions, based on findings of fact supported by competent, substantial, and material evidence presented at the hearing:

(i) There are special conditions and circumstances (such as topographic conditions or the narrowness, shallowness, or shape of the lot) pertaining to the particular property for which the Variance is sought, that do not generally apply to other property subject to the standard from which the Variance is sought;

Applicant response: Site Plan Resolution 2023-137 has established lot layouts appropriate to both the existing Woodlands homes the proposed development. These lots have been designed to preserve the maximum amount of common open space and avoid negative impacts on the existing homes while providing large quality homes appropriate for the Woodlands community. The future homeowners of this community will have the choice of multiple models per pod. While some models fit on all the lots within their assigned pod, certain models exceed the allowed lot coverage. This would limit the available home choices for the homeowners and only certain models are buildable in those instances. Meeting the forty-four (44) percent lot coverage would require elimination of either a bedroom, patio, garage, or other vital part of the proposed home models. These special circumstances which relate to 242 out of the 335 lots within the proposed development generally do not apply to other

properties and they are necessary to maintain the already established community standards for the Woodlands.

- (ii) The special conditions and circumstances referred to above are not the result of the actions of the landowner;

Applicant response: The special conditions and circumstances referred to above are directly related to the established architectural and open space standards established by the City of Tamarac and the Woodlands community as well as the necessity to retain the existing lot configurations which do not negatively impact the existing Woodlands homes.

- (iii) Because of the special conditions and circumstances referred to above, the literal application of this Code to development of the property for which the Variance is sought would effectively deprive the landowner of rights commonly enjoyed by other properties subject to the standard from which the Variance is sought, and would result in unnecessary and undue hardship on the landowner;

Applicant response: Because of the special conditions and circumstances referred to above, the literal application of the 40% maximum lot coverage requirement per Section 10-2.2(C), Table 10-2.2, would deprive the future homeowners of rights commonly enjoyed by other properties within the Woodlands including but not limited to having a large quality home with adequate yard space, having enough bedrooms, and having multiple model options to choose from.

- (iv) The Variance would not confer any special privilege on the landowner that is denied by law to other similarly situated properties subject to the standard from which the Variance is sought;

Applicant response: The Variance would not confer any special privilege on the Applicant or future landowners that is denied by law to other similarly situated properties. The Variance allows the Applicant to develop the property to provide quality homes that meet the existing standards of the Woodlands community. The Woodlands is known to be a community where there exist large homes with terraces and green spaces. Without the Variance, 242 out of 335 of the lots where the 14 home models are offered by the Applicant would be unbuildable and the Applicant would have to eliminate bedrooms, patios, garages, or other parts of the homes.

The City has approved similar variances in the past, more specifically Planning Board Cases 2-B-15, 8-B-15, and 6-B-16 subject to the General Variance Review Standards.

In Case 2-B-15, for a property zoned R-3, similar to the subject Property, the Planning Board of the City of Tamarac approved a variance for a maximum plot coverage of 50% in lieu of the required 40% maximum plot coverage. For this application, it was necessary to approve this lot coverage variance and other variances due to the property being restricted by surrounding waterways and roadways. This variance was necessary to allow the property to be developed despite the existing constraints of the property which are not normally present in other properties.

In Case 8-B-15, the Planning Board of the City of Tamarac approved a variance for a maximum plot coverage of 50.2% in lieu of the required 30% maximum plot coverage for a R-3 zone property. It was also judged necessary to approve this variance due to the existing Florida Turnpike right-of-way abutting the property, the shape of the property, as well as lakes and other waterways abutting the property. To allow the homes on this property to be buildable, the variance to increase lot coverage was necessary because these special circumstances are unique to this property and not generally applicable to other properties.

In Case 6-B-16, the Planning Board of the City of Tamarac approved a variance to allow a maximum plot coverage of 57% in lieu of the required 40% for a property zoned R-1. In this case, the property is similar to the subject Property due to it being a golf property. Allowing this variance to increase lot coverage was necessary to provide the appropriate homes while keeping the maximum amount of open space and avoid disturbing existing lakes. This variance was required because of the special circumstances surrounding this golf community and these circumstances are not common in other properties.

The subject Property is on a golf course where it contains 335 lots surrounded by lakes and other existing restrictions such as trees, open space to remain, and surrounding existing homes. All three previously mentioned cases relate to the currently requested variance to increase lot coverage because they have similar unique circumstances which are generally applicable to other properties within the City. This special privilege conferred to the other previously listed cases is also applicable to the subject Property subject to the same standards due to the unique circumstances affecting the Property.

- (v) The extent of the Variance is the minimum necessary to allow a reasonable use of the property;

Applicant response: Without the Variance, future homeowners of the new 335 residences in the Woodlands would have a limited choice of homes that are buildable. This would cause pods to be lined up with either one or two of the same home models which would create a uniform neighborhood which is against the existing character of the Woodlands community which houses large homes of different varieties. The extent of the Variance is the minimum necessary to allow reasonable use of the Property.

- (vi) The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;

Applicant response: Allowing for a maximum lot coverage of 53.2 percent in Pod A, 54.9 percent in Pod B, 54.9 percent in Pod C, 54.9 percent in Pod D, 54.9 percent in Pod F North, 54.9 percent in Pod F South, 53 percent in Pod G, and 46.8 percent in Pod H in lieu of the required maximum lot coverage of 44 percent allows for the Applicant to meet the intent of Section 10-2.7- Overlay Zoning Districts of the Code of the Ordinances. More Specifically:

Section 10-2.7(C)(1) outlines the purpose and intent of the regulations provided the Woodlands Overlay District as serving to “preserve the neighborhood character, promote its high quality and appearance, maintain property values and protect the public health, safety and welfare”. The proposed Variance also seeks to create a high-quality community through the types of home models offered and maintaining the open spaces.

Section 10-2.7(C)(2) specifically states that the intent of the Woodlands Overlay district is to “protect the existing aesthetics of the Woodlands community to ensure high-quality development compatible with the surrounding existing development.” The Applicant is providing homes that meet the architectural standards with similar features including home sizes similar to the existing homes within the community.

Section 10-2.7(C)(5) limits the parking and storage of motor vehicles except in approved vehicle use areas including garages. The requested Variance is necessary in many cases to allow enough garage spaces to accommodate up to three (3) vehicles. This would allow for enough parking on the home lots and avoid parking on the streets or swale areas.

As evidenced by Code sections 10-2.7(C)(1), 10-2.7(C)(2), and 10-2.7(C)(5), the Variance is requested to meet the standards of the existing Woodlands community therefore is in harmony with the general purpose and intent of this Code and preserves its spirit.

- (vii) The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare; and

Applicant response: The requested Variance will retain the existing model sizes and large parking garage which will help promote safety by avoiding parking along the roadway. Additionally, the proposed lot coverage increase does not affect the roadways or other areas of the overall development. The increase lot coverage does not affect setbacks, easements, required pervious/impervious space, or other residents within the community.

- (viii) The Variance is consistent with the Comprehensive Plan.

Applicant response: The requested variance is consistent with Future Land Use Policy 8.3 which requires the protection of existing and planned residential areas, including single family neighborhoods, from disruptive land uses and nuisances. The Variance is promoting the continuation of the Woodlands community with the high quality homes that exist today. By allowing the homes to be buildable in the current proposed form, the vacant land of the former Woodlands golf course is utilized in its best use and it avoids illegal, unhealthy and unsightly trash dumping, as well as a new community of homes which will continue to maintain the green spaces in the community.

The Variance is consistent with the Comprehensive Plan Future Land Use Policy 10.2 which requires safe and convenient onsite traffic circulation and adequate of-street parking because it allows the future residents to keep large parking garages in addition to their driveways which prevents their guest from parking along the roadways and disturbing circulation.

The Variance is consistent with Urban Design Element policy 3.3 which states: "The City shall strive to gradually enhance the quality of existing development throughout the City through the review and application of design standards and guidelines, while also being adaptable to reasonable considerations as determined necessary." The requested Variance is a reasonable and necessary consideration which would continue to provide the high-quality homes as exist in the Woodlands today.

CLOSING

Thank you for your consideration of the submitted variance to allow a maximum lot coverage of 53.2 percent in Pod A, 54.9 percent in Pod B, 54.9 percent in Pod C, 54.9 percent in Pod D, 54.9 percent in Pod F North, 54.9 percent in Pod F South, 53 percent in Pod G, and 46.8 percent in Pod H in lieu of the required maximum lot coverage of 44 percent. The requested variance to the Site Plan is consistent with the Land Use and Zoning designation of the Subject Site and is consistent with the development parameters set forth in the Development Agreement. The requested variance to the development is compatible with the existing Woodlands residential community and will allow for much needed improvements to the existing infrastructure improvements and community amenities. The development will create new desirable neighborhoods, will expand the City's tax base and be an efficient use of land that would otherwise be underutilized.

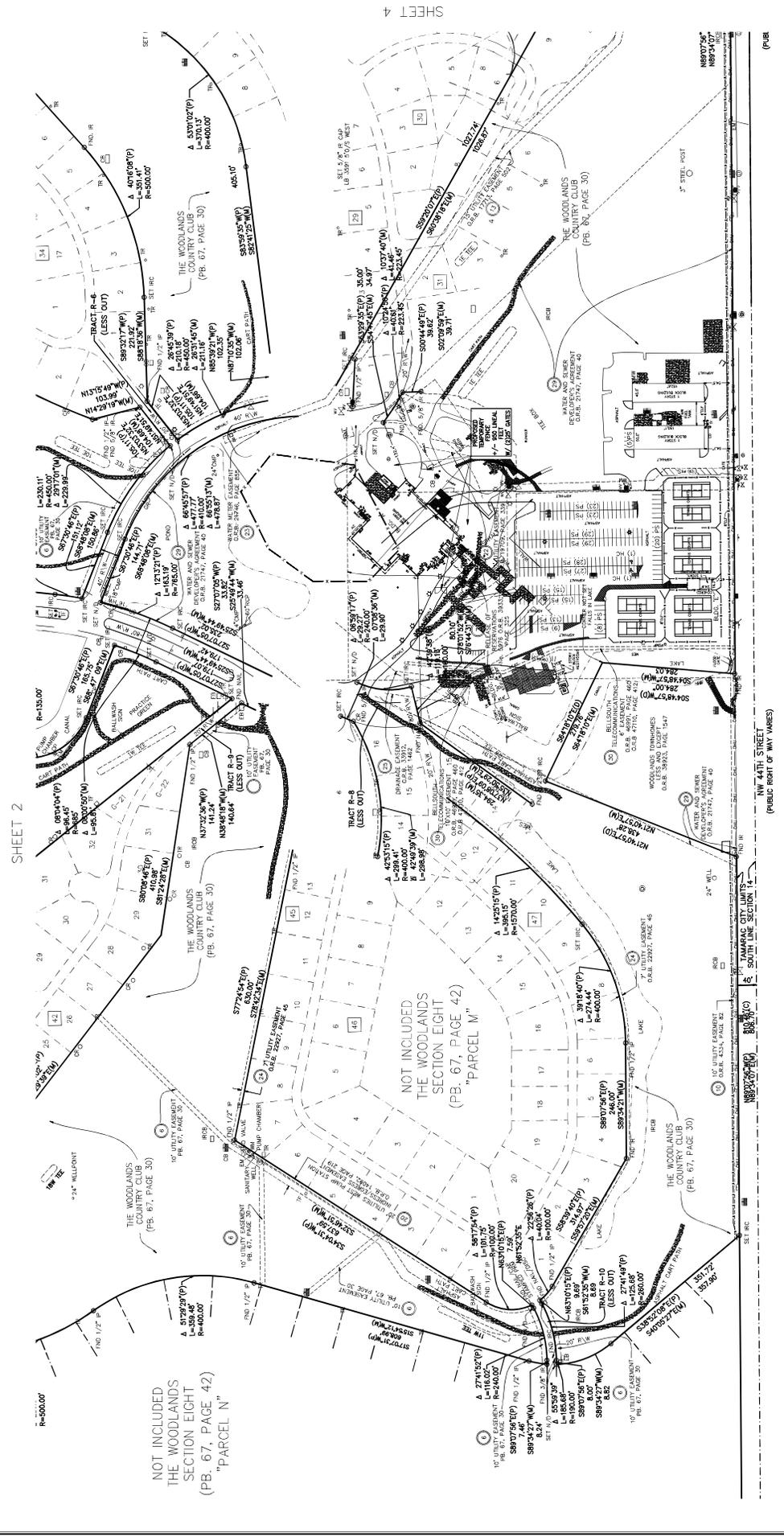
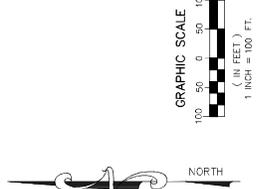
DATE	BY
6/27/2023	CE
02/12/2020	RF
APPROVED FOR THE BOARD OF DIRECTORS (04/09/20)	
REVISIONS	
REF NAME: WOODLANDS	

CAULFIELD & WHEELER, INC.
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADYS ROAD - SUITE 100
 LOS ANGELES, CALIFORNIA 90045
 PHONE (562) 592-1991 / FAX (562) 750-4532

THE WOODLANDS COUNTRY CLUB
 ALTA/NSPS SURVEY

DATE	9/21/2023
DRAWN BY	BLE
CHECKED BY	ELEC.
SCALE	1"=100'

JOB #	7924
SHEET	3
OF 7 SHEETS	



SHEET 2

SHEET 4

NOT INCLUDED
 THE WOODLANDS
 SECTION EIGHT
 (PB. 67, PAGE 42)
 "PARCEL N"

NW 44TH STREET
 (PUBLIC RIGHT OF WAY WARES)

SECTION 14
 SOUTH LINE SECTION 14

(P/B)

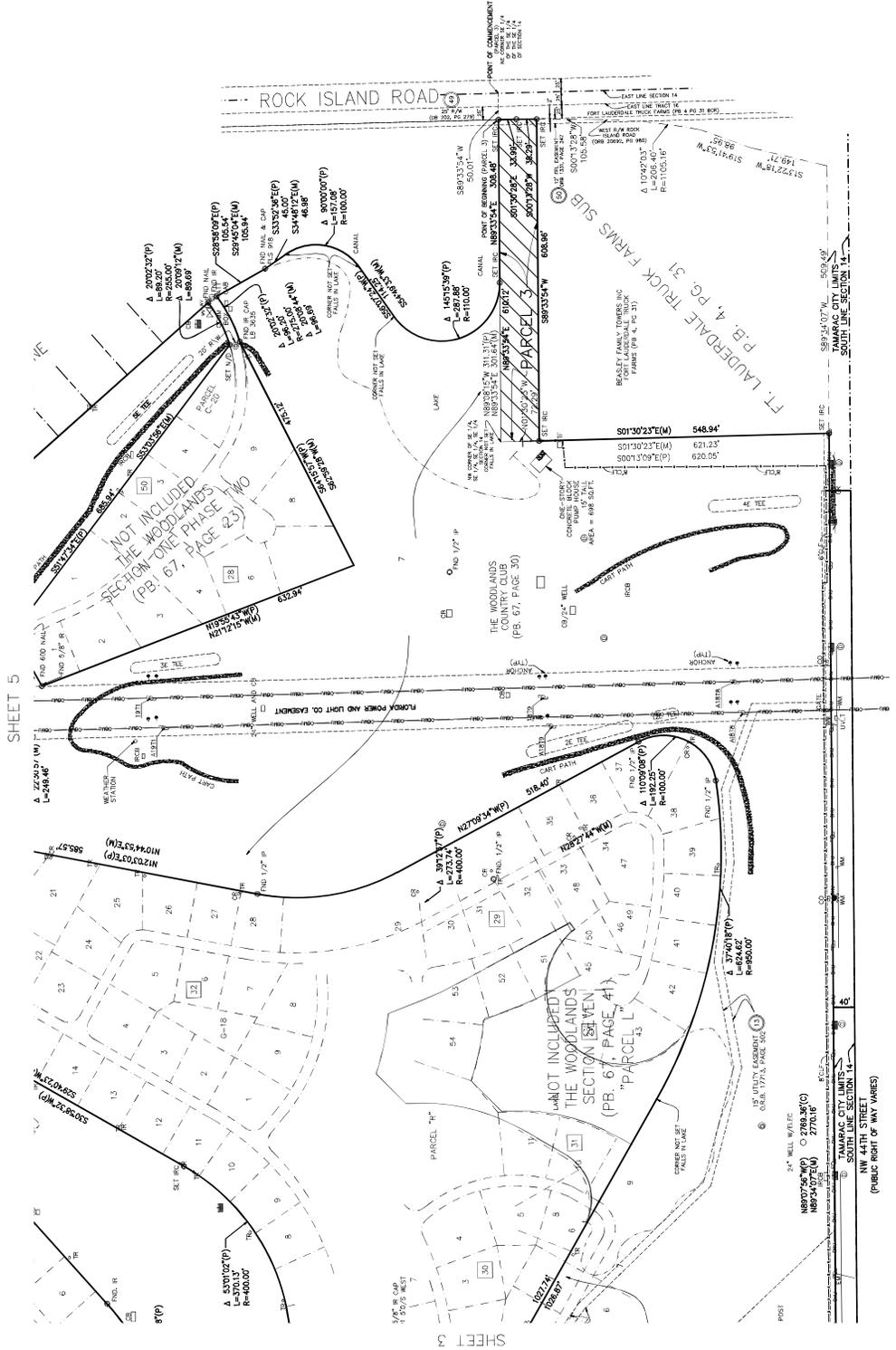
DATE	BY
8/27/2023	CE
02/17/2023	RF
ACCEPTED BY: KIMBERLY FENCIBARTER (COUNCILOR)	
REVISIONS	
REF: MAPS: WOODLANDS	

CAULFIELD & WHEELER, INC.
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 7500 GLADYS ROAD - SUITE 100
 ROCK ISLAND, ILLINOIS 63404
 PHONE (636) 592-1991 / FAX (636) 750-1552

THE WOODLANDS COUNTRY CLUB
 ALTA/NSPS SURVEY

DATE	9/21/2023
DESIGNED BY	RF
DRAWN BY	RF
SCALE	1"=100'

JOB #	7924
SHEET	4
OF	7 SHEETS



SHEET 5

SHEET 3

NOT INCLUDED
 THE WOODLANDS
 SECTION ONE PHASE
 (PB. 67, PAGE 23)

NOT INCLUDED
 THE WOODLANDS
 SECTION EIGHTEEN
 (PB. 67, PAGE 41)

NW 44TH STREET
 (PUBLIC RIGHT OF WAY VARIES)

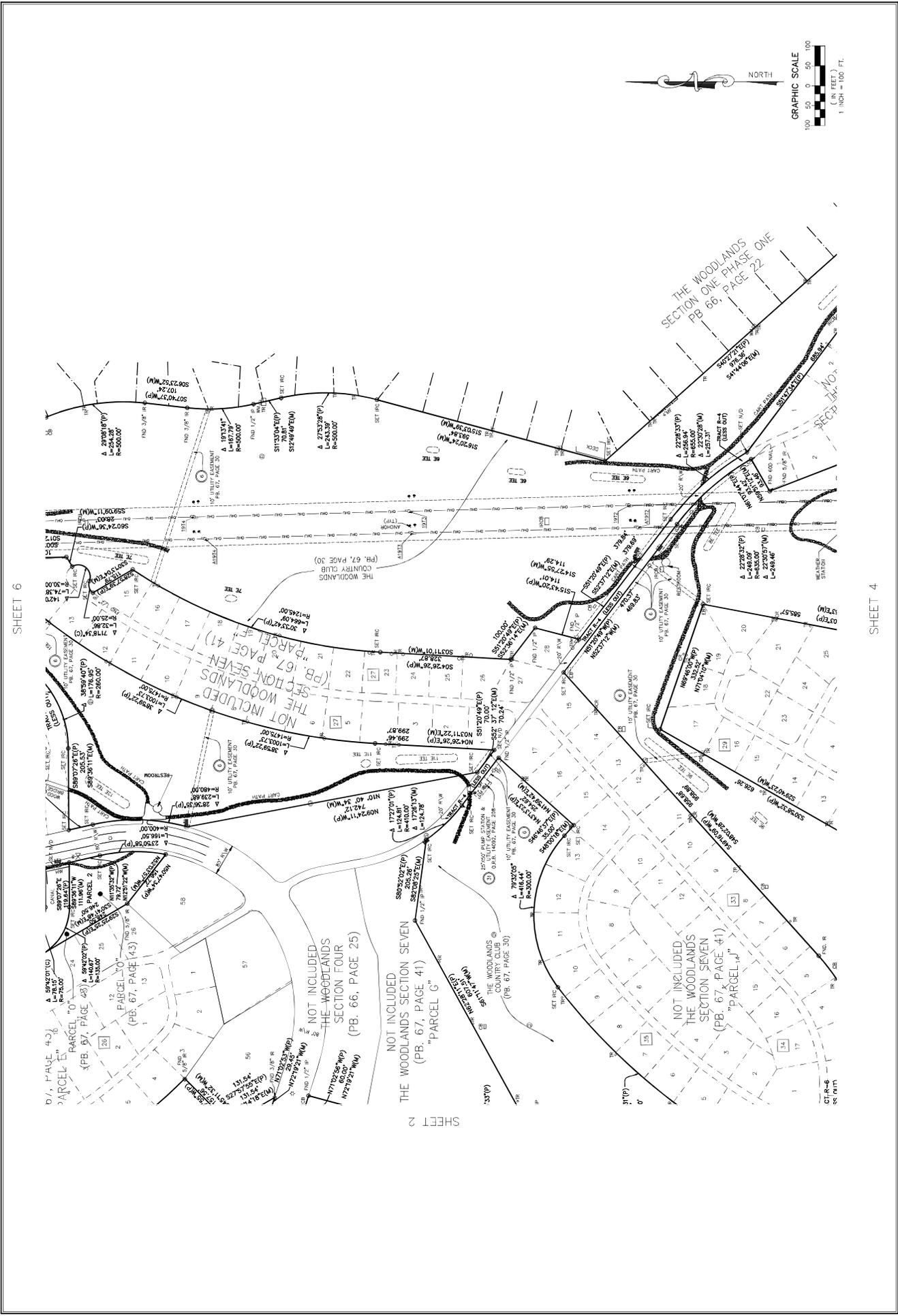
DATE	9/21/2023
DESIGNED BY	BJE
DRAWN BY	BJE
SCALE	1"=100'
PROJECT	ALTA/NSPS SURVEY
CITY	THE WOODLANDS COUNTRY CLUB
DATE	02/17/2023
BY	

CAULFIELD & WHEELER, INC.
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 LANDSCAPE ARCHITECTURE - SURVEYING
 7500 GLADES ROAD - SUITE 100
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 PHONE (561) 592-1991 / FAX (561) 750-1652

THE WOODLANDS COUNTRY CLUB
 ALTA/NSPS SURVEY

DATE	9/21/2023
DESIGNED BY	BJE
DRAWN BY	BJE
SCALE	1"=100'
PROJECT	ALTA/NSPS SURVEY
CITY	THE WOODLANDS COUNTRY CLUB

JOB #	7924
SHEET	5
OF	7 SHEETS



SHEET 6

SHEET 4

SHEET 2

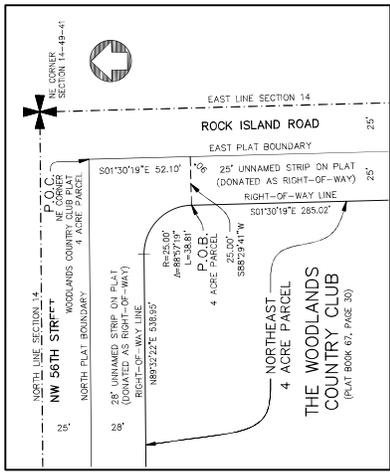
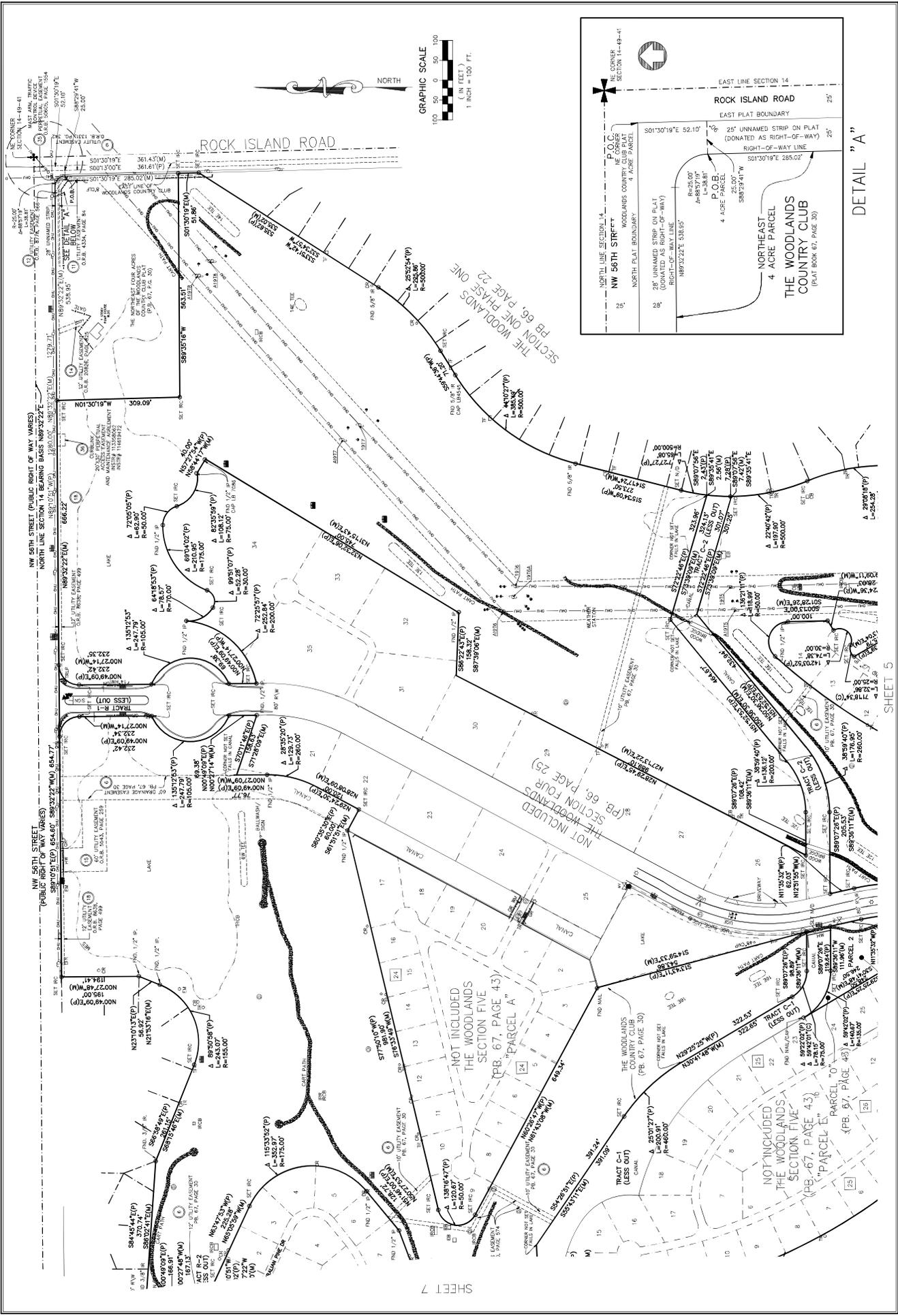
DATE	BY
6/27/2020	CE
07/27/2020	RF
APPROVED FOR THE BOARD OF DIRECTORS (04/08/2020)	
REVISIONS	
SEE NAME WOOLANDS	

CAULFIELD & WHEELER, INC.
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 LANDSCAPE ARCHITECTURE - SURVEYING
 7000 GLADYS ROAD - SUITE 100
 ROCK ISLAND, ILLINOIS 63404
 PHONE (636) 392-1991 / FAX (636) 750-4552

THE WOOLANDS COUNTRY CLUB
 ALTA/NSPS SURVEY

DATE	9/21/2023
DEVELOPER	BLC
DATE	11-10-07
SCALE	1"=100'

JOB #	7924
SHEETS	6
OF	7 SHEETS



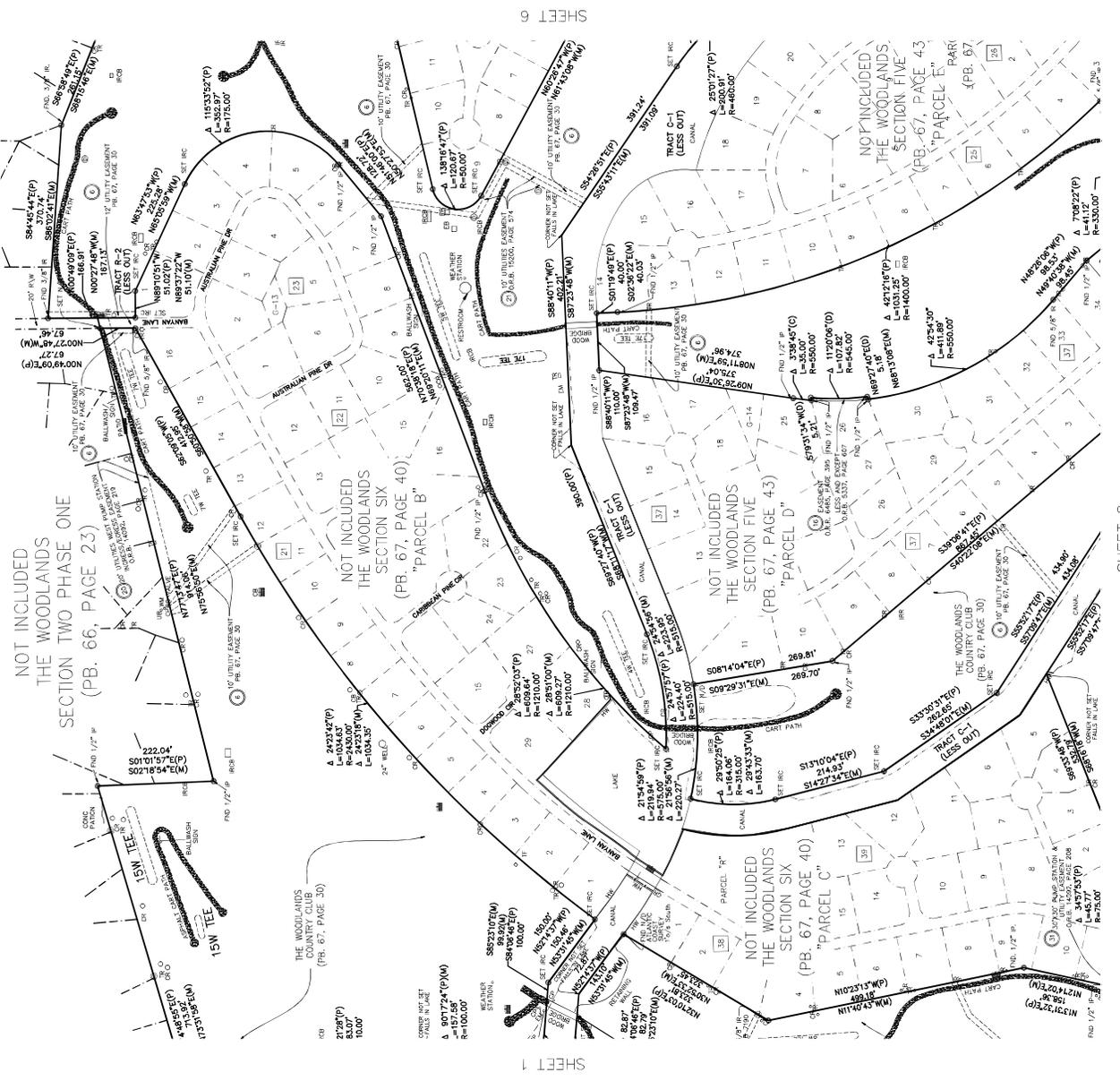
DATE	9/21/2023
DESIGNED BY	BLE
CHECKED BY	ELEC.
SCALE	1"=100'
JOB #	7924
SHEET	7
OF	7 SHEETS

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING & SURVEYING
 LANGSCAPE ARCHITECTURE - SURVEYING
 7500 GLADYS ROAD - SUITE 100
 FORT RUCKEN, TEXAS 75041
 PHONE (504) 592-1591 / FAX (504) 750-1552

THE WOODLANDS COUNTRY CLUB
 ALTA/NSPS SURVEY

DATE	9/21/2023
DESIGNED BY	BLE
CHECKED BY	ELEC.
SCALE	1"=100'
JOB #	7924
SHEET	7
OF	7 SHEETS

DATE	9/21/2023
DESIGNED BY	BLE
CHECKED BY	ELEC.
SCALE	1"=100'
JOB #	7924
SHEET	7
OF	7 SHEETS



SHEET 6

SHEET 1

SHEET 2

*This instrument prepared by
and when recorded return to:*

Randy Barcelo, Esq.
Stearns Weaver Miller
Weissler Alhadef & Sitterson, P.A.
2020 Salzedo Street, Suite 300
Coral Gables, FL 33134

Folio Number: 4941-14-01-0021

32110A2766ME

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed as of July 2, 2024 by **WOODLANDS FUND HOLDINGS, LP**, a Delaware limited partnership ("Grantor") whose address is 2850 Tigertail Avenue, Suite 701, Miami FL 33133, and is delivered to **WOODLANDS CLUB HOLDINGS, L.L.P.**, a Delaware limited liability limited partnership ("Grantee"), whose address is 2850 Tigertail Avenue, Suite 701, Miami FL 33133.

Grantor, for and in consideration of the sum of TEN & NO/100 DOLLARS (\$10.00) and other good and valuable consideration, paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells, and conveys to Grantee and Grantee's successors and assigns forever, that certain parcel of land, situate, lying and being in Broward County, Florida, described in **Exhibit "A"** attached hereto and made a part hereof (the "Property");

Together with all rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto.

To Have and To Hold the same in fee simple forever.

The conveyance of the property is made subject to all of the Permitted Exceptions described in **Exhibit "B"** attached hereto and made a part hereof but this conveyance shall not serve to reimpose same.

Grantor covenants with Grantee that at the time of delivery of this Special Warranty Deed, except for the Permitted Exceptions, the Property is free of any encumbrance made by Grantor, and Grantor specially warrants the title to the Property, and will defend it against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

EXECUTIONS APPEAR ON FOLLOWING PAGE.



Grantor has duly executed this instrument as of the day and year first written above.

Signed, sealed and delivered in the presence of

[Signature]
Signature of Witness 1

Christine Perez
Print Name of Witness 1

2850 Tigertail Ave #701

Miami, FL 33133
Address of Witness 1

[Signature]
Signature of Witness 2

Eric Martinez
Print Name of Witness 2

2850 Tigertail Ave #701

Miami, FL 33133
Address of Witness 2

GRANTOR:

WOODLANDS FUND HOLDINGS, LP
a Delaware limited partnership

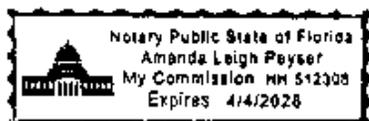
By: [Signature]
Name: Arnaud Karsenti
Title: Authorized Person

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument acknowledged before me by means of physical presence or online notarization this 18 day of June, 2024, by Arnaud Karsenti, as an Authorized Person of **WOODLANDS HOLDINGS FUND, LP**, a Delaware limited partnership, who is personally known to me or presented _____ as identification.

Notary Stamp/Seal:

Notary Signature: Amanda Leigh Peyser
Notary Print: Amanda Leigh Peyser
Notary Public State of Florida
Commission No.: HH 512308



My Commission Expires: April 4, 2024

Exhibit "A"

Legal Description of the Property

A PORTION OF TRACT 16, OF SECTION 14, TOWNSHIP 49 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF OF FORT LAUDERDALE TRUCK FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 14; THENCE SOUTH 89°33'54" WEST, A DISTANCE OF 50.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROCK ISLAND ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 20692, PAGE 980 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°30'28" EAST, A DISTANCE OF 33.99 FEET; THENCE, SOUTH 00°13'28" WEST, A DISTANCE OF 38.29 FEET; THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°33'54" WEST, A DISTANCE OF 608.96 FEET; THENCE, NORTH 01°30'23" WEST, A DISTANCE OF 72.29 FEET; THENCE, NORTH 89°33'54" EAST, A DISTANCE OF 610.12 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN SECTION 14, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. Easement granted to Broward County by Deed recorded in Deed Book 202, Page 279, of the Public Records of Broward County, Florida.
3. Easement granted to Florida Power & Light Company recorded October 3, 1958 in Official Records Book 1331, Page 342, of the Public Records of Broward County, Florida.
4. Notice of Establishment of the Woodland Section 9 Community Development District recorded April 24, 2024, under Instrument No. 119532045.

*This instrument prepared by
and when recorded return to:*

Randy Barcelo, Esq.
Stearns Weaver Miller
Weissler Alhadeff & Sitterson, P.A.
2020 Salzedo Street, Suite 300
Coral Gables, FL 33134

Folio Numbers:
494114-07-0010 (portion of)
494114-11-1260
32110A2966MC

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed as of July *2*, 2024 by **CLUBLINK US LLC**, a Delaware limited liability company ("Grantor"), whose address is 15675 Dufferin Street, King City, Ontario, Canada K7B 1K5, and is delivered to **WOODLANDS CLUB HOLDINGS, LLLP**, a Delaware limited liability limited partnership ("Grantee"), whose address is 2850 Tigertail Avenue, Suite 701, Miami FL 33133.

Grantor, for and in consideration of the sum of TEN & NO/100 DOLLARS (\$10.00) and other good and valuable consideration, paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells, and conveys to Grantee and Grantee's successors and assigns forever, that certain parcel of land, situate, lying and being in Broward County, Florida, described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**");

Together with all rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto.

To Have and To Hold the same in fee simple forever.

The conveyance of the property is made subject to all of the Permitted Exceptions described in **Exhibit "B"** attached hereto and made a part hereof but this conveyance shall not serve to reimpose same.

Grantor covenants with Grantee that at the time of delivery of this Special Warranty Deed, except for the Permitted Exceptions, the Property is free of any encumbrance made by Grantor, and Grantor specially warrants the title to the Property, and will defend it against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

EXECUTIONS APPEAR ON FOLLOWING PAGE.

WJD

Exhibit "A"

Legal Description of the Property

PARCEL 1:

ALL OF WOODLANDS COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT PARCELS, A, B, C, D, E, F, G, H, I, J, L, M, AND N, TRACTS R-1 THROUGH R-11, INCLUSIVE, TRACTS C-1, C-2 AND C-3 AND TRACT L-1, ALL OF THE 25-FOOT WIDE UNNAMED TRACT ABUTTING THE EAST LINE OF SAID PLAT AND ALL OF THE 28-FOOT WIDE UNNAMED TRACT ABUTTING THE NORTH LINE OF SAID PLAT, AND FURTHER LESS AND EXCEPT THOSE PORTIONS INCLUDED IN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 5337, PAGE 607, OFFICIAL RECORDS BOOK 12713, PAGE 821 AND OFFICIAL RECORDS BOOK 38923, PAGE 1547, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE NORTHEAST FOUR ACRES OF WOODLANDS COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF WOODLANDS COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID WOODLANDS COUNTRY CLUB PLAT, SOUTH $01^{\circ}30'19''$ EAST A DISTANCE OF 52.10 FEET; THENCE SOUTH $88^{\circ}29'41''$ WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $01^{\circ}30'19''$ EAST A DISTANCE OF 285.02 FEET; THENCE SOUTH $89^{\circ}35'16''$ WEST A DISTANCE OF 563.51 FEET; THENCE NORTH $01^{\circ}30'19''$ WEST A DISTANCE OF 309.09 FEET; THENCE NORTH $89^{\circ}32'22''$ EAST A DISTANCE OF 538.95 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $88^{\circ}57'19''$; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.81 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN SECTION 14, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.

PARCEL 2:

Parcel "O", THE WOODLANDS SECTION FIVE, according to the plat thereof, as recorded in Plat Book 67, Page 43, of the Public Records of Broward County, Florida.

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. 10 foot Utility Easements shown on the East side of the Plat near Plat Book 66, Page 22, and 10 foot Utility Easements shown near Tracts A, B, C, D, E, F, H, I, J, L, M, N, C-1, R-9, and R-11 on the Plat of THE WOODLANDS COUNTRY CLUB as recorded in Plat Book 67, Page 30, which plat contains the following dedication: "The Streets, Roads and Easements are hereby dedicated to the perpetual use of the public for proper purposes". (As to Parcel 1)
3. Reservations for canal and drainage contained in Deed No. 590 from the Board of Commissioners of the Everglades Drainage District dated August 12, 1919, filed September 13, 1919 in Deed Book 10, Page 74, of the Public Records of Broward County, Florida; as affected by release of a portion of the subject lands in that certain Release of Reservations No. 5976 recorded May 19, 1969 in Official Records Book 3933, Page 325, as affected by release of a portion of the subject lands in that certain Release of Reservations No. 18934 recorded October 11, 2023 under Instrument No. 119159379. (As to Parcels 1 and 2)
4. Right Of Way Agreement in favor of Florida Power & Light recorded in Deed Book 810, Page 396.
5. Easement granted to Florida Power and Light Company, filed October 26, 1970 in Official Records Book 4334, Page 82.
6. Easement granted to Florida Power and Light Company, filed October 26, 1970 in Official Records Book 4334, Page 84, as affected by Subordination of Utility Interests recorded November 7, 2013 in Official Records Book 50319, Page 1514.
7. Easement granted to Florida Power and Light Company, filed July 25, 1990 in Official Records Book 17616, Page 69; re-recorded August 29, 1990 in Official Records Book 17713, Page 502. (As to Parcel 1)
8. Easement granted to The City of Tamarac filed November 30, 1973 in Official Records Book 5543, Page 259. (As to Parcel 1)
9. Drainage Easement in favor of Broward County filed June 1, 1977 in Official Records Book 7051, Page 39; re-recorded in Official Records Book 7063, Page 42. (As to Parcel 1)
10. Easement granted to The City of Tamarac filed December 27, 1979 in Official Records Book 8638, Page 499. (As to Parcel 1)
11. Utility Easement granted to The City of Tamarac filed in Official Records Book 11735, Page 492. (As to Parcel 1)
12. Tamarac Utilities West Pump Station Ingress/Egress Easement in favor of The City of Tamarac filed January 20, 1987 in Official Records Book 14092, Page 219. (As to Parcel 1)

13. Drainage Easement granted to The City of Tamarac filed in Official Records Book 15200, Page 574. (As to Parcel 1)
14. Tamarac Utilities West Water and Sewer Utility Easement in favor of The City of Tamarac filed July 24, 1992 in Official Records Book 19709, Page 339. (As to Parcel 1)
15. Tamarac Utilities West Water and Sewer Utility Easement in favor of The City of Tamarac filed February 10, 1994 in Official Records Book 21746, Page 855. (As to Parcel 1)
16. Deed of Easement in favor of Southern Bell Telephone and Telegraph Company filed December 12, 1994 in Official Records Book 22927, Page 45. (As to Parcel 1)
17. City of Tamarac Drainage Easement for Woodlands Drainage Improvement Project filed October 8, 2002 in Official Records Book 33912, Page 1462. (As to Parcel 1)
18. Encroachment Agreement filed March 30, 1992 in Official Records Book 19316, Page 688. (As to Parcel 1)
19. Water and Sewer Developer's Agreement filed January 13, 1993 in Official Records Book 20269, Page 955. (As to Parcel 1)
20. Water and Sewer Developer's Agreement filed February 10, 1994 in Official Records Book 21747, Page 40. (As to Parcel 1)
21. Easement granted to BellSouth Telecommunications, Inc., a Georgia corporation, d/b/a AT&T Florida, filed April 5, 2010 in Official Records Book 46991, page 460, re-recorded May 26, 2010 in Official Records Book 47110, page 412. (As to Parcel 1)
22. Pump Station and Utility Easement filed January 20, 1987 in Official Records Book 14092, page 208. (As to Parcel 1)
23. Perpetual Access Easement and Maintenance Agreement by and between Clublink US Corporation and City of Tamarac, Florida, recorded November 19, 2015 in Official Records Instrument No. 113358062, and Corrected Perpetual Access Easement and Maintenance Agreement recorded September 22, 2017 in Official Records Instrument No. 114619472, of the Public Records of Broward County, Florida. (As to Parcel 1)
24. Ordinance No. 2019-19 recorded in Official Records Book 49096, Page 1519. (As to Parcel 2)
25. Notice of Establishment of the Woodland Section 9 Community Development District recorded April 24, 2024, under Instrument No. 119532045.

*This instrument prepared by
and when recorded return to:*

Randy Barcelo, Esq.
Stearns Weaver Miller
Weissler Alhadeff & Sitterson, P.A.
2020 Salzedo Street, Suite 300
Coral Gables, FL 33134

Folio Number: 4941 14 04 0010

3211042766MC

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed as of July 2, 2024 by CLUBLINK US LLC, a Delaware limited liability company ("Grantor"), whose address is 15675 Dufferin Street, King City, Ontario, Canada K7B 1K5, and is delivered to WOODLANDS 2 HOLDINGS, LLC, a Delaware limited liability company ("Grantee"), whose address is 2850 Tigertail Avenue, Suite 701, Miami FL 33133.

Grantor, for and in consideration of the sum of TEN & NO/100 DOLLARS (\$10.00) and other good and valuable consideration, paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells, and conveys to Grantee and Grantee's successors and assigns forever, that certain parcel of land, situate, lying and being in Broward County, Florida, described in Exhibit "A" attached hereto and made a part hereof (the "Property");

Together with all rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto.

To Have and To Hold the same in fee simple forever.

The conveyance of the property is made subject to all of the Permitted Exceptions described in Exhibit "B" attached hereto and made a part hereof but this conveyance shall not serve to reimpose same.

Grantor covenants with Grantee that at the time of delivery of this Special Warranty Deed, except for the Permitted Exceptions, the Property is free of any encumbrance made by Grantor, and Grantor specially warrants the title to the Property, and will defend it against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

EXECUTIONS APPEAR ON FOLLOWING PAGE.

1/5

Exhibit "A"

Legal Description of the Property

A PORTION OF LOT 1 OF THE WOODLANDS, SECTION THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

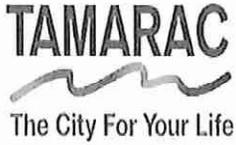
COMMENCING AT THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH 71°56'06" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 10.00 FEET; THENCE SOUTH 73°20'07" WEST, A DISTANCE OF 21.00 FEET; THENCE SOUTH 32°41'01" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 09°10'22" WEST, A DISTANCE OF 24.00 FEET TO AN INTERSECTION WITH AN ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID POINT BEING FURTHER DESCRIBED AS BEING THE CORNER LINE OF SAID LOT 1; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, AND WHOSE RADIIUS POINT BEARS NORTH 09°35'58" EAST FROM THE LAST DESCRIBED POINT, AN ARC DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, RECORDED IN C.R. BOOK 451, PAGES 5 AND 6.

FILE NUMBER, 4941-14-04-0010

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.



LOCAL PUBLICATION AGENCY FEE AFFIDAVIT

Recovery of cost of public notification fees in local publication advertisements:

There is hereby imposed a fee for all site specific projects which will be processed through the Quasi-Judicial hearing process therefore requiring additional public notification in local publication. The fee(s) associated with these publications will be determined at a later date and the applicant will be notified of the associated fee(s) by invoice from our Financial Services Department, when deemed necessary by the Director of Community Development. Such fee shall be equal in amount to the actual costs, as determined by the by the City's outside local publication agency.

THIS FORM MUST BE COMPLETED AND RETURNED AT THE TIME OF SUBMITTAL.

SIGNATURE OF DESIGNATED AGENT:

[Handwritten signature in blue ink]

Michael Nunziata, Authorized Representative
(Print Name of Designated Agent)

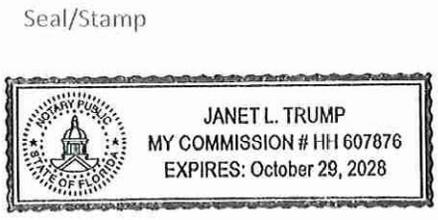
ADDRESS AND PHONE NO. OF DESIGNATED AGENT:
699 N Federal Highway Suite 450
Fort Lauderdale, FL 33304

Phone: 954.669.1300
Fax:

STATE OF: Florida
COUNTY OF: Broward

The forgoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 8th day of August, 2025, by Michael Nunziata, the owner of the property, who is personally known to me or has produced identification (type of identification) and who (did/did not) take an oath.

My Commission Expires: 10/29/2028
Type or print name of Notary: Janet L. Trump
699 N. Federal Hwy, Suite 450
Fort Lauderdale, FL 33304



**ACTION BY WRITTEN CONSENT
OF THE GENERAL PARTNER OF
WOODLANDS CLUB HOLDINGS, LLLP
a Delaware limited liability company**

September 27, 2023

The undersigned, being the general partner of Woodlands Club Holdings, LLLP (the "Company"), acting pursuant to the authority of the Limited Liability Limited Partnership Agreement of the Company permitting such action to be taken, hereby adopts the following resolution by written consent without a meeting:

WHEREAS, 13th Floor Woodlands HB GP, LLC, a Delaware limited liability company (the "General Partner"), is the sole general partner for the Company; and

WHEREAS, 13th Floor HB Sponsor, LLC, a Delaware limited liability company, is the sole general member of the General Partner; and

WHEREAS, in connection with the development of the Property as defined in the Limited Liability Limited Partnership Agreement of the Company, the General Partner, on behalf of the Company, may be required to submit zoning applications, development orders, consent forms, plats, land development permits, building permits, workforce housing covenants, time extensions, and Community Development District ("CDD") documents to various government [and quasi] agencies with jurisdiction over the Property for the zoning, entitlement, permitting, development, and operation of the Property (the "Approved Documents")

NOW THEREFORE, BE IT

RESOLVED, that the General Partner hereby approves, confirms and ratifies the Approved Documents; and it is further

RESOLVED, that Arnaud Karsenti and Michael Nunziata (each an "Authorized Person"), on behalf of the General Partner, be and hereby is authorized, empowered and directed, in the name and on behalf of the Company, acting singly, to execute and deliver, in such form and upon such terms and conditions as shall be approved by the General Partner, and to cause to be performed the Company's obligations under the Approved Documents, and such other agreements, instruments or documents related thereto, as shall be approved by the person executing the same, with such modifications and additional provisions as the Authorized Person, acting on behalf of the Company, may deem advisable, necessary or appropriate, all of the Approved Documents, executed and delivered as aforesaid to be and constitute the acts and obligations of the Company, the General Partner hereby ratifying and confirming the acts of the Authorized Person, acting on behalf of the Company, executing and delivering all of such documents and instruments, irrespective of whether such acts were performed before or subsequent to the date of the adoption hereof; provided, however, that such Approved Documents are in accordance with the pre-development budget, and that none of the changes, modifications, and additional provisions shall materially alter the Approved Documents; and it is further

RESOLVED, that notwithstanding anything to the contrary herein, no Authorized Person will be authorized to file for building permits or make payments for building permits

and impact fees without the affirmative approval of the General Partner, and that such authorization will not modify or amend any of the controls or approvals required of the General Partner under the LLLPA; and it is further

RESOLVED, that the Authorized Person be, and is hereby authorized to take such action from time to time on behalf of the Company, as he may deem necessary, advisable or proper in order to carry out and perform the obligations of the Company under the Approved Documents, and under any other confirmations, agreements, and documents executed and delivered by such Authorized Person, on behalf of the Company, pursuant to or in connection with the Approved Documents; and it is further

RESOLVED, that the Authorized Signatory's authority under this consent will continue until such time that the General Partner, in its sole discretion, deems it necessary and appropriate to rescind the authority granted to an Authorized Signatory under this consent; and it is further

GENERAL AUTHORIZATION

RESOLVED, that the General Partner of the Company be, and hereby is, authorized and directed to execute, make, verify, acknowledge, deliver, file and record any and all applications, certificates, instruments, agreements and documents and to take any and all other action as may be necessary or desirable in the judgment of the General Partner in order to carry out the intent and purposes of the foregoing resolutions, the execution the General Partner of any such document to be conclusive evidence of the General Partner's authority to act in accordance with these resolutions; and it is further

RESOLVED, that any and all action taken by the General Partner prior to the date hereof on behalf of the Company and in furtherance of the transactions contemplated by the foregoing resolutions are in all respects ratified, confirmed, and approved by the General Partner as the acts and deeds of the Company, and shall be conclusively deemed to be such acts and deeds for all purposes; and it is further

RESOLVED, that this document may be executed in multiple counterparts, each of which shall be an original but all of which together shall constitute but one and the same agreement and that this document may be executed by facsimile or e-mail "pdf copy and such signatures shall be treated as originals for all purposes.

[Signature page follows.]

IN WITNESS WHEREOF, the undersigned has executed this Written Consent of the General Partner of Woodlands Club Holdings, LLLP, effective as of the date first written above.

GENERAL PARTNER:

13th Floor Woodlands HB GP, LLC
a Delaware limited liability company

By: 13th Floor HB Sponsor, LLC, a Delaware limited liability company, its sole member

By:  _____

Name: Arnaud Karsenti

Title: Manager

Site Data

Gross Site Area 275.46 acres

Residential Pod Data

Total Area 165.53 acres
Existing Land Use Commercial Recreation
Existing Zoning Recreation (RC)
Proposed Land Use Low 5 Residential
Proposed Zoning
 Pods A-F, H (115.86 acres) Residential Estate (RE)
 Pod G (49.67 acres) Two-Family Residential (R2)
Total Dwelling Units 398 DU
Total Density 2.4 DU/Ac.

Open Space Parcel Data

Total Area 109.93 acres
Land Use Commrcial Recreation
Zoning Recreation (RC)
 Open Space 1 XX acres
 Open Space 2 XX acres
 Open Space 3 XX acres
 Open Space 4 XX acres
 Open Space 5 XX acres
 Open Space 6 XX acres
 Open Space 7 XX acres
 Open Space 8 XX acres
 Open Space 9 XX acres
 Open Space 10 XX acres
 Open Space 11 XX acres
 Open Space 12 XX acres
 Open Space 13 XX acres

Property Development Regulations - August 2025

Off of Lot Typ

Pod	Zoning District	Estimated Dwelling Units	Minimum Lot Dimension Required	Minimum Lot Size Required	Minimum Building Front Setback Required	Minimum Building Front Setback Provided*	Minimum Building Side Setback Required	Minimum Building Side Setback Provided*	Minimum Building Rear Setback Required**	Minimum Building Rear Setback Provided*	Maximum Lot Coverage (Roofed Area) Permitted***	Maximum Lot Coverage (Roofed Area) Provided*	Total Maximum Impervious/Minimum Pervious Permitted	Total Maximum Impervious/Minimum Pervious Provided*
A	RE	19	70' x 115'	8,050 sf	20'	20'	6.75'	6.75'	15'	15'	44%	52.2%	70%/30%	60.4%/39.6%
B	RE	1	54' x 100'	5,400 sf	20'	20'	6.75'	6.75'	15'	15'	44%	46.8%	70%/30%	54.4%/45.6%
B	RE	27	54' x 115'	6,210 sf	20'	20'	6.75'	6.75'	15'	15'	44%	54.9%	70%/30%	61.5%/38.5%
B	RE	5	70' x 100'	7,000 sf	20'	20'	6.75'	6.75'	15'	15'	44%	39.5%	70%/30%	49.2%/50.8%
B	RE	3	70' x 115'	8,050 sf	20'	20'	6.75'	6.75'	15'	15'	44%	55.2%	70%/30%	60.4%/39.6%
C	RE	1	54' x 100'	5,400 sf	20'	20'	6.75'	6.75'	15'	15'	44%	46.8%	70%/30%	54.4%/45.6%
C	RE	30	54' x 115'	6,210 sf	20'	20'	6.75'	6.75'	15'	15'	44%	54.9%	70%/30%	61.5%/38.5%
D	RE	3	54' x 100'	5,400 sf	20'	20'	6.75'	6.75'	15'	15'	44%	46.8%	70%/30%	54.4%/45.6%
D	RE	24	54' x 115'	6,210 sf	20'	20'	6.75'	6.75'	15'	15'	44%	54.9%	70%/30%	61.5%/38.5%
F-North	RE	27	54' x 115'	6,210 sf	20'	20'	6.75'	6.75'	15'	15'	44%	54.9%	70%/30%	61.5%/38.5%
F-North	RE	6	70' x 100'	7,000 sf	20'	20'	6.75'	6.75'	15'	15'	44%	39.5%	70%/30%	49.2%/50.8%
F-South	RE	4	54' x 100'	5,400 sf	20'	20'	6.75'	6.75'	15'	15'	44%	46.8%	70%/30%	54.4%/45.6%
F-South	RE	26	54' x 115'	6,210 sf	20'	20'	6.75'	6.75'	15'	15'	44%	54.9%	70%/30%	61.5%/38.5%
G	RE	72	54' x 100'	5,400 sf	20'	20'	6.75'	6.75'	15'	15'	44%	50.6%	70%/30%	58.3%/41.7%
G	RE	55	54' x 115'	6,210 sf	20'	20'	6.75'	6.75'	15'	15'	44%	53.0%	70%/30%	60%/40%
H	RE	16	64' x 100'	6,400 sf	20'	20'	6.75'	6.75'	15'	15'	44%	40.8%	70%/30%	50.3%/49.7%
H	RE	1	54' x 115'	5,400 sf	20'	20'	6.75'	6.75'	15'	15'	44%	46.7%	70%/30%	47.3%/52.7%
H	RE	15	54' x 135'	6,210 sf	20'	20'	6.75'	6.75'	15'	15'	44%	46.8%	70%/30%	52.4%/47.6%

335 Total DUs

ARE NEVER BUILDING PREVIOUS APPROVED HOMES

* Calculations based on typical lot. Values may vary based on lot configuration, and post-purchase owner improvements, but will not exceed the minimum setbacks, maximum lot coverage permitted and/or the total maximum impervious/minimum pervious area permitted.

** Lots Adjacent to RC Zoning or Water Bodies: Minimum 8' Building Rear Setback. Applicable lots indicated on Site Plan with asterisk.

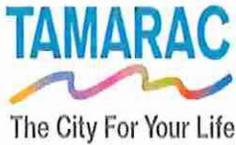
*** Lot Coverage includes all roofed structures including covered patios, regardless of walls, but excludes uncovered patios or open mesh screen patios.

Notes: Pool, Pool Deck, Hot Tub or Spa are required a minimum 5' side and rear setback and will be permitted separately.

Notes: Mechanical Equipment, including A/C units: Not permitted within required setbacks.

Note: The lot coverage percentage provided are a worst case outlier.

Note: All homes will adhere to be constructed will adhere to the minimum required setbacks (Front: 20', Side 6.75', Rear 15', Adjacent to RC Zoning and Water Bodies 8')



PROPERTY OWNER CONSENT DESIGNATION OF AGENT FOR QUASI-JUDICIAL PROCEEDINGS

DATE: 8/12/2025

PROJECT NAME: Woodlands Country Club

IN THE MATTER OF: ANY PERSON APPEARING ON YOUR BEHALF, IN YOUR ABSENCE, MUST BE DESIGNATED AS YOUR AGENT ON THIS FORM OR SUCH PERSON WILL NOT BE ENTITLED TO SPEAK AT THE QUASI-JUDICIAL HEARING AND THE MATTER MAY BE DETERMINED WITHOUT THE BENEFIT OF THEIR TESTIMONY.

_____, WILL ATTEND THE QUASI-JUDICIAL (Print Name of Designated Agent)

HEARINGS TO BE HELD IN MY ABSENCE. IN ADDITION, _____ HAS MY (Print Name of Designated Agent)

PERMISSION TO ACT AS MY AGENT IN ALL MATTERS RELATING TO ANY PROCEEDINGS RELATED

TO Woodlands Country Club, LOCATED AT 4600 Woodlands Blvd, Tamarac, FL 33319 (Name of the Project) (Address of the Subject Property)

THIS FORM MUST BE COMPLETED AND RETURNED PRIOR TO THE QUASI-JUDICIAL HEARING

SIGNATURE OF OWNER: Michael Nunziata, Authorized Representative (Print Name of Property Owner)

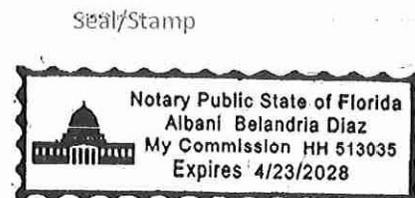
SIGNATURE OF DESIGNATED AGENT: (Print Name of Designated Agent)

ADDRESS AND PHONE NO. OF DESIGNATED AGENT: Phone: Fax:

STATE OF: Florida COUNTY OF: Broward

The forgoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 12 day of August, 2025 by Michael Nunziata, the owner of the property, who is personally known to me or has produced identification (type of identification) and who (did/did not) take an oath.

My Commission Expires: 4-23-28 Type or print name of Notary: Albani Belandria Diaz



P ON

A PORTION OF THE WOODLANDS COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 14 TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, SAID PARCEL OF LAND BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT R-8, OF THE WOODLANDS COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF TRACT R-7, SOUTH 68°48'08" EAST, A DISTANCE OF 144.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 410.00 FEET, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH LINE THROUGH A CENTRAL ANGLE OF 66°55'13", A DISTANCE OF 478.87 FEET; THENCE SOUTH 54°47'45" EAST, A DISTANCE OF 34.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 223.45 FEET, THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°37'51", A DISTANCE OF 41.46 FEET; THENCE SOUTH 42°53'49" WEST, A DISTANCE OF 271.77 FEET; THENCE NORTH 88°46'11" WEST, A DISTANCE OF 280.02 FEET; THENCE NORTH 84°41'13" WEST, A DISTANCE OF 39.14 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 280.00 FEET, WHERE A RADIAL LINE BEARS SOUTH 85°46'35" WEST; THENCE NORTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°34'00", A DISTANCE OF 178.70 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 160.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°37'09", A DISTANCE OF 186.04 FEET; THENCE NORTH 25°49'44" EAST, A DISTANCE OF 179.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 765.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°13'21", A DISTANCE OF 163.19 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING NET 266,405 SQUARE FEET OR 6.116 ACRES, MORE OR LESS.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 14, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA HAVING A BEARING OF NORTH 01°30'50" WEST. SECTION DATA RELATIVE TO THE STONER / KEITH RESURVEY RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.
6. BEARINGS AND DISTANCES AS RECITED IN THE LEGAL DESCRIPTION AND IDENTIFIED ON THE SKETCH ARE AS CALCULATED AND MEASURED UNLESS OTHERWISE SHOWN.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER, 11, 2019. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.



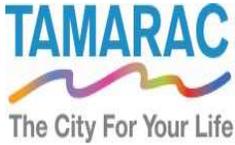
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

THE WOODLANDS CLUB
REC PARCEL
SKETCH OF DESCRIPTION **ON**

RON FUR SS
 REGISTERED LAND
 SURVEYOR NO. 6272
 STATE OF FLORIDA
 L.B. 3591

SH OF 3

D
 DRAWN B R
 F.B PG.
 SCALE AS SHOWN
 JOE NO. 7524



Community Development
7525 NW 88th Avenue
Tamarac, FL 33321
Telephone (954) 597-3530
Fax (954) 597-3540

FOR STAFF USE ONLY:

CASE #: _____
Master File #: _____
HTE Project #: _____
Date Received: _____
Received by: _____
Fee(s) Collected: _____

B - CASE DEVELOPMENT APPLICATION

VARIANCE

Project Name: Woodlands Country Club - Lot Coverage Variance

Project Address (if applicable): 4600 Woodlands Blvd, Tamarac, FL 33319

Project Location: North of NW 44th St, South of W Commercial Blvd, east of 64th

Parcel Size: 165.53 acres/sq. ft. Folio No. 4941 14 07 0010

Project Description: variance from to increase max lot coverage from 44% to
53.2% in Pod A, 54.9% in Pods B,C,D, and F; 53% in Pod G; and 46.8% in
Pod H

(Identify existing and proposed land use classification and proposed density, if applicable.)

Applicant/Agent/Contact: Michael Nunziata
Phone: 954.669.1300 Fax: _____
Address: 699 N Federal Highway Suite 450, Fort Lauderdale, FL 33304

E-Mail Address: Mnunziata@13fi.com
Property Owner's Name: WOODLANDS CLUB HOLDINGS LLLP
Phone: 954.669.1300 Address: 4600 WOODLANDS BOULEVARD
TAMARAC FL 33319

****The City of Tamarac is committed to serving the needs of all its citizens and visitors, and our goal is to ensure access to information for a diverse audience. Please incorporate accessibility design standards to meet Universal Design concepts supported by the W3C Guidelines and ADA Accessibility Requirements into all application submittal documents.***

VARIANCE APPLICATION CHECKLIST

The following checklist is designed to assist the applicant in preparing the required materials for review. The application will **not** be accepted if all required items are not present at the time of submittal. The following items are required as part of a complete application for a Variance:

- A completed City of Tamarac Variance Application.
- Justification Letter. Plan shall encompass all requirements from Chapter 10-5.4 (Q) of the City's Land Development Code entitled Variance including specifically the required Review Standards listed on 10-5.4 (Q) (4) (a).
- Application Summary Sheet (download from our website <https://www.tamarac.org/368/Planning-and-Zoning>).
- Designation of Agent for Quasi-Judicial Proceedings form (download from our website <https://www.tamarac.org/368/Planning-and-Zoning>). This form must be completed by the property owner. The form names that person who will represent the said application.
- Proof of property ownership. (i.e. deed, property appraisers, or contract to purchase)
- Local Publication Agency Fee Affidavit (download from our website <https://www.tamarac.org/368/Planning-and-Zoning>) – all legal advertisements will be processed by the City of Tamarac. Applicants will be billed at a later time for the cost of the legal advertisement in local print publication.
- Public Hearing Signs must be posted on the property (at each public right-of-way) within three (3) days of the submittal of the official development application.
- Public Hearing Sign Affidavit (download from our website <https://www.tamarac.org/368/Planning-and-Zoning>) must be submitted to the Community Development Department seven (7) days prior to the scheduled public hearing date.
- Completion of the Public Notification process shall be in conformance with Table 10-5.2 "General Notice Requirements" in Chapter 10-5.3 (F).
- Public Notification Affidavit (download from our website <https://www.tamarac.org/368/Planning-and-Zoning>). (Due seven (7) days prior to the scheduled public hearing date)
- One (1) copy of a plat/survey dated within the last twelve (12) months.
- Appropriate fees (download from our website <https://www.tamarac.org/368/Planning-and-Zoning>). Each Variance requested shall be subject to the Community Development Fee Schedule per Variance requested.

****INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED****



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Partnership
WOODLANDS CLUB HOLDINGS, LLLP

Filing Information

Document Number	B19000000189
FEI/EIN Number	82-2124749
Date Filed	07/10/2019
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/05/2021

Principal Address

699 N Federal Hwy
Suite 450
Fort Lauderdale, FL 33304

Changed: 04/17/2025

Mailing Address

699 N Federal Hwy
Suite 450
Fort Lauderdale, FL 33304

Changed: 04/17/2025

Registered Agent Name & Address

SANDERS, TIMOTHY
699 N Federal Hwy
Suite 450
FORT LAUDERDALE, FL 33304

Name Changed: 04/05/2021

Address Changed: 04/17/2025

General Partner Detail

Name & Address

Document Number M19000006603

13TH FLOOR WOODLANDS HB GP, LLC
699 N Federal Hwy
Suite 450
FORT LAUDERDALE, FL 33304

Annual Reports

Report Year	Filed Date
2023	04/12/2023
2024	04/15/2024
2025	04/17/2025

Document Images

04/17/2025 -- ANNUAL REPORT	View image in PDF format
04/15/2024 -- ANNUAL REPORT	View image in PDF format
04/12/2023 -- ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format
04/05/2021 -- REINSTATEMENT	View image in PDF format
07/10/2019 -- Foreign LP	View image in PDF format