

EXHIBIT 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 20-2



★ SUBJECT AREA LOCATION

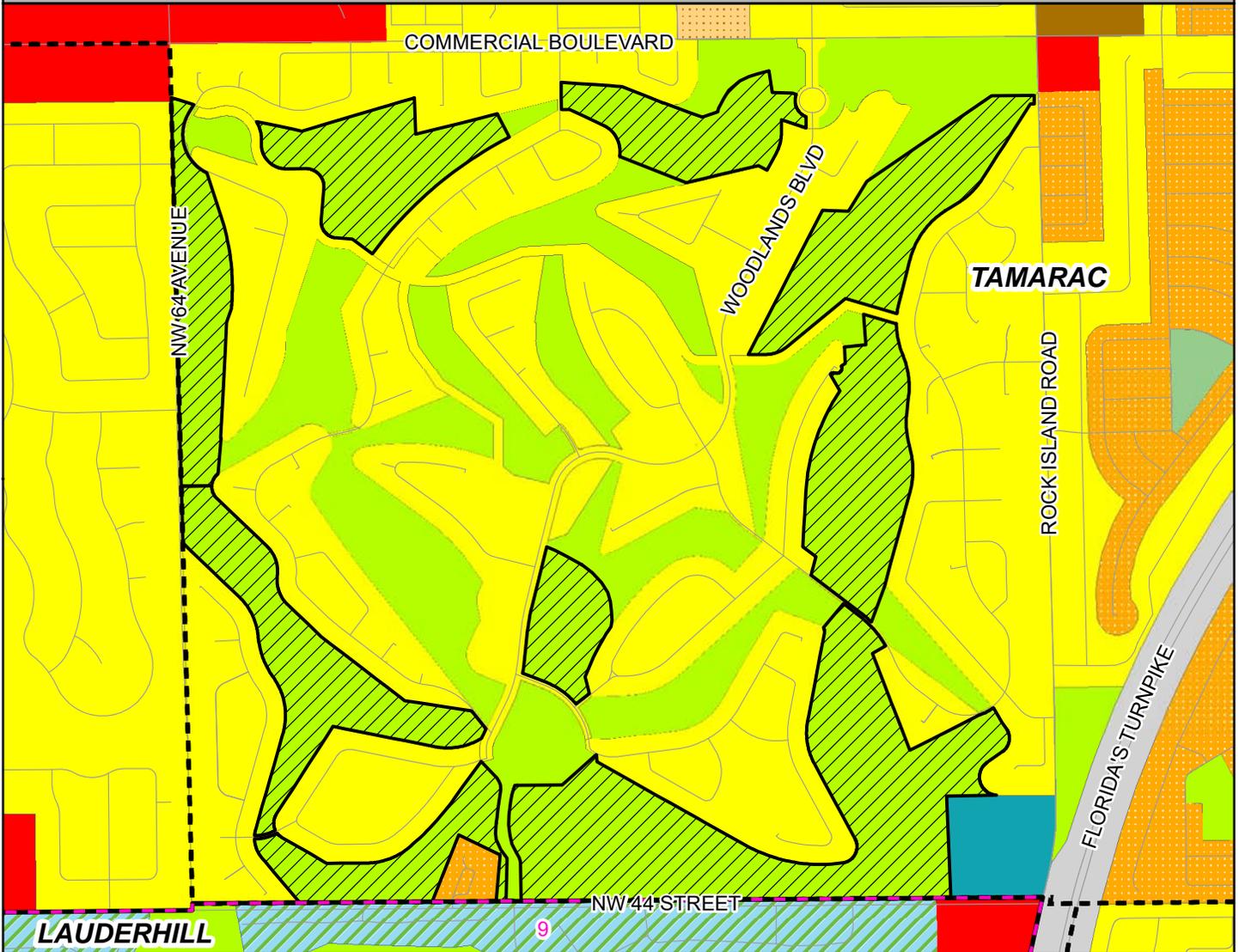


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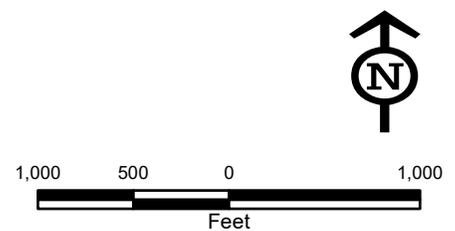
MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 20-2

Current Land Use: Commercial Recreation

Gross Acres: Approximately 168.7 acres



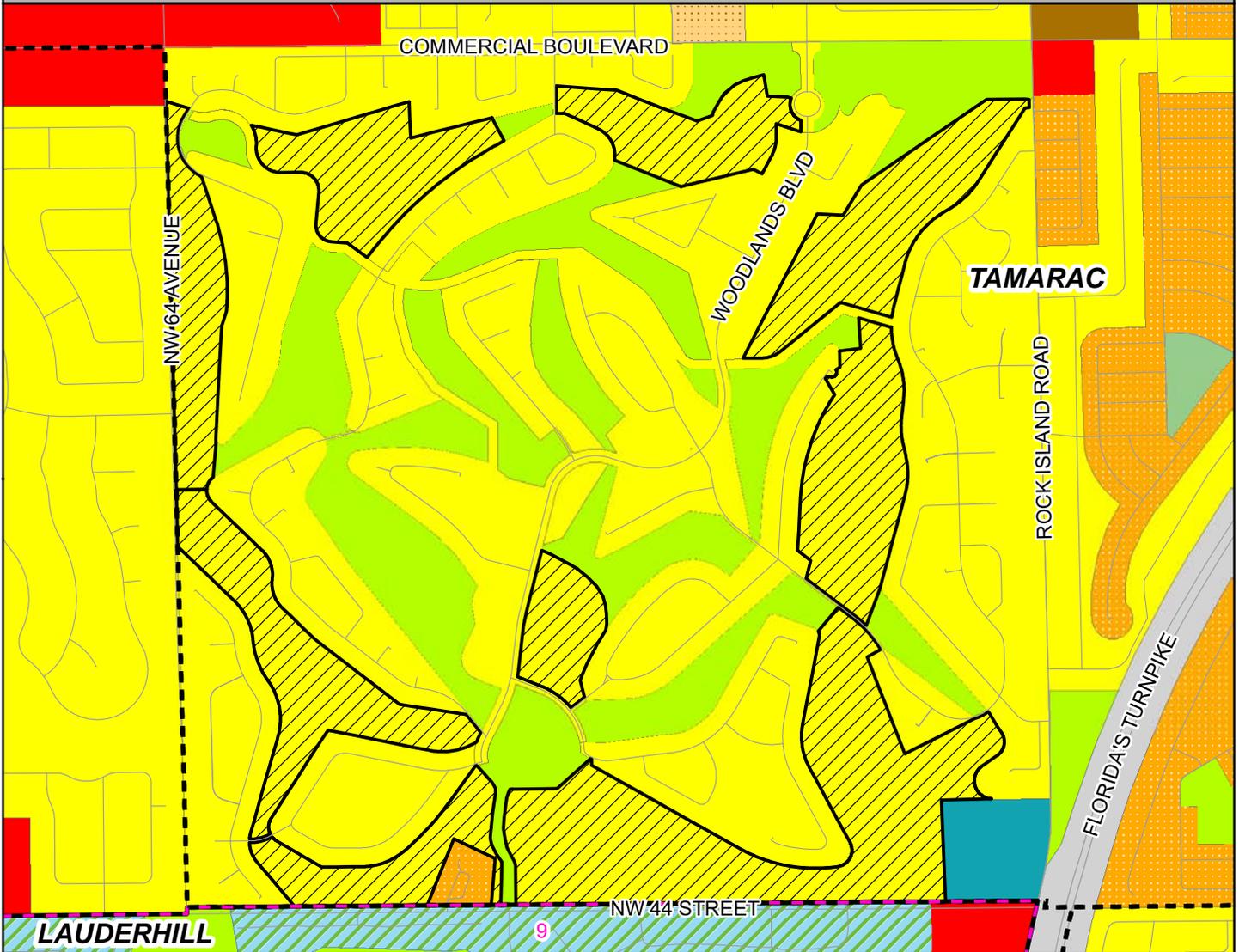
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|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
|  Site |  Medium-High (25) Residential |  Transportation |
|  Municipal Boundary |  Irregular Residential | |
|  Dashed-Line Area |  Commerce | |
|  Low (5) Residential |  Recreation and Open Space | |
|  Low-Medium (10) Residential |  Commercial Recreation | |
|  Medium (16) Residential |  Community | |



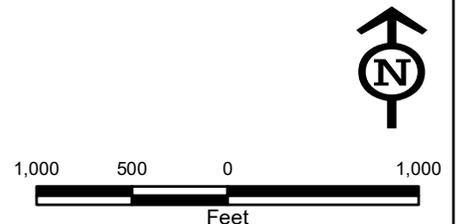
MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 20-2

Proposed Land Use: **Low (5) Residential**

Gross Acres: **Approximately 168.7 acres**



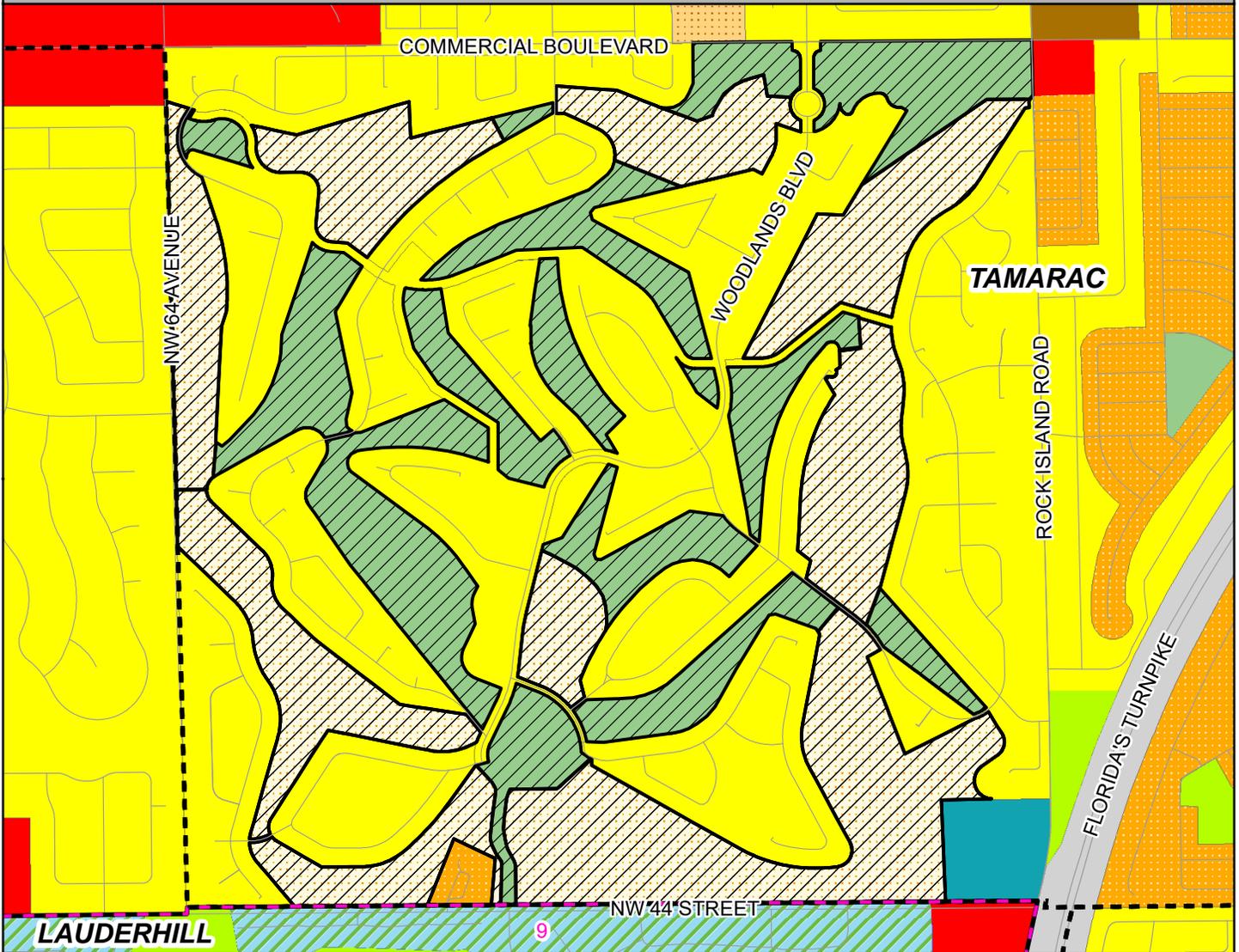
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| Site | Medium-High (25) Residential | Transportation |
| Municipal Boundary | Irregular Residential | |
| Dashed-Line Area 0.0 | Commerce | |
| Low (5) Residential | Recreation and Open Space | |
| Low-Medium (10) Residential | Commercial Recreation | |
| Medium (16) Residential | Community | |



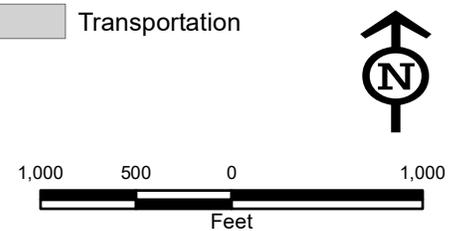
MAP 4
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PLANNING COUNCIL JANUARY 23, 2020 RECOMMENDATION
FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 20-2

Proposed Land Uses: 168.7 acres of Low (3) Residential and 110.0 acres of Recreation and Open Space

Gross Acres: Approximately 278.7 acres



- | | | |
|-----------------------------|------------------------------|----------------|
| Site | Medium (16) Residential | Community |
| Municipal Boundary | Medium-High (25) Residential | Transportation |
| Dashed-Line Area | Irregular Residential | |
| Low (3) Residential | Commerce | |
| Low (5) Residential | Recreation and Open Space | |
| Low-Medium (10) Residential | Commercial Recreation | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 20-2
(TAMARAC)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

January 14, 2020

It is recommended that the proposed amendment be approved, recognizing the applicant's voluntary commitments to 1) restrict development to a maximum of 398 single-family dwelling units, 2) contribute \$1,000 per dwelling unit towards the City's affordable housing programs, 3) reserve approximately 160 acres of the overall Woodlands property for community recreation and open space (approximately 110 acres of remaining Commercial Recreation and 50 acres within the proposed Low (5) Residential designation with the location(s) determined at time of site plan) and 4) restrict the development's non-emergency vehicular ingress and egress access to and from Northwest 44 Street. See Attachment 3.

In addition to the applicant's voluntary commitments listed above, Planning Council staff recommends the following:

- A) The approximately 110 acres currently designated as Commercial Recreation of the 160 acres that will be reserved for community recreation and open space be amended to the Recreation and Open Space land use designation to further enhance the voluntary commitment. See Attachment 13.C.
- B) As an alternative to the proposed Low (5) Residential designation, Planning Council staff finds that a designation of Low (3) Residential, which permits a maximum of 506 dwelling units, may be more appropriate, as the applicant has proffered a voluntary commitment to restrict the development to a maximum of 398 single-family dwelling units, which is less than half of the density permitted by a Low (5) Residential designation. The Low (3) Residential designation would further protect the lower density by more accurately reflecting the voluntary commitment to restrict the development to a maximum of 398 single-family dwelling units and require a more stringent County and City land use plan amendment process be engaged if an increase in residential density is ever sought, as opposed to the release of a Declaration of Restrictive Covenants. This action would require that the City of Tamarac also adopt the same or more restrictive density designation for its future land use plan to be recertified and effective.

Should the Planning Council support staff's additional recommendations of A) and/or B) above, Maps 2 and 3 and the amendment report will be updated prior to the County Commission public hearing to consider transmittal of the proposed amendment to the State of Florida review agencies for review under the Florida Statutes, Chapter 163 process.

(Planning Council staff recommendation continued on next page)

I. Planning Council Staff Transmittal Recommendation (continued) January 14, 2020

Effectiveness of the approval of the land use plan amendment shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants to legally enforce any voluntary commitments proffered by the applicant, as an inducement for Broward County to favorably consider its application.

In addition, the applicant's confirmation to 1) comply with the environmental licensing and permitting requirements to redevelop the property with a residential use, 2) comply with the City's historic preservation regulations throughout the redevelopment process and 3) continue to coordinate with applicable governmental agencies to discuss potential off-site improvements to the traffic network surrounding the proposed amendment site is recognized. See Attachment 6.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

(Planning Council staff recommendation continued on next page)

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Transmittal Recommendation (continued) January 14, 2020

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Transmittal Recommendation January 23, 2020

Approval per Planning Council staff transmittal recommendation. (Vote of the board; 10-4; Yes: Blattner, Breslau, Castillo, DiGiorgio, Gomez, Hardin, Maxey, Rosenof, Williams and Stermer. No: Blackwelder, Fernandez, Graham and Rich.)

(The Planning Council also voted not to hold a second Planning Council public hearing: Vote of the board; 10-4; Yes: Blattner, Breslau, Castillo, DiGiorgio, Gomez, Hardin, Rich, Rosenof, Williams and Stermer. No: Blackwelder, Fernandez, Graham and Maxey.)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-2

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Tamarac
- II. County Commission District: District 1
- III. Site Characteristics
 - A. Size: Approximately 168.7 acres
 - B. Location: In Section 14, Township 49 South, Range 41 East; located between Commercial Boulevard and Northwest 44 Street, and between Northwest 64 Avenue and Rock Island Road.
 - C. Existing Use: Golf course
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designation: Commercial Recreation
 - B. Proposed Designation: Low (5) Residential
 - C. Estimated Net Effect: Addition of 843 dwelling units
Zero (0) dwelling units currently permitted by the Broward County Land Use Plan
Reduction of 168.7 acres of commercial recreation
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
 - A. Existing Uses:
 - North:* Single-family residential, golf course and country club
 - East:* Single-family residential, golf course, retail, utility and multi-family residential
 - South:* Single-family residential, golf course, utility, multi-family residential, maintenance facility and vacant
 - West:* Single-family residential, golf course and multi-family residential

INTRODUCTION AND APPLICANT’S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

B. Planned Uses:	North:	Commercial Recreation and Low (5) Residential
	East:	Commercial Recreation, Low (5) Residential, Commerce, Low-Medium (10) Residential and Community
	South:	Commercial Recreation, Low (5) Residential, Community, Commerce and Irregular (9) Residential within a Dashed Line Area and Low-Medium (10) Residential
	West:	Commercial Recreation, Low (5) Residential, Low-Medium (10) Residential and Commerce

VI. Applicant/Petitioner

A. Applicant:	13th Floor Woodlands HB GP
B. Agents:	Dunay, Miskel & Backman, LLP and Urban Design Kilday Studios
C. Property Owner:	Clublink US Corporation

VII. Recommendation of Local Governing Body:

The City of Tamarac recommends approval of the proposed amendment.

VIII. Applicant’s Rationale

The applicant states: “The applicant is requesting a land use map amendment to allow for the conversion of 165.53 acres of Commercial Recreation (CR) to Low (5) Residential. This conversion will allow for up to 827 units (or 843 units when using the gross acreage of 168.7); however, the applicant intends to restrict the amendment site to development of no more than 398 single-family residential units. The proposed amendment reflects the reality that the Woodlands golf course operation has become economically non-viable. This situation is not unique to Broward County. This trend is occurring across South Florida and the United States as golf courses have become too numerous and golf play continues to decline.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VIII. Applicant's Rationale (continued)

The Woodlands Country Club began operation in the early 1970s with a clubhouse, two 18-hole golf courses, known as the East and West Courses, and a community of approximately 890 single-family homes surrounding the fairways. After years of operation, the Club experienced a decline in golf play coupled with an uptick in operating costs and competition from new golf course communities, making it difficult to keep the operation economically viable. In an attempt to preserve golf play at the Woodlands, the golf course was sold, by its members, to Clublink in 2011.

Clublink is a membership-based operation where members have access to all golf courses within the Clublink network. At its height, Clublink had 198 operating holes in Florida but has since closed 41.7% of those operating holes. For years, Clublink attempted to revitalize the Woodlands golf courses by making capital investments, none of which proved successful.

As evidenced by frequent course closures throughout Florida, and over 200 course closures across the country in 2017, the experience at the Woodlands is not unique. The current owner and the applicant strongly believe it is only a matter of time before the Woodlands golf course will have to close due to financial pressures affecting most golf course owners today. The closure of the courses and associated uncertainty will likely negatively affect the appearance and property values of the surrounding area.

The Woodlands Country Club is approximately 275.46 acres including the East and West Course, the Clubhouse and the integrated waterways. To update and enhance the Woodlands community, the applicant proposes to redevelop select portions of the East and West courses with 398 fee-simple single-family homes that match the architectural style and context of the existing community with no apartments and no attached homes, while preserving 109.93 acres as maintained open space, including over 20 acres of new lakes. Those 109.93 acres will be maintained in the Commercial Recreation land use designation and a deed restriction will be placed over the property to protect it as open space. Additionally, the remaining 165.53 acres designated as residential land use will include at least 50 acres used for open space surrounding the residential homesites and associated infrastructure, bringing the total open space proposed to a minimum of approximately 160 acres.

The applicant proposes a phased exit of the golf operation where one 18-hole golf course will be left undeveloped until such time that redevelopment of the other 18-hole golf course is substantially complete.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VIII. Applicant's Rationale (continued)

The partial redevelopment of the property will allow the applicant to make much needed improvements to the infrastructure and appearance of the community. Some of the proposed improvements include: fencing the perimeter of the property, gating the community's ingress/egress points, constructing a new clubhouse (which will be open to the Woodlands residents), providing 109.93 acres of permanently preserved and maintained open space with a 3+ mile walking trail, improving the physical infrastructure with over 20 acres of new lakes, and the provision of numerous off-site transportation improvements. The applicant believes that these improvements will result in appreciating home values, putting an end to the value stagnation present in the Woodlands today. In addition to protecting the Woodlands from future decline and increasing home values, the proposal will create new housing stock for the City of Tamarac thus creating new tax base. Additionally, the enhanced walking trails and transportation-related improvements will improve the vehicular and pedestrian linkages within the community and City. As such, the proposal will benefit the entire Woodlands community as well as the City of Tamarac and Broward County."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-2

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Drainage/Solid Waste/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

The City of Tamarac currently has approximately 336.84 acres of parks and open space to serve its residents, and it is estimated that the proposed land use plan amendment will result in an increase of 5.36 acres on the projected demand for local parks. Planning Council staff notes that the Broward County Land Use Plan allows up to 50% of the total acreage of publicly owned golf courses that are zoned for recreational use and semi-public golf courses that are either zoned and deed restricted for open space use or zoned and restricted by other development orders, such as site plan or subdivision approval, for open space use. However, golf course acreage may satisfy no more than 15% of the total Community and Regional Park requirement. The City's 2045 projected population (70,712) requires approximately 212.14 acres of parks; therefore, up to 31.82 acres of golf courses can be used to meet the City's parks and open space requirement. It is noted that the 15% maximum amount of golf course acreage of 31.82 acres will continue to be available to be counted by the City, as approximately 498.53 acres of golf course will remain in the City and available to meet the parks requirement. Although the proposed land use plan amendment decreases golf course acreage by 168.7 acres, the City's park inventory in this regard will remain unchanged. See Attachments 1 and 13.A.

In addition, the applicant has submitted a draft Declaration of Restrictive Covenants, which reserves a minimum of 160 acres of the property for community recreation and open space. The 160 acres is comprised of approximately 50 acres that is included in the proposed amendment site, the location of which will be determined in coordination with the City at the time of site plan review, and the remaining approximate 110 acres of golf course, currently designated as Commercial Recreation, will be preserved as community recreation and open space in perpetuity. See Attachments 3 and 13.B. Planning Council staff recommends that the approximate 110 acres currently designated as Commercial Recreation and proposed for community recreation and open space be designated as Recreation and Open Space on the Broward County Land Use Plan to enhance the voluntary commitment. See Attachment 13.C.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Tamarac adopted its 10-year Water Supply Facilities Work Plan on December 14, 2016.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility

The proposed amendment from the Commercial Recreation to the Low (5) Residential land use category is projected to increase the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 777 p.m. peak hour trips. See Attachment 2.

The Broward Metropolitan Planning Organization (MPO) Year 2040 Transportation Plan model analysis distributed the projected 777 additional p.m. peak hour trips to the regional roadway network on the following roadways:

- **Northwest 64 Avenue**
- **Northwest 44 Street**
- **Rock Island Road**
- **Commercial Boulevard**

Said Broward MPO Year 2040 Transportation Plan model analysis for the distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment is projected to **adversely** impact two (2) affected roadway segments:

1. An additional **216** projected p.m. peak hour trips on **Commercial Boulevard**, between Rock Island Road and Florida's Turnpike; and
2. An additional **200** projected p.m. peak hour trips on **Rock Island Road**, between Northwest 44 Street and Commercial Boulevard.

The above referenced roadway segments are projected to operate at an unacceptable level of service (LOS) "F," with or without the addition of the trips generated by the proposed amendment.

Further, the MPO model analysis indicates that the proposed amendment is projected to **significantly** impact three (3) affected roadway segments:

1. An additional **137** projected p.m. peak hour trips on **Northwest 44 Street**, between Pine Island Road and West Inverrary Boulevard, which is projected to operate at an acceptable LOS "D," with or without the addition of the trips generated by the proposed amendment;
2. An additional **145** projected p.m. peak hour trips on **Northwest 44 Street**, between West Inverrary Boulevard and Rock Island Road, which is projected to operate at an acceptable LOS "D," with or without the addition of the trips generated by the proposed amendment; and
3. An additional **121** projected p.m. peak hour trips on **Rock Island Road**, between Oakland Park Boulevard and Northwest 44 Street, which is projected to operate at an acceptable LOS "C," with or without the addition of the trips generated by the proposed amendment.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

Planning Council staff utilizes a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three percent (3%) of such capacity of a regional roadway link at the long-range planning horizon. Planning Council staff utilizes this significance threshold for several reasons, including a) per Policy 2.14.9 of the BrowardNext – Broward County Land Use Plan, a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon, b) the threshold is also considered a margin of error to recognize that there is a range of potential permitted uses and development scenarios for any given land use plan designation and c) recognition that all new development, independent of any land use plan amendment traffic analysis, is required to comply with Broward County traffic concurrency mitigation provisions, which is assessed at the plat/site planning stage.

The applicant has submitted a draft Declaration of Restrictive Covenants restricting the proposed amendment site to 398 single-family dwelling units. See Attachment 3. Based on the restriction and alternative traffic analysis, the proposed amendment is projected to increase the net number of p.m. peak hour vehicle trips on the regional transportation network by approximately 332 p.m. peak hour trips. See Attachment 4.A.

The MPO Year 2040 Transportation Plan model analysis for the distribution of the projected additional p.m. peak hour trips as voluntarily restricted indicates a significant impact to one (1) roadway segment, as follows:

1. An additional **62** projected p.m. peak hour trips on **Northwest 44 Street**, between West Inverrary Boulevard and Rock Island Road, which is projected to operate at an acceptable LOS “D,” with or without the addition of the trips generated by the proposed amendment.

Planning Council staff notes that the Northwest 44 Street right-of-way adjacent to the amendment site is entirely within the City of Lauderhill’s municipal boundary and that the existing Woodlands community (in the City of Tamarac) does not currently have ingress/egress access to Northwest 44 Street. As the maintaining agency for this portion of Northwest 44 Street, the City of Lauderhill opposes creating ingress/egress access along Northwest 44 Street. See Attachment 5. In this regard, the applicant has submitted a draft Declaration of Restrictive Covenants restricting the proposed amendment site to 398 single-family dwelling units, including no non-emergency vehicular access to Northwest 44 Street. See Attachment 3. Based on the dwelling unit and vehicular access voluntary restrictions and alternative traffic analysis, the MPO model analysis indicates that the proposed amendment as restricted, including no non-emergency vehicular access to Northwest 44 Street, is **not projected to significantly or adversely impact** the operating conditions of the regional transportation network. See Attachment 4.B.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

Further, the City of Lauderhill has stated its objection to ingress/egress access being granted to the Northwest 64 Avenue right-of-way adjacent to the amendment site. It is Planning Council staff's understanding that this right-of-way shares a municipal boundary with both the cities of Lauderhill and Tamarac; therefore, Northwest 64 Avenue was included as an access point when considering the distribution of the net p.m. peak hour trips to the Year 2040 regional transportation network.

In addition, the applicant has provided correspondence indicating that coordination efforts will continue with the Florida Department of Transportation, Broward County and the City of Tamarac to identify potential off-site transportation network improvements at key intersections and along nearby roadways of the existing Woodlands community. Potential improvements include:

- Construction of additional turn lanes at various intersections and access points;
- Modifications to signalization and signal timing enhancements; and/or
- Multi-modal infrastructure improvements.

See Attachment 6.

For informational purposes only, the following roadway levels of service for adjacent regional roadway network segments are as follows:

- Three (3) segments of **Commercial Boulevard**, between University Drive and Florida's Turnpike, are projected to operate at an unacceptable level of service (LOS) "F," with or without the addition of the trips generated by the proposed amendment as restricted;
- One (1) segment of **Rock Island Road**, between Oakland Park Boulevard and Northwest 44 Street, is projected to operate at an acceptable LOS "C," with or without the addition of the trips generated by the proposed amendment as restricted; and
- Two (2) segments of **Rock Island Road**, between Northwest 44 Street and McNab Road, are projected to operate at an unacceptable LOS "F," with or without the addition of the trips generated by the proposed amendment as restricted.

In addition, the Broward County Transit Division (BCT) staff report states that current and planned county transit service, as well as community shuttle service, is provided within one-quarter mile of the proposed amendment site. The BCT Mobility Advancement Program (MAP) also identifies planned transit improvements to the county routes serving the amendment area. Further, the BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. See Attachment 7.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

The Broward County Planning and Development Management Division (PDMD) report identifies that the amendment site is bounded by Commercial Boulevard, Rock Island Road, Northwest 44 Street and Northwest 64 Avenue, and that the existing sidewalk and bicycle infrastructure needs improvement, as there are not sidewalks adjacent to the amendment site and bicycle lanes are inconsistent. The PDMD staff recommends that dedicated sidewalk and bicycle facilities be provided concurrent with development. Further, it is recommended that the site be designed to include safe and convenient connections between the development and the surrounding transportation network. Amenities, such as pedestrian-scale lighting, bicycle racks/lockers and repair stations, as well as shade trees, should be incorporated into the site design. The installation of electric vehicle charging stations should also be considered. See Attachment 8.

III. Public Schools

(Note: The following School Board analyses were completed prior to the final acreage and dwelling unit calculations for both the amendment as originally proposed and as voluntarily restricted by the applicant. Therefore, the number of dwelling units analyzed in the School Board reports slightly vary from those reflected in the amendment report.)

The School Board of Broward County staff report states that the proposed amendment based on a maximum of 837 single-family dwelling units would generate a maximum of 389 additional students into Broward County Public Schools, consisting of 194 elementary school students, 93 middle school students and 102 high school students. The report further states that Pinewood Elementary, Silver Lakes Middle and Boyd Anderson High schools are all under-enrolled in the 2018-2019 school year, and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2020-2021 school year. In addition, there are eight (8) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 9.A.

The School Board report indicates that there are no planned improvements for the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "C," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 9.A.

The applicant has submitted a draft Declaration of Restrictive Covenants limiting the development to a maximum of 398 single-family dwelling units. See Attachment 3.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

III. Public Schools (continued)

The School Board of Broward County staff report states that the proposed amendment based on a maximum of 423 single-family dwelling units would generate a maximum of 197 additional students into Broward County Public Schools, consisting of 98 elementary school students, 47 middle school students and 52 high school students. The report further states that Planning Area "C" continues to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area, and that the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 9.B.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-2

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. See Attachment 10.

II. Wetlands

The EPGMD report indicates that any work in, on or under waters or wetlands of Broward County will require a license. See Attachment 10. The applicant has provided correspondence indicating adherence to any applicable regulations and licensing requirements should there be any work in, on or under waters or wetlands of Broward County. See Attachment 6.

III. Sea Level Rise

The EPGMD report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 10.

IV. Other Natural Resources

The EPGMD report indicates that the subject site contains mature tree canopy. Development of the site must comply with the Broward County Tree Preservation and Abuse Ordinance. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 10.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

The EPGMD report indicates that the proposed amendment would involve a moderate percentage of impervious area and that the development resulting from the proposed amendment would result in a **net increase** in the volume of water available for recharge. The change in recharge capacity resulting from the proposed amendment would be major. See Attachment 10.

Planning Council staff notes that the proposed amendment site includes lands currently or historically used as a golf course, which have a high potential for arsenic contamination. As such, the proposed amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.5.5(d), and requires that the level of environmental contamination be determined by conducting a Phase I environmental assessment, as well as a Phase II environmental assessment if necessary. The policy also requires that any environmental contamination found during these assessments must be mitigated. In this regard, the applicant has provided Phase I and Phase II environmental assessments. See Attachment 11 for the summaries. The full reports are on file at the Planning Council office and available for review.

The Broward County Environmental Engineering and Permitting Division (EPPD) staff has confirmed that the environmental assessments are consistent with the requirements of BCLUP Policy 2.5.5(d). In addition, the environmental assessments indicate that the amendment site is contaminated with arsenic, which will require the applicant to obtain an Environmental Assessment and Remediation (EAR) license from EPPD. Further, the EPPD will require a Remedial Action Plan (RAP) detailing how the site will be cleaned up to a level commensurate with the proposed residential land use prior to development. See Attachment 12. The applicant has provided correspondence indicating that an EAR license has been obtained and that all applicable licensing regulations will be abided by for redevelopment of the property. See Attachment 6.

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that, based on a preliminary review, the amendment site and surrounding community should be evaluated for historical significance, as several structures within the community meet the minimum age threshold for historic review. Further, the golf course was designed by architect Robert Von Hagge and PGA player Bruce Devlin, and the Woodlands community was the distinctive work of Tamarac's founder and pioneer developer Ken Behring. See Attachment 8. The applicant has provided correspondence stating that redevelopment of the site will be under the guidance of the City of Tamarac's historic preservation regulations. See Attachment 6.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-2

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 843 additional residential units to be permitted by the BCLUP. The Planning and Development Management Division (PDMD) report notes that the applicant submitted an affordable housing analysis dated January 4, 2019, which PDMD staff supplemented with current data, and found it to be generally consistent with Policy 2.16.2. See Attachment 8. It is noted that the affordable housing study is valid for a period of 18 months (i.e. through March 2021) based on Article 5.4(E) of the *Administrative Rules Document: BrowardNext*.

The study and supplemental data indicate an overall surplus of 3,820 affordable housing units within the City of Tamarac; however, there is a deficit of 1,868 very low-income rental units. The PDMD staff also recognizes that the future demand/supply forecast for the City's affordable housing identifies a continued deficit of 1,566 very low-income rental units and a projected shortage of 839 moderate-income owner units. See Attachment 8.

The applicant has made a voluntary commitment to restrict the development to 398 single-family dwelling units and contribute \$1,000.00 per dwelling unit to be paid to the City of Tamarac to be used at the City's discretion toward its affordable housing programs. See Attachment 3.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment has been reviewed for consistency with all policies of the BrowardNext - Broward County Land Use Plan (BCLUP) and has been found to be generally consistent with the same, recognizing the applicant's voluntary commitments to 1) restrict development to a maximum of 398 single-family dwelling units, 2) contribute \$1,000 per dwelling unit towards the City's affordable housing programs, 3) reserve approximately 160 acres of the overall Woodlands property for community recreation and open space (approximately 110 acres of remaining Commercial Recreation and 50 acres within the proposed Low (5) Residential designation with the location(s) determined at time of site plan) and 4) restrict the development's non-emergency vehicular ingress and egress access to and from Northwest 44 Street.

In addition, the proposed amendment has been evaluated for consistency and compliance with BCLUP Policies 2.5.4 and 2.5.5 regarding "Parks/Conservation," as the amendment site is a golf course. See Attachment 13.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information

Adjacent Local Governments

The proposed amendment site is located adjacent to the municipalities of Lauderdale Lakes and Lauderhill. Planning Council staff solicited comments from each of the adjacent local governments, and both municipalities have provided comments identifying transportation impact concerns resulting from the proposed amendment.

The City of Lauderdale Lakes has indicated that the impacts may necessitate improvements to the intersection of Northwest 31 Avenue and Northwest 44 Street, as well as pedestrian connections along Northwest 44 Street. See Attachment 14.

The City of Lauderhill has indicated it opposes any proposed ingress/egress connections from the development to two (2) adjacent public roadways, Northwest 44 Street and Northwest 64 Avenue. The City approved a resolution stating the same, and further cites that in 1995, the City of Tamarac de-annexed its interest in Northwest 44 Street. See Attachment 5.

Planning Council staff notes that the Northwest 44 Street public right-of-way adjacent to the amendment site is entirely within the City of Lauderhill's municipal boundary and that the existing Woodlands community does not currently have ingress/egress access to Northwest 44 Street. The applicant has indicated that non-emergency vehicular ingress/egress access to Northwest 44 Street will not be included in the development plan and has provided a draft Declaration of Restrictive Covenants limiting access to the amendment site. See Attachment 3.

Further, the City of Lauderhill has stated its objection to ingress/egress access being granted to the Northwest 64 Avenue right-of-way adjacent to the amendment site. It is Planning Council staff's understanding that this right-of-way shares a municipal boundary with both the cities of Lauderhill and Tamarac; therefore, Northwest 64 Avenue was included as an access point when considering the distribution of the net p.m. peak hour trips to the Year 2040 regional transportation network.

Public Participation

The applicant conducted several community outreach meetings to present the proposed development plan to the neighboring residential owners and municipalities. The applicant has provided a summary of the public outreach efforts. See Attachment 15.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information (continued)

Public Participation (continued)

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent 1,890 courtesy notices to all property owners within the land use plan amendment boundaries and within the entire Woodlands community, as well as within 300 feet of the boundaries of the overall Woodlands community.

Planning Council staff has received correspondence from interested parties opposing the proposed amendment. See Attachments 16 and 18.

Planning Council staff has received correspondence from residents in support of the proposed (re)development of the golf course, as submitted by the applicant. See Attachment 17.

Update: January 23, 2020: Planning Council staff has received multiple additional correspondence and materials from residents and interested parties regarding the proposed amendment. See Attachments 21 through 23.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-2

PLANNING ANALYSIS

Our analysis finds that the proposed land use designation of Low (5) Residential would be generally compatible with the surrounding existing single-family and multi-family residential land uses, as well as the non-residential land uses, including golf course, retail and utility. Planning Council staff notes that the applicant has voluntarily committed to 1) limit development to a maximum of 398 single-family dwelling units, 2) provide an affordable housing contribution of \$1,000 per dwelling unit towards the City's affordable housing programs, 3) exclude non-emergency vehicular ingress/egress access to Northwest 44 Street and 4) reserve 160 acres of the Woodlands area for community recreation and open space. See Attachment 3.

Planning Council staff's analysis also finds that adequate **potable water plant capacity and supply, and sanitary sewer, solid waste and drainage capacity and park acreage** will be available to serve the proposed land use. The City of Tamarac has 336.84 acres in its certified parks and open space inventory to serve its residents. It is estimated that the proposed land use plan amendment will result in an increase of 5.36 acres on the projected demand for local parks. The City continues to meet both its adopted level of service and the BrowardNext – Broward County Land Use Plan (BCLUP) community parks acreage requirement of 3 acres per one thousand existing and projected population. See Attachment 1. Planning Council staff notes that although the proposed land use plan amendment decreases golf course acreage by 168.7 acres, the City's park inventory in this regard will remain unchanged. It is also noted that the proposed amendment is subject to BCLUP Policies 2.5.4 and 2.5.5, as the amendment site is an existing golf course designated Commercial Recreation. See Attachment 13.A. In addition, the applicant has submitted a draft Declaration of Restrictive Covenants which reserves a minimum of 160 acres of the surrounding area for community recreation and open space. The 160 acres is comprised of approximately 50 acres that is included in the amendment site, and the remaining approximate 110 acres is existing within the Woodlands community and designated with a Commercial Recreation land use. See Attachments 3 and 13.B. Planning Council staff recommends that the approximate 110 acres currently designated as Commercial Recreation and proposed for community recreation and open space be designated as Recreation and Open Space on the Broward County Land Use Plan. See Attachment 13.C.

Regarding anticipated adverse impacts to the **regional transportation network** resulting from the proposed amendment, the applicant has submitted a draft Declaration of Restrictive Covenants to restrict the development to a maximum of 398 single-family dwelling units and exclude non-emergency vehicular ingress/egress to Northwest 44 Street. See Attachment 3.

PLANNING ANALYSIS (continued)

Based on the dwelling unit and ingress/egress restrictions and alternative traffic analyses, the proposed amendment is projected to increase the net number of p.m. peak hour vehicle trips on the regional transportation network by approximately 332 p.m. peak hour trips. The MPO model analysis distribution of the projected additional p.m. peak hour trips as restricted indicates that the proposed amendment is **not projected to significantly or adversely impact** the operating conditions of the regional transportation network. See Attachment 4.B.

In addition, the applicant has provided correspondence indicating that coordination efforts will continue with the Florida Department of Transportation, Broward County and the City of Tamarac to identify potential off-site transportation network improvements, including 1) construction of additional turn lanes at various intersections and access points, 2) modifications to signalization and signal timing enhancements and/or 3) multi-modal infrastructure improvements. See Attachment 6.

Concerning impacts to **public schools**, the School Board of Broward County staff report indicates that the proposed amendment, based on a maximum of 423 single-family dwelling units, would generate up to 197 additional students into Broward County Public Schools, consisting of 98 elementary school students, 47 middle school students and 52 high school students. The report states that Planning Area "C" is anticipated to have sufficient excess capacity to support the students generated by the proposed amendment. See Attachment 9.B. Planning Council staff notes that the applicant has submitted a draft Declaration of Restrictive Covenants limiting the maximum development to 398 single-family dwelling units. See Attachment 3.

Regarding impacts to **natural resources**, the proposed amendment site includes lands currently or historically used as a golf course, which have a high potential for arsenic contamination. In this regard, the applicant has provided Phase I and Phase II environmental assessments. See Attachment 11 for the summaries. The Broward County Environmental Engineering and Permitting Division (EPPD) staff has confirmed that the environmental assessments provided are consistent with the requirements of BCLUP Policy 2.5.5(d). Further, the EPPD will require an Environmental Assessment and Remediation (EAR) license and a Remedial Action Plan (RAP) detailing how the site will be cleaned up prior to development. See Attachment 12. The applicant has provided correspondence indicating that an EAR license has been obtained and that all applicable licensing regulations will be abided by for redevelopment of the property. See Attachment 6.

Further, the EPGMD report indicates that the proposed amendment would result in a net increase in the volume of water available for recharge and the change in recharge capacity resulting from the proposed amendment would be major. See Attachment 10.

PLANNING ANALYSIS (continued)

Concerning impacts to **cultural resources**, the Planning and Development Management Division report states that based on a preliminary review, the amendment site and surrounding community should be evaluated for historical significance, as several structures within the community meet the minimum age threshold for historic review, and the golf course and community center were designed by historically significant individuals. See Attachment 8. The applicant has provided correspondence stating that the redevelopment of the site will be under the guidance of the City of Tamarac's historic preservation regulations. See Attachment 6.

Regarding **affordable housing**, the proposed land use plan amendment is subject to BCLUP Policy 2.16.2, as it proposes 843 additional residential units to be permitted by the BCLUP. The Planning and Development Management Division (PDMD) report notes that the applicant submitted an affordable housing analysis, dated January 2019, which PDMD staff supplemented with current data, and found it to be generally consistent with Policy 2.16.2. See Attachment 8. In addition, the applicant submitted a draft Declaration of Restrictive Covenants to contribute \$1,000 per dwelling unit (398 dwelling units) to be paid to the City of Tamarac to be used at the City's discretion towards its affordable housing programs. See Attachment 3.

RECOMMENDATION

In conclusion, Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan (BCLUP) and it is recommended that the proposed amendment be approved, recognizing the applicant's voluntary commitments to 1) restrict development to a maximum of 398 single-family dwelling units, 2) contribute \$1,000 per dwelling unit towards the City's affordable housing programs, 3) reserve approximately 160 acres of the overall Woodlands property for community recreation and open space and 4) restrict the development's non-emergency vehicular ingress and egress access from Northwest 44 Street. See Attachment 3.

Further, the applicant's confirmation to 1) comply with the environmental licensing and permitting requirements to redevelop the property with a residential use, 2) comply with the City's historic preservation regulations throughout the redevelopment process and 3) continue to coordinate with applicable governmental agencies to discuss potential off-site improvements to the traffic network surrounding the proposed amendment site is recognized. See Attachment 6.

In addition to the applicant's voluntary commitments and confirmations listed above, Planning Council staff recommends the following:

- A) The approximately 110 acres currently designated as Commercial Recreation of the 160 acres that will be reserved for community recreation and open space be amended to the Recreation and Open Space land use designation to further enhance the voluntary commitment. See Attachment 13.C.

PLANNING ANALYSIS (continued)

RECOMMENDATION (continued)

- B) As an alternative to the proposed Low (5) Residential designation, Planning Council staff finds that a designation of Low (3) Residential, which permits a maximum of 506 dwelling units, may be more appropriate, as the applicant has proffered a voluntary commitment to restrict the development to a maximum of 398 single-family dwelling units, which is less than half of the density permitted by a Low (5) Residential designation. The Low (3) Residential designation would further protect the lower density by more accurately reflecting the voluntary commitment to restrict the development to a maximum of 398 single-family dwelling units and require a more stringent County and City land use plan amendment process be engaged if an increase in residential density is ever sought, as opposed to the release of a Declaration of Restrictive Covenants. This action would require that the City of Tamarac also adopt the same or more restrictive density designation for its future land use plan to be recertified and effective.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-2

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of December 2019
2. Broward County Planning Council Traffic Analysis of November 2019
3. Draft Declaration of Restrictive Covenants regarding open space dedication, dwelling unit restriction, affordable housing contribution and ingress/egress access to Northwest 44 Street
4.
 - A. Broward County Planning Council Alternate Traffic Analysis of December 2019, as voluntarily restricted to 398 single-family dwelling units with connection to Northwest 44 Street
 - B. Broward County Planning Council Alternate Traffic Analysis of December 2019, as voluntarily restricted to 398 single-family dwelling units and no non-emergency connection to Northwest 44 Street
5. City of Lauderhill Correspondence and Comments from Stephen Tawes, ASLA, CLARB, City Planner, City of Lauderhill, to Dawn Teetsel, Director of Planning, Broward County Planning Council, dated August 26, 2019
6. Correspondence from Christina Bilenki, Esquire, Dunay, Miskel & Backman, LLP, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated December 20, 2019
7. Broward County Transit Division Report of October 8, 2019
8. Broward County Planning and Development Management Division Report of October 17, 2019
9.
 - A. School Board of Broward County Consistency Review Report of December 14, 2018, Revised June 20, 2019 (no voluntary restriction)
 - B. School Board of Broward County Consistency Review Report of September 10, 2019 (reflecting voluntarily restriction)
10. Broward County Environmental Protection and Growth Management Department Report of December 13, 2019

ATTACHMENTS (continued)

11. Summaries of the Phase I and Phase II Environmental Site Assessments dated December 7, 2018 and August 28, 2019, respectively
12. Broward County Environmental Engineering and Permitting Division Report of September 13, 2019
13. A. BrowardNext - Broward County Land Use Plan Policies, "Parks/Conservation," Planning Council Staff Review Comment

B. Proposed Woodlands Conceptual Plan

C. Proposed Map Depicting Planning Council Staff's Recommendation to Designate Acreage from Commercial Recreation to Recreation and Open Space on the Broward County Land Use Plan
14. City of Lauderdale Lakes Correspondence and Comments from Fernando Leiva, AICP, Assoc. AIA, Development Services Manager/Principal Planner, City of Lauderdale Lakes, to Dawn Teetsel, Director of Planning, Broward County Planning Council, dated October 14, 2019
15. Community Outreach Meeting Summary provided by Applicant
16. Correspondence from Elaine M. Gatsos on behalf of The Inverrary Association, Inc., to multiple Broward County Commissioners, dated November 25, 2019
17. Correspondence from Interested Parties in Support of the Proposed Redevelopment of the Woodlands Golf Course, submitted by the Applicant
18. Correspondence from Judith Fain to Members of the Planning Council, dated January 7, 2020
19. Broward County Parks and Recreation Division Report of October 7, 2019
20. Broward County Water Management Division Report of October 23, 2019

Update: January 23, 2020:

21. Correspondence from Interested Parties Received between 12 p.m., January 9, 2020 and 10 a.m., January 22, 2020
22. Correspondence from Interested Parties Received between 10:01 a.m., January 22, 2020 and 8:30 a.m., January 23, 2020

ATTACHMENTS (continued)

23. Correspondence and Materials from Interested Parties Received at the January 23, 2020 Broward County Planning Council Meeting

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 20-2

Prepared: December 2019

POTABLE WATER

The proposed amendment site will be served by the City of Tamarac Water Treatment Plant, which has a current capacity of 16 million gallons per day (mgd). The current and committed demand on the treatment plant is 6.86 mgd, with 9.14 mgd available. The wellfields serving the amendment site have a permitted withdrawal of 7.58 mgd, with 0.72 mgd available for water withdrawal, which expires February 3, 2034. Planning Council staff utilized a level of service of 110 gallons per capita (2.12 persons per household (pph)) per day for residential uses. The amendment will result in a net increase of 0.197 mgd on the projected demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site.

SANITARY SEWER

The proposed amendment site will be served by the North Regional Wastewater Treatment Plant, which has a current capacity of 95 mgd. The current and committed demand on the treatment plant is 72.07 mgd, with 22.93 mgd available. Planning Council staff utilized a level of service of 131 gallons per capita (2.12 pph) per day for residential uses. The amendment will result in a net increase in demand of 0.23 mgd. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by the South Broward Wheelabrator Facility, which has a capacity of 830,000 tons per year and a demand of 750,000 tons per year. Planning Council staff utilized level of service of 8.9 pounds (lbs.) per capita (2.12 pph) per day for residential uses. The proposed amendment will result in a net increase in demand of 15,905.72 lbs. per day or 7.95 TPD. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Division (EPGMD). A surface water management permit from EPGMD may be required prior to any construction.

PARKS AND OPEN SPACE

The City of Tamarac has 336.84 acres in its parks and open space inventory. The 2045 projected population (70,712) requires approximately 212.14 acres to meet the Broward County Land Use Plan (BCLUP) community parks acreage requirement of 3 acres per one thousand persons population. The proposed land use amendment will result in an increase of 5.36 acres on the projected demand for local parks. The City of Tamarac continues to meet the community parks acreage requirement of the BCLUP of 3 acres per one thousand persons population. It is noted that the applicant has submitted a draft Declaration of Restrictive Covenants which reserves a minimum of 160.0 acres of the property for community recreation and open space, a portion of which the City would be permitted to include in its parks and open space inventory. See Attachments 3 and 13.

ATTACHMENT 2

TRAFFIC ANALYSIS PC 20-2

Prepared: November 2019

INTRODUCTORY INFORMATION

Jurisdiction: City of Tamarac

Size: Approximately 168.7 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation: Commercial Recreation

Potential Development: 168.7 acres of golf course

Trip Generation Rate: "ITE Equation (430) Golf Course"*

Total P.M. Peak Hour Trips: 66 peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation: Low (5) Residential

Potential Development: 843 single-family dwelling units

Trip Generation Rate: "ITE Equation (210) Single-Family Detached Housing"

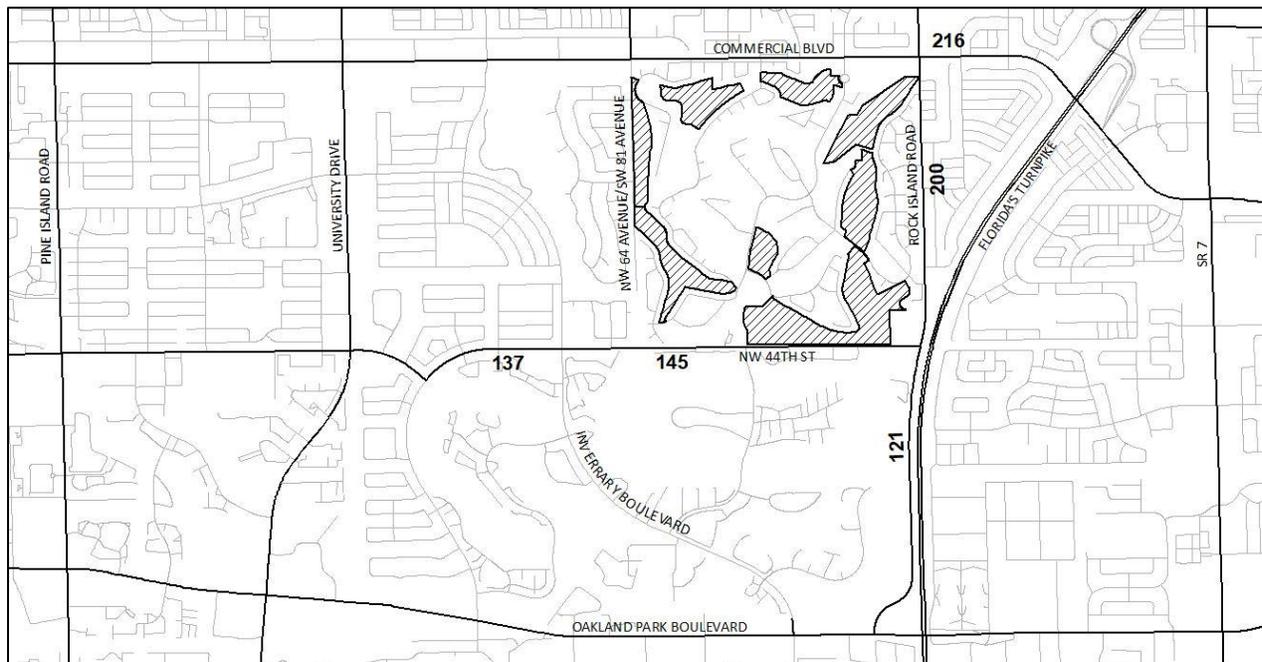
Total P.M. Peak Hour Trips: 843 peak hour trips

Net P.M. Peak Hour Trips **+777 peak hour trips**

*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation Manual - Tenth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

TRAFFIC ANALYSIS (continued)

Graphic of Impacted Roadway Segments of the Regional Transportation Network:



Impacted Regional Transportation Network Without the Proposed Amendment: Year 2040:

Roadway	Segment	Volume	Capacity	LOS
1. Northwest 44 Street	Pine Island Road to West Inverrary Boulevard	1,226	2,628	D
2. Northwest 44 Street	West Inverrary Boulevard to Rock Island Road	1,074	1,257	D
3. Commercial Boulevard	Rock Island Road to Florida's Turnpike	7,125	5,390	F
4. Rock Island Road	Oakland Park Boulevard to Northwest 44 Street	2,974	3,401	C
5. Rock Island Road	Northwest 44 Street to Commercial Boulevard	4,057	3,401	F

Impacted Regional Transportation Network With the Proposed Amendment: Year 2040:

Roadway	Segment	Volume	Capacity	LOS
1. Northwest 44 Street	Pine Island Road to West Inverrary Boulevard	1,363	2,628	D
2. Northwest 44 Street	West Inverrary Boulevard to Rock Island Road	1,219	1,257	D
3. Commercial Boulevard	Rock Island Road to Florida's Turnpike	7,341	5,390	F
4. Rock Island Road	Oakland Park Boulevard to Northwest 44 Street	3,229	3,401	C
5. Rock Island Road	Northwest 44 Street to Commercial Boulevard	4,257	3,401	F

TRAFFIC ANALYSIS (continued)

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional roadway network by approximately 777 p.m. peak hour trips at the long-term planning horizon.

The Broward Metropolitan Planning Organization (MPO) Year 2040 Transportation Plan model analysis distributed the projected additional p.m. peak hour trips to the regional roadway network on the following publicly owned roadways:

- Northwest 64 Avenue
- Northwest 44 Street
- Rock Island Road
- Commercial Boulevard

Said Broward MPO Year 2040 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment would significantly and adversely impact several roadway segments, as follows:

Adverse impact to two (2) affected roadway segments:

1. Commercial Boulevard, between Rock Island Road and Florida's Turnpike; and
2. Rock Island Road, between Northwest 44 Street and Commercial Boulevard.

These two (2) roadway segments are projected to operate at an unacceptable LOS "F," with or without the addition of the trips generated by the proposed amendment.

Significant impact to three (3) roadway segments:

1. Northwest 44 Street, between Pine Island Road and West Inverrary Boulevard, which is projected to operate at an acceptable level of service (LOS) "D," with or without the addition of the trips generated by the proposed amendment;
2. Northwest 44 Street, between West Inverrary Boulevard and Rock Island Road, which is projected to operate at an acceptable level of service (LOS) "D," with or without the addition of the trips generated by the proposed amendment; and
3. Rock Island Road, between Oakland Park Boulevard and Northwest 44 Street, which is projected to operate at an acceptable level of service (LOS) "C," with or without the addition of the trips generated by the proposed amendment.

ATTACHMENT 3

Prepared by and Return To:
Christina Bilenki, Esq.
Dunay, Miskel & Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432



DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restriction ("Declaration") made this ____ day of _____, 20____ by CLUBLINK US CORP, a Delaware corporation, having an address of 15676 Dufferin Street, King City, Ontario, Canada L7B 1K5 (referred to herein as "Owner"), shall be for the benefit of Broward County, a political subdivision of the State of Florida, with a post office address at 115 South Andrews Avenue, Fort Lauderdale, FL 33301 ("County").

WITNESSETH:

WHEREAS, Owner is the fee simple owner of land located in Broward County, Florida, and more particularly described in Exhibit "A" ("Property"); and

WHEREAS, the Property is subject to a land use plan amendment, which application was identified as Case Number PC 20-2 and referred to herein as the "Application"; and

WHEREAS, the City of Tamarac ("City") and County approved the Application to change the land use designation of the Property from Commercial/Recreation to Low (0-5) Residential on the Property; and

WHEREAS, Owner has offered to enter into this Declaration to restrict the utilization of the Property; and

WHEREAS, Owner agrees to grant this Declaration to the County, and the County agrees to accept this Declaration in order to place certain restrictions on the development of the Property upon final approval.

NOW, THEREFORE, in consideration of the promises and covenants herein contained, Owner hereby declares that the Property specifically referenced herein shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions and regulations hereinafter set forth, all of which shall run with such Property and any part thereof and which shall be binding upon all parties having any right, title or interest in such Property or any part thereof, their heirs, successors and assigns.

1. **Recitations.** The recitations set forth above are true and correct and are incorporated into this Declaration by this reference.
2. **Property Development.** Owner hereby restricts development of the Property to three hundred ninety eight (398) single family homes.

3. **Access.** Owner hereby agrees to restrict non-emergency vehicular ingress and egress to the Property from NW 44th Street.
4. **Affordable Housing.** Prior to environmental review approval by the County, Owner shall pay \$1,000 per dwelling unit into the City's Affordable Housing Trust Fund to facilitate the City's affordable housing programs and initiatives.
5. **Recreation and Open Space.** No building permit for a residential dwelling unit shall be issued for the Property until a site plan is approved by the City which provides that a total of one hundred sixty (160) acres of the Property is reserved for community recreation and open space ("Open Space"). Of the one hundred sixty (160) acres of Open Space, approximately one hundred nine (109) acres are located within the areas as depicted on Exhibit "A". The remaining balance of Open Space will be located within the Property that is subject to the Application. The exact location of the remaining Open Space within the Property shall be determined by the City at the time of final site plan approval. The Open Space shall be restricted for the benefit of the Woodlands community and not for the general public.
6. **Term.** This Declaration is to run with the land and shall bind all parties and all persons, unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified, amended or released in accordance with the provisions set forth in Paragraph 5 herein.
7. **Modification, Amendment, Release.** This Declaration shall not be modified, amended or released as to any portion of the Property except by written instrument, executed by the then owner or owners of the portion of the Property affected by such modification, amendment or release and approved in writing by the County. The appropriate governmental authority of the County shall execute a written instrument effectuation and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Public Records of Broward County, Florida.
8. **Recording and Effective Date.** This Declaration shall not become effective and shall not be recorded in the Public Records of Broward County, Florida and the restrictions on the development of the Property contained herein shall not become enforceable until all required governmental entities have approved and adopted, with no appeal having been filed or if filed resolved so as to uphold the approvals, the Application, which will allow development of the Property in accordance with the restrictions herein ("Final Approval"). Declarant shall record this Declaration not later than 10 business days after Final Approval. Once recorded, the restrictions herein shall run with the Property and shall remain in full force and effect and be binding upon Owner and its heirs, successors and assigns until such time as the same are modified, amended or released as provided for herein.
9. **Severability.** Invalidation of any one of these provisions, by judgment of court, shall not affect any of the other provisions which shall remain in full force and effect.

10. **Third Party Beneficiary Rights.** This Declaration is not intended to create, nor shall it be in anyway interpreted or construed to create, any third party beneficiary rights in any person not a party hereto unless otherwise expressly provided herein.

11. **Captions, Headings and Titles.** Paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

IN WITNESS WHEREOF, Owner has executed this Covenant on the day first above written.

CLUBLINK US CORPORATION,
a Delaware corporation

WITNESSES:

(Signature)

(Print Name)

(Signature)

(Print Name)

By: _____
(Signature)

(Print Name)

Title

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me on _____, 20__,
by _____ on behalf of the Owner, identified above. He/she is personally
known to me or has produced _____ as
identification.

(SEAL)

Notary Public, State of Florida

Print Name

My Commission Expires:

EXHIBIT "A"

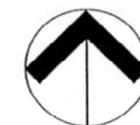
[GRAPHICAL DEPICTION - LEGAL DESCRIPTION FORTHCOMING]

Site Data

Open Space - 109.93 acres



WOODLANDS COUNTRY CLUB



NORTH
SCALE: 1" = 300'

Open Space Dedication Plan

ATTACHMENT 4.A.

***TRAFFIC ANALYSIS – Peak (as voluntarily restricted to 398 single-family dwelling units
and with connection to Northwest 44 Street)
PC 20-2***

Prepared: December 2019

INTRODUCTORY INFORMATION

Jurisdiction: City of Tamarac

Size: Approximately 168.7 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation: Commercial Recreation
Potential Development: 168.7 acres of golf course
Trip Generation Rate: "ITE Equation (430) Golf Course"*
Total P.M. Peak Hour Trips: 66 peak hour trips

Potential Trips - Proposed Land Use Designation

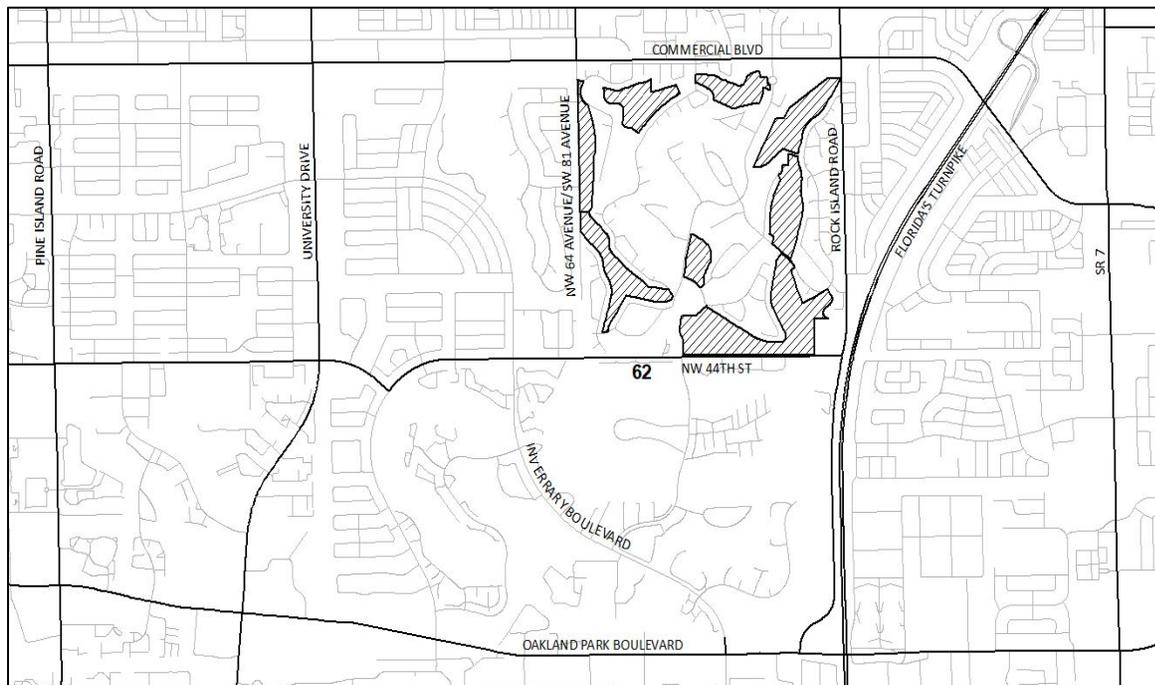
Proposed Designation: Low (5) Residential
Potential Development: 398 single-family dwelling units
Trip Generation Rate: "ITE Equation (210) Single-Family Detached Housing"
Total P.M. Peak Hour Trips: 398 peak hour trips

Net P.M. Peak Hour Trips **+332 peak hour trips**

*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation Manual - Tenth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

TRAFFIC ANALYSIS (continued)

Graphic of Impacted Roadway Segments of the Regional Transportation Network:



Impacted Regional Transportation Network Without the Proposed Amendment: Year 2040:

Roadway	Segment	Volume	Capacity	LOS
1. Northwest 44 Street	West Inverrary Boulevard to Rock Island Road	1,074	1,257	D

Impacted Regional Transportation Network With the Proposed Amendment: Year 2040:

Roadway	Segment	Volume	Capacity	LOS
1. Northwest 44 Street	West Inverrary Boulevard to Rock Island Road	1,136	1,257	D

PLANNING COMMENTS

The proposed amendment, as voluntarily restricted to 398 single-family dwelling units, is projected to increase traffic on the regional roadway network by approximately 332 p.m. peak hour trips at the long-term planning horizon. The Broward Metropolitan Planning Organization (MPO) Year 2040 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment, as voluntarily restricted, would significantly impact one (1) roadway segment, as follows:

1. Northwest 44 Street, between West Inverrary Boulevard and Rock Island Road, which is projected to operate at an acceptable level of service (LOS) "D," with or without the addition of the trips generated by the proposed amendment, as voluntarily restricted;

TRAFFIC ANALYSIS (continued)

PLANNING COMMENTS (continued)

For informational purposes, Planning Council staff notes the level of service for the following roadway network segments:

1. Northwest 44 Street, between Pine Island Road and West Inverrary Boulevard, which is projected to operate at an acceptable level of service (LOS) "D," with or without the addition of the trips generated by the proposed amendment, as voluntarily restricted;
2. Commercial Boulevard, between Rock Island Road and Florida's Turnpike, which is projected to operate at an unacceptable LOS "F," with or without the addition of the trips generated by the proposed amendment, as voluntarily restricted;
3. Rock Island Road, between Oakland Park Boulevard and Northwest 44 Street, which is projected to operate at an acceptable level of service (LOS) "C," with or without the addition of the trips generated by the proposed amendment, as voluntarily restricted; and
4. Rock Island Road, between Northwest 44 Street and Commercial Boulevard, which is projected to operate at an unacceptable LOS "F," with or without the addition of the trips generated by the proposed amendment, as voluntarily restricted.

ATTACHMENT 4.B.

***TRAFFIC ANALYSIS – Peak (as voluntarily restricted to 398 single-family dwelling units
and no non-emergency connection to Northwest 44 Street)
PC 20-2***

Prepared: December 2019

INTRODUCTORY INFORMATION

Jurisdiction: City of Tamarac

Size: Approximately 168.7 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation: Commercial Recreation
Potential Development: 168.7 acres of golf course
Trip Generation Rate: "ITE Equation (430) Golf Course"*
Total P.M. Peak Hour Trips: 66 peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation: Low (5) Residential
Potential Development: 423 single-family dwelling units
Trip Generation Rate: "ITE Equation (210) Single-Family Detached Housing"
Total P.M. Peak Hour Trips: 398 peak hour trips

Net P.M. Peak Hour Trips **+332 peak hour trips**

*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation Manual - Tenth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

TRAFFIC ANALYSIS (continued)

PLANNING COMMENTS

The proposed amendment, as voluntarily restricted to 398 single-family dwelling units, is projected to increase traffic on the regional roadway network by approximately 332 p.m. peak hour trips at the long-term planning horizon. The Broward Metropolitan Planning Organization (MPO) Year 2040 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment, as voluntarily restricted, is **not projected to significantly or adversely impact** the operating conditions of the regional transportation network.

For informational purposes, Planning Council staff notes the level of service for the following roadway network segments:

1. Rock Island Road, between Oakland Park Boulevard and Northwest 44 Street, which is projected to operate at an acceptable level of service (LOS) "C," with or without the addition of the trips generated by the voluntarily restricted proposed amendment; and

The four (4) roadway segments that are projected to operate at an unacceptable LOS "F," with or without the addition of the trips generated by the voluntarily restricted proposed amendment are:

1. Commercial Boulevard, between University Drive and Northwest 64 Avenue/Southwest 81 Avenue;
2. Commercial Boulevard, between Rock Island Road and Florida's Turnpike;
3. Rock Island Road, between Northwest 44 Street and Commercial Boulevard; and
4. Rock Island Road, between Commercial Boulevard and McNab Road.

ATTACHMENT 5

CITY OF LAUDERHILL



MAYOR
Ken Thurston

VICE MAYOR
M. Margaret Bates

COMMISSIONERS
Howard Berger
Richard Campbell
Denise D. Grant

CITY MANAGER
Charles Faranda, CM
Desorae Giles-Smith, DCM
Kennie Hobbs, Jr., ACM

CITY ATTORNEY
Earl Hall, Esq.

CITY CLERK
Andrea M. Anderson

FINANCE

Planning & Zoning Division

August 26, 2019



Dawn B. Teetsel, Director of Planning
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

Re: Broward County Land Use Plan Amendment - PC 20-2 (Woodlands, Tamarac)

Dear Ms. Teetsel

The Woodlands project design has remained unchanged since the original presentation even as City Staff adamantly objected to the entrances to NW 44th Street and NW 64th Avenue. Staff has met with representatives of the Woodlands Golf Course redevelopment team five times since December 2017.

The City will not receive any benefit from the proposed intersections at NW 64 Ave and NW 44 Street for the development of an additional 423 residential dwelling units to the existing 900 dwelling units for a total density of 1,323 single family residential dwellings. The traffic impact to the City will be considerably more given the total density of Woodlands than what the applicant suggests. Staff suggested they should consider an alternative design without access to NW 64 Ave and NW 44 Street.

The following are elements and issues to the proposed plan:

1. The applicant is proposing 423 Dwelling units to the existing Woodland's community of approximately 900 Dwelling Units totaling 1,323 units.
2. Additional access points of ingress and egress are located at NW 44th Street and NW 64th Avenue located in the City of Lauderhill.
3. Access points at NW 44th Street, NW 64th Avenue and Commercial Boulevard shall be gated entrances and exists.
4. Potential improvements include:
 - a. Commercial/Rock Island: Eastbound right turn lane
 - b. Commercial/Woodlands: Eastbound right turn lane
 - c. NW 44th St/Rock Island: Eastbound left turn lane
5. Staff indicated that this project along with the potential redevelopment of the Inverrary Hotel and Racquet Club will add to the already congested roadways, which their counsel

represents both developers. Staff recommended exploring a shared resolution to the traffic issues, possibly through a road club that would prorate their respective impacts to offset the cost of roadway improvements.



6. Identified that traffic volumes introduced to these intersection locations appeared to be problematic from capacity speculation and residents perceptions that would be necessary to overcome.
7. Staff opposes these new entrances at NW 64 Ave and NW 44 Street.
8. Mayor Thurston requested Resolution Number 19R-04-64 objection to and opposing the use of NW 44th Street and NW 64th Avenue for ingress and egress to the to the residential development proposed by the developer 13th Floor HB GP in the City of Tamarac. The City Commission approved Resolution Number 19R-04-64 July 8, 2019.
9. Currently, NW 44th Street operates at a LOS F without the Woodlands proposed development. However, the developers' analysis indicates that if the density of the proposed development is restricted to 440 single family dwellings or less, the project traffic will no longer significantly impact (defined as an impact of 3% or more of the adopted LOS D volume) any of the roadway segments projected to operate at Level of Service F under total future conditions (2040) with the development.
10. There are a number of issues raised in the review of the data from the traffic analysis that need further examination and clarified by MPO. Specifically, the reduction in the Year 2040 Total Roadway Data/PM Peak Hour traffic reduction on the NW 44 Street from Inverrary Blvd to Rock Island (LOS D) as compared to the Year 2023 Total Roadway

Data/PM Peak Hour for the same link and its indicated to be LOS F. This issue raises the question of contemplated improvements for a reduction in the LOS. In addition, the existing Woodlands background traffic has not been accounted on NW 44 Street and the proposed access, only the proposed traffic from the new development.

11. A submission of a site plan application to the City of Tamarac will be much later in the Entitlement process, which will include a Traffic Impact Analysis (TIA). That evaluation will also include analyses of adjacent intersection operations and access points to identify the need for site-related access and traffic operations improvements based upon the specific details of the site plan proposed for the site. The applicant anticipates identifying and committing to construction of turn lane improvements at one or more intersections that will add capacity to the adjacent transportation network.
12. This would require the Traffic Analysis Counts starting in late September after schools start.

Conclusion

Staff has met with the Applicants team of consultants over five times with the recommendation against the intersections at NW 44 Street and NW 64 Avenue. Staff recommended they prepare an alternative “Plan B” without the intersections and prepare the Traffic Analysis on that concept for Lauderhill staff to review. They have continued to pursue the original concept.

The City hired McMahon Transportation Engineers & Planners to review the proposed concept and Woodlands’ traffic study. I have listed their comments below.

Land Use Plan Amendment

1. Please provide the model run prepared by the Broward MPO for this project.
2. What driveway assumptions were assumed for the analysis by the Applicant and the Broward County Planning Council/Broward MPO? This may need to be modified if the access is restricted to Commercial Boulevard and to Rock Island Road.
3. The LUPA was not prepared for the intensity at the voluntary restriction level. Please re-run analysis at restricted level of development.
4. Trip generation for LUPA should be prepared based on Broward County Planning Council methodology, which considers the highest of the following scenarios: a) peak of adjacent street (rates), b) peak of adjacent street (equation), c) peak of generator (rates), and d) peak of generator (equation). Analysis is also run for a) daily (rate) and b) daily (equation).
5. The roadway link analysis shows a reduction in traffic volumes along NW 44th Street from Year 2017 volumes to Year 2040 volumes. This seems unrealistic. Please coordinate with the Broward County Planning Council to identify why the model is showing this reduction.
6. Please provide traffic mitigation for any roadway that is “significant” and overcapacity, even if roadway segment is overcapacity without the project traffic also.

Site Plan Analysis

1. Distribution should be consistent with LUPA. Existing turning movement counts should be reviewed in addition to the MPO model run to determine the most appropriate project distribution.

2. Please provide a gate queueing analysis for any proposed gated entrance based on the methodology outlined in *Transportation and Land Development*, 1988, published by ITE. Trip generation analysis for the gate analysis should be performed for the peak hour of the generator during weekday AM, weekday PM, Saturday peak hour and Sunday peak hour conditions to determine the peak period for the site, based on the ITE, *Trip Generation Manual*, 10th Edition.
3. If new driveway connections are proposed to NW 64th Avenue and NW 44th Street, please consider diversion traffic from the neighborhoods that would cut through Woodlands to use other routes and diversions from Woodlands residents that would use other access connections.
4. Intersections that should be considered for analysis include:
 - a. Commercial Boulevard at NW 64th Avenue
 - b. Commercial Boulevard at any driveways
 - c. Commercial Boulevard at Woodlands Boulevard
 - d. Commercial Boulevard at Rock Island Road
 - e. Rock Island Road at any driveways
 - f. Rock Island Road at NW 44th Street
 - g. Rock Island Road at Oakland Park Boulevard
 - h. NW 44th Street at Woodlands Boulevard/Inverrary Drive
 - i. NW 44th Street at Inverrary Boulevard
 - j. Inverrary Boulevard at Oakland Park Boulevard
 - k. Inverrary Drive at Inverrary Boulevard W.
 - l. Inverrary Boulevard W. at Oakland Park Boulevard
5. Queue observations should be performed for key movements at these locations to calibrate the Synchro model and ensure the Synchro model is accurately representing existing traffic conditions. This will help ensure the most accurate future queues from Synchro.
6. Consider solutions for traffic calming along Inverrary Boulevard and Inverrary Drive
7. Consider the impacts on committed development projects. Please coordinate with the City of Lauderhill and City of Tamarac to obtain that information.
8. Please conduct field observations for the study intersections and along Inverrary Drive and Inverrary Boulevard and note the presence of children, school buses, regular buses, and other pertinent information.

Please consider the extent and magnitude of these issues for your recommendations by the Broward County Planning Council staff.

Thank you very much,

Stephen Tawes, ASLA, CLARB
City Planner

RESOLUTION NO. 19R-04-64

A RESOLUTION OF THE CITY OF LAUDERHILL OBJECTING TO AND OPPOSING THE USE ON N.W. 44TH STREET AND N.W. 64TH AVENUE FOR INGRESS AND EGRESS TO THE RESIDENTIAL DEVELOPMENT PROPOSED BY THE DEVELOPER 13TH FLOOR WOODLANDS HB GP IN THE CITY OF TAMARAC; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY MAYOR KEN THURSTON)

WHEREAS, the City of Lauderhill and the City of Tamarac share boundaries on N.W. 44th Street and N.W. 64th Avenue; and

WHEREAS, N.W. 44th Street and N.W. 64th Avenue are border an established community in the City of Tamarac commonly known as the Woodlands; and

WHEREAS, the residents of the Woodlands do not use, and have never used, N.W. 44th Street and N.W. 64th Avenue for ingress and egress to their homes in Tamarac; and

WHEREAS, in 1995 the City of Tamarac voluntarily de-annexed its interest in N.W. 44th Street to the City of Lauderhill via Resolution No. 95R-199 so that the City of Lauderhill would be solely responsible for ownership and maintenance of the local road; and

WHEREAS, it has come to the attention of the Lauderhill City Commission and City of Lauderhill residents that a developer, 13th Floor Woodlands HB GP, has plans to rezone over 200 acres of golf course land in the Woodlands community in order to construct up to 423 additional residential units; and

WHEREAS, the development of 423 additional residential units will generate a tremendous amount of vehicular traffic on local roads in the City of Lauderhill and the City of Tamarac; and

WHEREAS, the Lauderhill City Commission adamantly opposes any plan by the developer, 13th Floor Woodlands HB GP, to use N.W. 44th Street and N.W. 64th Avenue for ingress and egress to the planned 423 residential units; and

WHEREAS, the additional traffic generated by 423 residential units will severely impact the local roads that are already severely overcrowded;

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

SECTION 1. The City Commission of the City of Lauderhill adamantly opposes any plan by 13th Floor Woodlands HB GP to use N.W. 44th Street and N.W. 64th Avenue to ingress and egress to the planned 423 residential units.

SECTION 2. The City Commission of the City of Lauderhill finds that the additional traffic generated by 423 residential units will severely impact local roads in the City of Lauderhill.

SECTION 3. A copy of this resolution shall be provided to the City Commission of the City of Tamarac.

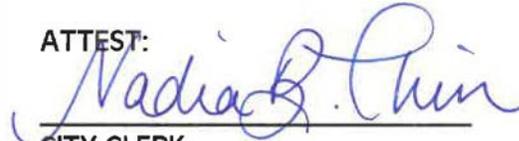
SECTION 4. This Resolution shall take effect immediately upon its passage.

DATED this 8 day of July, 2019.

PASSED AND ADOPTED on first reading this 8 day of July, 2019.

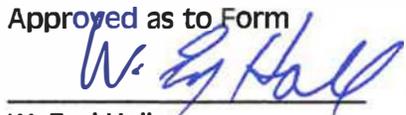


PRESIDING OFFICER

ATTEST:


CITY CLERK

MOTION	<u>Campbell</u>
SECOND	<u>Bates</u>
M. BATES	<u>Yes</u>
H. BERGER	<u>Yes</u>
R. CAMPBELL	<u>Yes</u>
D. GRANT	<u>Yes</u>
K. THURSTON	<u>Yes</u>

Approved as to Form


W. Earl Hall
City Attorney



City of Lauderhill

City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 19R-3183

File ID: 19R-3183	Type: Resolution	Status: Agenda Ready
Version: 1	Reference:	In Control: City Commission Meeting
		File Created: 03/27/2019
File Name: Woodlands local roads ingress/egress		Final Action:

Title: RESOLUTION NO. 19R-04-64: A RESOLUTION OF THE CITY OF LAUDERHILL OBJECTING TO AND OPPOSING THE USE ON N.W. 44TH STREET AND N.W. 64TH AVENUE FOR INGRESS AND EGRESS TO THE RESIDENTIAL DEVELOPMENT PROPOSED BY THE DEVELOPER 13TH FLOOR WOODLANDS HB GP IN THE CITY OF TAMARAC; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY MAYOR KEN THURSTON).

Notes:

Sponsors:

Enactment Date:

Attachments: RES-19R-04-64-Oppose Woodlands local roads access.pdf, Woodlands Country Club Golf Course Redevelopment-Tamarac.pdf, Tamarac-City Future Land Use Map.pdf, Tamarac-Zoning Map.pdf, Tamarac-Concept Plan.pdf, RES 95R-199.pdf, Lauderhill Pointe Meeting Overview 3-18-19.pdf

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** apetti@lauderhill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Commission Meeting	04/08/2019					

Text of Legislative File 19R-3183

RESOLUTION NO. 19R-04-64: A RESOLUTION OF THE CITY OF LAUDERHILL OBJECTING TO AND OPPOSING THE USE ON N.W. 44TH STREET AND N.W. 64TH AVENUE FOR INGRESS AND EGRESS TO THE RESIDENTIAL DEVELOPMENT PROPOSED BY THE DEVELOPER 13TH FLOOR WOODLANDS

**HB GP IN THE CITY OF TAMARAC; PROVIDING FOR AN EFFECTIVE DATE
(REQUESTED BY MAYOR KEN THURSTON).**

Request Action:

Resolution opposing the use of N.W. 44th Street and N.W. 64th Avenue for ingress and egress into the proposed Woodlands residential development.

Need:

To prevent local roads from being used for ingress and egress into the proposed new Woodlands residential community.

Summary Explanation/ Background:

The developer 13th Floor Woodlands HB GP is proposing to construct a new residential development of up to 423 units on the golf course land in the Woodlands community. The developer is proposing to use N.W. 44th Street and N.W. 64th Avenue as the ingress/egress roads into the new community which would cause a large increase in vehicular traffic on the local roads. Mayor Ken Thurston has requested a Resolution opposing the use of these local roads for ingress/egress into the new community.

Attachments:

1. Letter regarding golf course redevelopment
2. Tamarac Future Land Use Development
3. Tamarac - Zoning Map
4. Tamarac - Concept Plan
5. Resolution . 95R-199
6. Memo re: meeting overview

Cost Summary/ Fiscal Impact:

None.

Estimated Time for Presentation:

Master Plan:

Goal 1: Clean, Green Sustainable Environment

- Increase mass transit ridership
- Reduce City energy consumption
- Reduce water consumption

Goal 2: Safe and Secure City of Lauderhill

- Crime in lower 50% in Broward
- Residents feel safe in neighborhood
- Reduce emergency fatalities

Goal 3: Open Spaces and Active Lifestyle for all ages

- Increase participation in youth sports
- Add new park land and amenities
- Increase attendance at cultural programs and classes

Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas

- Increase commercial tax base
- Increase employment in Lauderhill businesses
- Decrease noxious and blighted uses in commercial areas

Goal 5: Quality Housing at all Price Ranges and Attractive Communities

- Neighborhood signs and active HOAs
- Housing & streets improved, litter reduced
- Increase proportion of single family homes and owner occupied housing

Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity

- Improves City efficiency
- Increase use of Information Technology
- Increases residents perception of Lauderhill as an excellent place to live



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay	Dwayne Dickerson	Heather Jo Allen
Bonnie Miskel	Ele Zachariades	Lauren G. Odom
Scott Backman	Matthew H. Scott	Zach Davis-Walker
Hope Calhoun	Christina Bilenki	

March 4, 2019

Subject: Pre-Application Neighborhood Meeting

Dear City of Tamarac Adjacent Property Owner:

13th Floor Homes is conducting an open house styled, neighborhood meeting to inform you of an application that has been submitted to the Community Development Department. The meeting will be held at the date, time, and location shown below:

Date of Meeting: Monday, March 25, 2019; And
Wednesday, March 27, 2019

Time of Meetings: 5:00pm – 8:00pm

Location of Meeting: Woodlands Clubhouse 4600 Woodlands Blvd., Tamarac, FL 33319

13th Floor Woodlands HB GP (“Applicant”), Designated Agent for the property owner, Clublink US Corporation, has filed an application with the City of Tamarac Community Development Department to allow for a future land use plan amendment to amend the future land use of approximately 165.53 acres within the Woodlands Country Club from Commercial Recreation (CR) to Low (5) Residential and a rezoning of approximately 115.9 acres from Recreation (RC) to Residential Estates (RE), and approximately 51.5 acres from Recreation (RC) to Two-Family Residential (R-2). The subject property is located north of NW 44th St., south of W Commercial Blvd, east of NW 64th Ave., and west of Rock Island Rd (property aerial is attached hereto as Exhibit “A”). The plan includes the development of no more than 423 for sale single-family homes, gated entrances, improved entry features, extensive lake and landscape buffers, over 160 acres of open space, walking trails, and more.

As you may know, 13th Floor has had several meetings with the community thus far regarding the repositioning of the Woodlands Country Club Golf Course and the Woodlands 2020 Vision Plan. As a reminder, the plan includes all for sale, single family homes, gated entrances, improved entry features, extensive lake and landscape buffers, over 160 acres of open space, walking trails and more. During the Open House, the Applicant shall explain the development proposal and application, inform attendees about the application process, respond to questions and concerns, and propose ways to resolve conflicts and concerns. Please stop by at your leisure, we welcome your input.

As an adjacent property owner within four hundred feet (400’), you will have the opportunity to ask questions and present your opinions on the subject application(s) at the neighborhood meeting. Pursuant to Section 10-5.3(C)(3)(e) of the City of Tamarac Land Development Code, a written summary of the neighborhood meeting proceedings shall be submitted to City staff and made available for public view prior to the consideration of the application by any advisory or decision-making board.

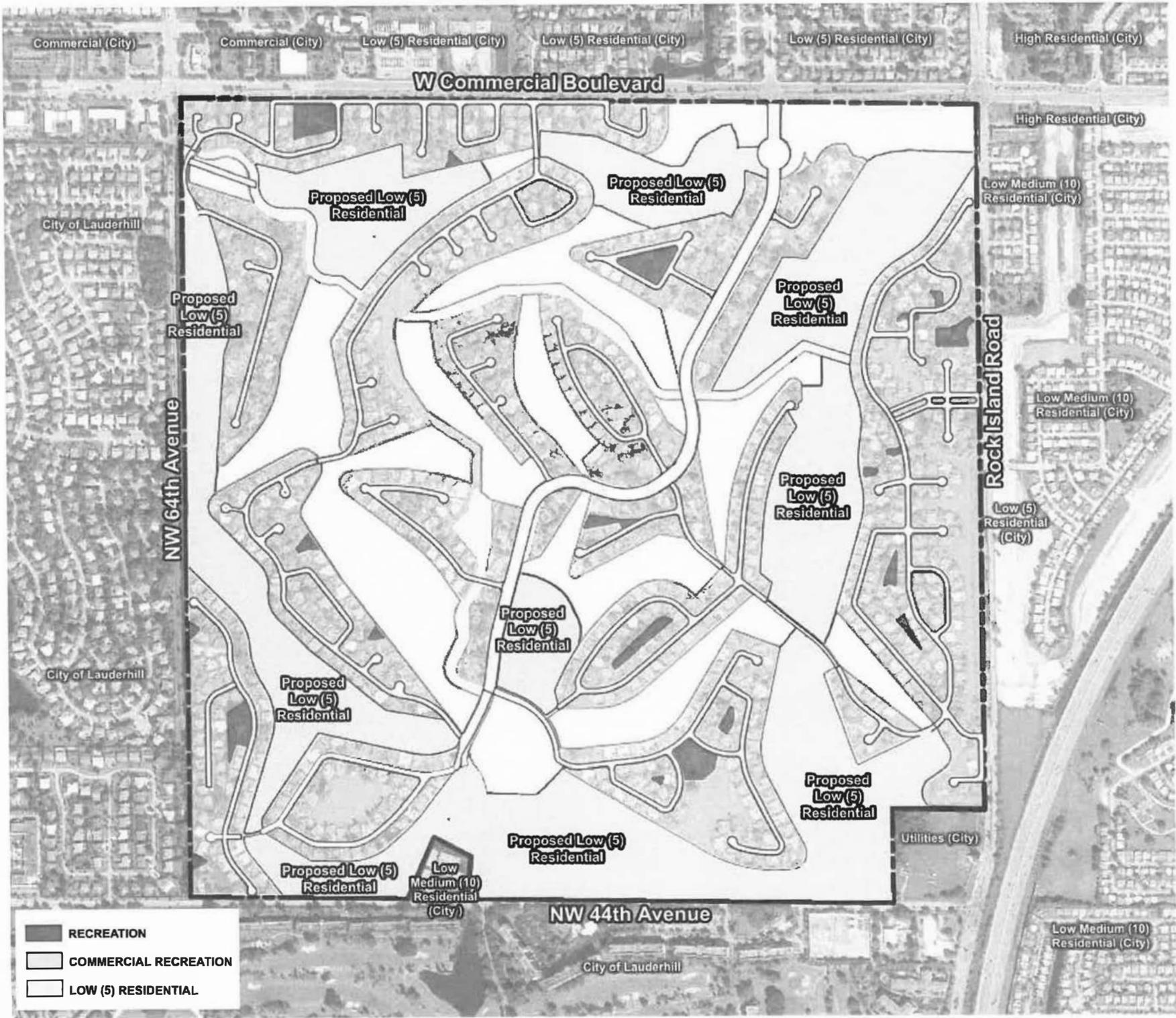
If you have any questions regarding this application, please contact 13th Floor Investments at 954-884-0816 and support.w@13thfloorhomes.com.

Sincerely,

Michael Nunziata, 13th Floor Homes

Exhibit A





- RECREATION
- COMMERCIAL RECREATION
- LOW (5) RESIDENTIAL

Urban Design Studios
 LLC
 Planning & Design
 Landscape Architecture
 Environmental Graphics

Woodlands Country Club
 City of Tamarac, Florida
 Future Land Use Map - City

NORTH

0 200 400 600
 Feet
 0 200 400
 Feet

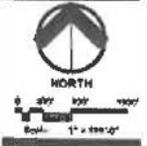
Scale: 1" = 200' 0"

Project No.:
 East of North:
 Date:
 Created By:
 Approved By:



PROJECT NO. 2018-001
 DATE: 08/20/2018
 SHEET NO. 1 OF 1

Woodlands Country Club
 City of Tamarac, Florida
Zoning Map



City:	Tamarac, Florida
Project No.:	2018-001
Design By:	Urban Design Kilday Studios
Drawn By:	[Name]
Checked By:	[Name]
Reviewed (Date):	[Date]



Site Data

Pod A - 10.62 Ac.
19 D.U.

Pod B - 15.36 Ac.
33 D.U.

Pod C - 12.51 Ac.
36 D.U.

Pod D - 20.05 Ac.
36 D.U.

Pod E - 7.67 Ac.
5 D.U.

Pod F North - 19.76 Ac.
22 D.U.

Pod F South - 19.17 Ac.
27 D.U.

Pod G - 49.67 Ac.
227 D.U.

Pod H - 10.72 Ac.
18 D.U.

Total Dwelling Units - 423 D.U.
Total Pod Area - 165.53
Total Density - 2.6

WOODLANDS COUNTRY CLUB



NORTH
SCALE: 1" = 200'

Concept Plan

EXHIBIT C

RESOLUTION NO. 95R-199

A RESOLUTION OF THE CITY OF LAUDERHILL REQUESTING THE BROWARD COUNTY, FLORIDA LEGISLATIVE DELEGATION TO APPROVE THE DE-ANNEXATION OF CERTAIN LAND FROM THE CITY OF TAMARAC AND THE ANNEXATION OF THAT LAND BY THE CITY OF LAUDERHILL.

WHEREAS, the City of Lauderhill desires to annex the road right of way for N.W. 44th Street which is currently in the City of Tamarac; and

WHEREAS, the City of Tamarac has expressed its desire to allow the annexation of said right of way to occur; and

WHEREAS, the right of way will be used for improvements to the transportation system on N.W. 44th Street; and

WHEREAS, the City of Lauderhill will notify the affected property owners as required by Florida Statutes; and

WHEREAS, there will be an economic benefit and quality of life benefit to the City of Lauderhill because the annexation will give the City of Lauderhill the ability to make improvements to N.W. 44th Street.

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

Section 1. The City of Lauderhill requests the Broward County Florida Legislative Delegation to annex the property described in Exhibit A to the City of Lauderhill.

Section 2. There is a waterline in the N.W. 44th Street right of way. An easement of twenty (20) feet in width for the length of the line will be granted by the City of Lauderhill to the City of Tamarac for the purposes of maintenance and upgrade of the waterline.

Section 3. Repair of N.W. 44th Street when construction or maintenance is done on the City of Tamarac waterline shall be the responsibility of the City of Tamarac.

Section 4. Notice of such water line work by the City of Tamarac to the City of Lauderhill is required at least forty-eight (48) hours before such work is to commence.

Section 5. This resolution shall take effect immediately upon its passage.

DATED this 13th day of November, 1995.

PASSED AND ADOPTED on first reading this 13th day of November, 1995.


PRESIDING OFFICER
ATTEST:

Janet Higgins
CITY CLERK

Gene Lieberman
MAYOR

OR BK 31756 PG 1239

MOTION	<u>Elfers</u>
SECOND	<u>Kaplan</u>
W. ELFERS	<u>Yes</u>
T. JONES	<u>Yes</u>
R. KAPLAN	<u>Yes</u>
G. MYLES	<u>Yes</u>
A. REITER	<u>Acting Mayor</u>

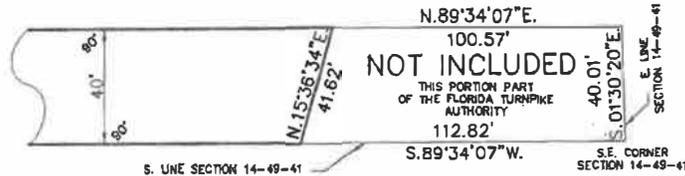
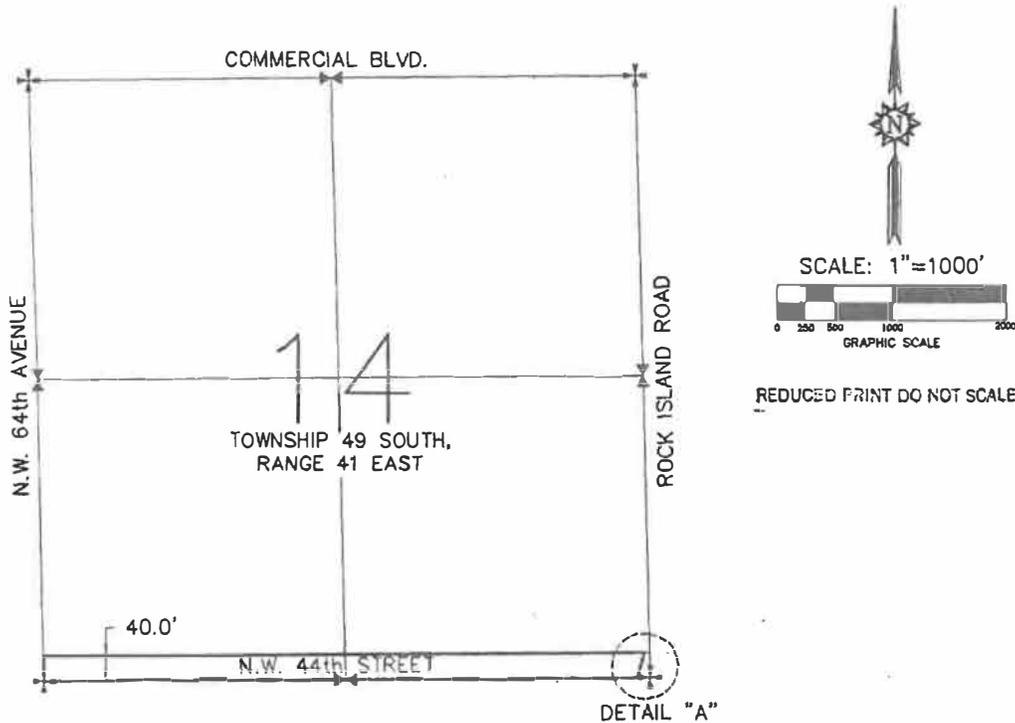
**SKETCH AND DESCRIPTION OF
ANNEXATION PARCEL OR BK 31756 PG 1240**

DESCRIPTION:

THE SOUTH 40 FEET OF SECTION 14, TOWNSHIP 49 SOUTH, RANGE 41 EAST, LESS THE FOLLOWING PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 14;
THENCE S.89°34'07"W. ALONG THE SOUTH LINE OF SAID SECTION 14 A DISTANCE OF 112.82 FEET;
THENCE N.15°36'34"E. A DISTANCE OF 41.62 FEET TO A POINT ON A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 14;
THENCE N.89°34'07"E. ALONG SAID PARALLEL LINE A DISTANCE OF 100.57 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 14;
THENCE S.01°30'20"E. ALONG SAID EAST LINE A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA AND CONTAINING 4.75 ACRES (206,970 SQUARE FEET), MORE OR LESS



DETAIL "A"
(NOT TO SCALE)

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE STONER/KEITH RESURVEY NO. III OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, AS RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 81G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.017, FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY.

REVISED	DATE	BY

RICHARD G. CRAWFORD JR.

PROFESSIONAL SURVEYOR AND MAPPER NO. 8371 - STATE OF FLORIDA

DATE OF SURVEY 10/31/85	DRAWN BY R.G.C.	CHECKED BY J.D.S.	FIELD BOOK N/A
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SEAL

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SHEET 1 OF 1

85-5428

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BROWARD COUNTY
DEPUTY CLERK 1933

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Document Title: Resolution No. 95R-199
(Warranty Deed, Mortgage, Affidavit, etc.)

Executed By: City of Lauderdale

To: City of Tamarac

Brief Legal Description: Township 49 South, Range 41 East, recorded
(if applicable) in Miscellaneous Plat Book 3, Page 44,
Broward County, Florida

⇒ Return Recorded Document to:
W. Earl Hall, Esquire
Conrad & Scherer
P. O. Box 14723
Fort Lauderdale, FL 33302

LAW OFFICES
CONRAD & SCHERER, LLP

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SUSANNE E. RIEDHAMMER
DAVID P. YON

OF COUNSEL
MARK J. LEEDS
ANDREW S. MAURODIS
JOHN M. MILLEDGE
JOEL STOCKER

EIGHTH FLOOR
633 SOUTH FEDERAL HIGHWAY
POST OFFICE BOX 14723
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BROWARD (954) 462-5500
DADE (305) 944-0131
PALM BEACH (561) 736-0118
FACSIMILE (954) 463-9244

19 WEST FLAGLER STREET
SUITE M-115
MIAMI, FLORIDA 33130
TELEPHONE (305) 856-9920

PLEASE REPLY TO:

Fort Lauderdale
July 12, 2001

Ms. Judith Higgins,
City Clerk
City of Lauderhill
2000 City Hall Drive
Lauderhill, FL 33313

Re: City of Lauderhill
Resolution 01R-04-54
Resolution 95R-199
Our File No. 94-572D

Dear Judy:

Enclosed please find Resolution No. 01R-04-54 and Resolution No. 95R-199, which have been recorded in the Public Records of Broward County. Please file these documents accordingly.

Thank you for your attention to this matter.

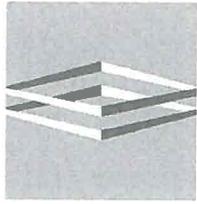
Very truly yours,


W. EARL HALL
For the Firm

WEH:ajv
Enclosure

cc: Mr. Charles Faranda

ATTACHMENT 6



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay	Ele Zachariades
Bonnie Miskel	Matthew H. Scott
Scott Backman	Christina Bilenki
Hope Calhoun	Lauren G. Odom
Dwayne Dickerson	Zach Davis-Walker

December 20, 2019

Mrs. Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301



**RE: Woodlands – City of Tamarac
Proposed Amendment PC 20-2**

Dear Ms. Blake Boy:

We are in receipt of your letter dated October 24, 2019 regarding Planning Council staff's review of the submitted land use plan amendment application for the above-referenced project. Please find below our response to comments received from the various agencies.

Broward County Environmental Protection and Growth Management Department
Broward County Environmental Engineering and Permitting Division

Wetlands – The Wetland Resource Questionnaire notes that there are no wetlands present on site. The applicant agrees to adhere to any applicable regulations and licensing requirements should there be any work in, on, or under waters or wetlands of Broward County.

Environmental – A Phase I environmental studies have been submitted meeting applicable policies. In addition, a Site Assessment Report has been submitted to the County and an EAR license was issued for the project on October 14, 2019. As part of the EAR license, the Soil Management Plan and Soil Assessment Report will be submitted to the County's Environmental Engineering Permitting Division by October 28, 2020. The applicant will abide by any applicable licensing regulations for redevelopment of the subject property. The Site Assessment Report provides the following information:

A limited environmental assessment at Woodlands Country Club (the Site) was performed in August 2017 and submitted to County Environmental staff on August 28, 2019. Based on a review of historical records, the Site has been utilized for golf course activities since at least 1969.

The limited environmental assessment conducted included the testing of soil, groundwater and surface water for typical golf course maintenance chemicals, including arsenic and organochlorine pesticides, which are among the most commonly used chemicals associated with golf course operation and maintenance. Sampling activities were generally divided into the golf course play areas and the

maintenance yard. The data revealed concentrations of arsenic in soil and groundwater typically indicative of the application of maintenance chemicals in a golf course scenario. To the best of the environmental consultant's knowledge, the Site is not (nor has it historically been) under enforcement by the Broward County Environmental Protection and Growth Management Department (EPGMD) with the exception of a Financial Responsibility Insurance overdue for petroleum-related releases and a Notice of Violation (NOV) for tree removal activities.

Prior to future land development, completion of site assessment activities will be conducted in accordance with Chapter 27, Broward County Code of Ordinances, will be submitted to the EPGMD with a proposed Remedial Action Plan. However, remediation efforts are not proposed until the entitlement process is completed, and the Site is acquired by 13th Floor Homes, their subsidiaries or assigns. The Site is not presently a threat to human health and/or the environment as an active golf course.

Future land development will include potential remedial cleanup efforts approved and monitored by the EPGMD, including provisions for a Site-Specific Health and Safety Plan (SSHP) within the Soil Management Plan (SMP), which will be protective of human health and the environment.

Environmental Planning & Community Resilience Division

NatureScape Program – Comment Acknowledged. The applicant will review the NatureScape Broward Program for guidance in development of any related landscaping plans during the site plan approval process and abide by any applicable rules and regulations governing the project.

Broward County Planning and Development Management Division

Item 7 – Analysis of Natural and Historic Resources: The Applicant acknowledges the recommendation regarding a historical site survey and will work with the City during the site plan process to assess whether there is a need for such a survey. The applicant will abide by any applicable city policies related to the assessment of historical sites.

Item 8 – Affordable Housing: As noted, the applicant submitted an *Affordable Housing Market Assessment in the City of Tamarac* that details the affordable housing supply and demand per the County's adopted methodology and in accordance with Policy 2.16.2 of the Broward County Land Use Plan. The data indicated there is a deficit of 1,868 very-low income rental units in the city and a citywide surplus of both renter and owner units at all income levels. The proposed project involves the addition of new single-family homes within an already established and reputable single-family home community. As this is not development of an entirely new and distinct community, or redevelopment entirely along a main thoroughfare or commercial area, this project is not the right candidate for inclusionary zoning. Policy 2.16.2 and Article 5 of the BrowardNEXT Administrative Rules Document requires municipalities to define affordable housing needs and solutions. In order to address this policy, the applicant has agreed to a voluntary commitment of \$1,000 per dwelling unit payable to the City for use in their Affordable Housing Trust, prior to the issuance of a building permit. The funds will facilitate local affordable housing programs and initiatives. The applicant is also voluntarily restricting the development of the property to three hundred ninety eight (398) units. These voluntary commitments will be included in a Declaration of Restrictive Covenants for the subject property. A draft copy of the Declaration of Restrictive Covenants has been provided.

Complete Streets – The Applicant acknowledges the recommendations of the PDMD staff and is proposing improvements to enhance the pedestrian and bicycle connections in the community. As noted by PDMD staff, there are no sidewalks or bike lanes on some of the roadways that surround the Woodlands (Commercial Boulevard, Rock Island Road, 64th Avenue). Additionally, there are no sidewalks or bike lanes on Woodlands Boulevard or the existing residential street network within the Woodlands. It is noted that a sidewalk and bike lane do exist on the south side of 44th Street, however the existing and proposed Woodlands roadway system has no connectivity to 44th Street. However, the applicant is making efforts to provide a bicycle/pedestrian/greenway network within the Woodlands community to create connectivity and assist residents in connecting to the surrounding transportation network. As noted in the applicant's Land Use Map Amendment application, the applicant is proposing to construct sidewalks in all new residential pods which will tie into a proposed multipurpose trail that will traverse 109 acres of dedicated open space that connects to the community recreation pod. The sidewalk/multipurpose trail system will include street trees, existing tree canopy and new landscaping providing shade. The newly renovated recreation pod will include recreational amenities as well as bike racks. The proposed sidewalk/multipurpose trail system will be 3+ miles long and can be accessed by all Woodlands residents. The general location of proposed sidewalk/multipurpose trail system is illustrated on the submitted Conceptual Plan. The applicant will continue to work towards providing bicycle/pedestrian amenity enhancements as a part of the site plan approval process.

Broward County Transit Division

The applicant acknowledges the transit divisions comments. As part of the site plan approval process, the applicant will continue to work towards connectivity between the proposed sidewalk/multipurpose trail system and the fixed and planned BCT route bus service to the amendment site, the existing City of Tamarac Community Shuttle and the City of Lauderhill Community Shuttle routes to the amendment site.

City of Lauderdale Lakes (adjacent municipality)

The applicant acknowledges the City of Lauderdale Lakes' comments and recommendations. The applicant is proposing to restrict vehicular access on NW 44th Street and will include this voluntary commitment in Declaration of Restrictive Covenants for the benefit of the County. A draft copy of the Declaration of Restrictive Covenants has been provided. As a result of this voluntary restriction, the proposed development is not projected to significantly or adversely impact the operating conditions of the regional transportation network or have any other significant and/or adverse impacts. The applicant will continue to work with the City of Tamarac in order to identify necessary improvements to pedestrian connections to the public sidewalks along NW 44th Street through the site plan approval process.

City of Lauderhill (adjacent municipality)

The City of Lauderhill's comments and recommendations are noted. The applicant has reached out to the City of Lauderhill staff and elected officials in order to discuss the project and resolve any potential concerns related to traffic along NW 44th Street. More specifically, the applicant has attended the following meetings with the City of Lauderhill to discuss the Project:

- October 9, 2018 – Meeting at City of Lauderhill with planning staff and City's traffic consultant;
- March 22, 2019 – Meeting with Inverrary Homeowners Association President Tom Harney to discuss proposed plan (several phone calls with Mr. Harney followed);
- April 15, 2019 – Meeting with representatives of Cypress Hollow community;
- April 22, 2019 – Meeting with Commissioner Berger and Mayor Thurston regarding concerns

- related to access connections to NW 44th Street and NW 64th Street;
- April 24, 2019 – Meeting with Vice Mayor Bates regarding concerns related to access connections to NW 44th Street and NW 64th Street;
- May 6, 2019 – Traffic methodology meeting at City of Lauderhill with staff from City of Tamarac and City of Lauderhill, traffic consultants from City of Tamarac and City of Lauderhill and the applicant's traffic consultant to discuss traffic analysis for project.

Despite the willingness of the applicant to work with the City of Lauderhill to address traffic concerns and include an expanded traffic analysis of the intersection of Inverrary Drive and Inverrary Boulevard, along with the inclusion of committed traffic from the Inverrary Vacation Club, the City of Lauderhill has taken strong action to oppose the Project without having the traffic data to support their opposition. More specifically, on July 8, 2019, the City of Lauderhill approved Resolution No. 19R-04-64 to object to and adamantly oppose the use of NW 44th Street and NW 64th Avenue for ingress and egress to the project without having the traffic study and factual data to support their conclusion that the four hundred twenty three (423) units proposed by the project would severely impact local roads in the City of Lauderhill. The applicant is now proposing to restrict vehicular access on NW 44th Street and will include this voluntary commitment in Declaration of Restrictive Covenants for the benefit of the County. A draft copy of the Declaration of Restrictive Covenants has been provided. As a result of this voluntary restriction, the proposed development is not projected to significantly or adversely impact the operating conditions of the regional transportation network or have any other significant and/or adverse impacts. The applicant will continue to work with the City of Tamarac in order to identify necessary improvements to pedestrian connections to the public sidewalks along NW 44th Street through the site plan approval process. As part of the site planning process, the applicant will also be proposing various improvements to the off-site traffic network, including signal modifications and turn-lane improvements.

Voluntary Commitments

Open Space

The applicant is proposing to reserve one hundred sixty (160) acres of the two hundred seventy nine (279) acre property of the subject project for community recreation and open space through a Declaration of Restrictive Covenants. A draft copy of the Declaration of Restrictive Covenants has been provided. More specifically, the applicant is proposing to maintain approximately one hundred nine (109) acres under the existing Commercial Recreation land use designation. An additional fifty one (51) acres of the property being amended to the County's Low (5) Residential land use category will be reserved for community open space. The applicant will work with the City of Tamarac through the site planning process to determine the exact location of the open spaces areas to be reserved and will voluntarily commit to the reservation of a minimum one hundred sixty (160) acres of community open space within the project. Supplemental information related to the open space policies has also been provided through a separate cover.

Traffic

The applicant is proposing to restrict vehicular access on NW 44th Street and will include this voluntary commitment in Declaration of Restrictive Covenants for the benefit of the County. A draft copy of the Declaration of Restrictive Covenants has been provided. As a result of this voluntary restriction, the proposed development is not projected to significantly or adversely impact the operating conditions of the regional transportation network or have any other significant and/or adverse impacts. However, as part of the site planning process, the applicant will be proposing various improvements to the off-site traffic network. The applicant has met with applicable staff at the Florida Department of Transportation

(FDOT), Broward County and City of Tamarac on multiple occasions to discuss potential off-site improvements along the neighboring roadways and to key intersections surrounding the property. Discussions have included options such as constructing additional turn lanes at various intersections and access points, modifications to signalization and signal timing enhancements, and multimodal infrastructure improvements. The applicant has been working closely with these governmental agencies to determine the best and most appropriate improvements to the traffic network surrounding the property and will continue to do so as the project moves forward. To further such discussions, and as part of the applicant's site plan application, a supplemental project-specific traffic study has been submitted to the City of Tamarac which is currently under staff review. The applicant will continue to work closely with the City of Tamarac following the completion of their review of the site-specific traffic analysis to ensure any necessary improvements are provided and to ensure there is adequate connectivity between the proposed development and existing local street and pedestrian network. The applicant will also continue working with FDOT and Broward County to ensure any necessary improvements to state and local roads are provided through the Project. The exact improvements that will be made to the neighboring local and regional networks will be determined through the site planning process.

Should you have any questions or require any supplemental information related to the above responses, please do not hesitate to contact me.

Sincerely,



Christina Bilenki, Esq.

Dunay, Miskel & Backman, LLP

ATTACHMENT 7



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

October 8, 2019



Dawn B. Teetsel
Director of Planning
Broward County Planning Council
115 South Andrews Ave, Room 307
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment PC 20-2

Dear Ms. Teetsel:

Broward County Transit (BCT) has reviewed your correspondence dated August 20, 2019 regarding the proposed Land Use Plan Amendment (LUPA) PC 20-2 located in the City of Tamarac for current and planned transit service. The current transit service provided within a quarter mile of the amendment site is limited to BCT fixed routes 55 and 81, the City of Lauderhill Community Shuttle Route 3 and 4, the City of Lauderdale Lakes Community Shuttle East / West, and the City of Tamarac Community Shuttle Red and Red Extension. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
55	Weekday	5:05a – 11:38p	20 minutes
	Saturday	6:00a – 11:04p	30 minutes
	Sunday	7:05a – 10:19p	45 minutes
81	Weekday	5:10a – 12:28a	35 minutes
	Saturday	5:15a – 11:57p	35 minutes
	Sunday	8:00a – 9:27p	45 minutes
Lauderhill Community Shuttle Route 3 (BCT 716)	Weekday	6:30a – 6:30p	60 minutes
Lauderhill Community Shuttle Route 4 (BCT 717)	Weekday	6:30a – 6:30p	60 minutes
Lauderdale Lakes Community Shuttle East / West (BCT 720)	Weekday	9:00a – 5:53p	70 minutes



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
Tamarac Community Shuttle Red Route (BCT 736)	Weekday	7:00a – 6:56p	60 minutes
Tamarac Community Shuttle Red Extension Route (BCT 737)	Tuesday, Thursday	9:00a – 4:55p	60 minutes

The BCT Mobility Advancement Program specifies fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, for BCT Route 55 and 81. Planned improvements for FY 2022 include the extension of the western segment of Route 55 to Sawgrass Mills Mall via Hiatus Rd and Oakland Park Blvd. Planned improvements for FY 2025 include the realignment of service on Route 81 between Lauderhill Mall and Broward Central Terminal via Sistrunk Blvd and the discontinuation of service to Hawaiian Gardens.

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

Please be advised that the future needs of the bus stops located adjacent or within the amendment site will be addressed during the project’s development review process.

BCT has no objections to this LUPA but recommends that any proposed development on the amendment site be designed to provide safe movement for pedestrians and bicycles including transit connectivity between the existing sidewalk / bicycle network and bus stops.

Please feel free to call me at 954-357-6543 or email me at luortiz@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Luis R. Ortiz Sánchez
Service Planner
Service and Capital Planning

ATTACHMENT 8



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: October 17, 2019

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Tamarac PC 20-2



J. Sesodia

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 20-2. The subject site is located in Tamarac involving approximately 168.7 acres. The amendment proposes:

Current Designations: 168.7 acres of Commercial Recreation

Proposed Designation: 168.7 acres of Low (5) Residential

Estimated Net Effect: Addition of 843 dwelling units
Zero (0) dwelling units currently permitted by the
Broward County Land Use Plan
Reduction of 168.7 acres of commercial recreation

Item 7 – Analysis of Natural and Historic Resources

Broward County's archaeological consultant offers the following comments:

- A. A review of available information including archival documents, maps, the Broward County Land Use Plan's Local Areas of Particular Concern (LAPC) Historic and Archaeological Site maps, and the Florida Master Site File (FMSF) has identified no previous surveys for cultural resources within or adjacent to the subject area. As a result, no historic or archaeological sites are currently recorded within the subject area.
- B. A preliminary review of county property appraiser records, Woodlands Country Club history, and the history of Tamarac, Florida suggests the subject area and surrounding community should be evaluated for historical significance. The clubhouse, golf course, and structures within the community meet the minimum age threshold for historic review. The golf course was designed by architect Robert Von Hagge and PGA player Bruce Devlin. Additionally, the Woodlands Community was the distinctive work of Tamarac's founder and pioneer developer Ken Behring

Broward County's archaeological consultant offers the following recommendations:

- A. The subject area has not been previously evaluated for potential historic resources. A cursory review has identified historic sites eligible for recording and inclusion in the State's FMSF inventory. Therefore, a historic sites survey of the property and associated community is recommended.

1. The subject property is located within the City of Tamarac, inside the jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). A historic sites survey should be conducted under the guidance of the Broward County's historic preservation regulations, the Community Development Division of the City of Tamarac, and supporting agencies.

Contact: Rick Ferrer, Historic Preservation Officer
Planning and Development Management Division
115 S. Andrews Avenue, Room 329K
Fort Lauderdale, Florida 33301
Tel.: (954) 357-9731
Email: referrer@broward.org

2. If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Item 8 - Affordable Housing

The Planning and Development Management Division (PDMD) staff has determined that this application satisfies the requirements of Policy 2.16.2; however, a legally enforceable document regarding the voluntary affordable housing commitments may be required.

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the BrowardNEXT Administrative Rules Document. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. The current designation does not allow residential development. The proposed Land Use Plan designation would permit a total of 843 residential units; however, the applicant intends to restrict the development to a maximum of 423 residential units. In any case, **this request represents an increase of at least 423 and potentially up to 843 dwelling units; therefore, Policy 2.16.2 applies to this project.**

The Woodlands Country Club currently has two (2) golf courses and approximately 892 residential units. According to the applicant, this request will allow portions of the existing golf course acreage to be developed with single family residential development, while preserving other portions as open space. The application states that the City of Tamarac addresses affordable housing through land development regulations providing incentives, streamlined permitting, and fee waivers. The City's comprehensive plan includes objectives and policies to encourage the development of affordable housing for existing and future residents, evaluate the condition of the City's housing stock, and encourage affordability in identified areas.

This application included a study, *An Affordable Housing Market Assessment in the City of Tamarac, Florida*, dated January 4, 2019 (Exhibit P). The Assessment provides an affordable housing supply/demand table that was developed using the County's adopted methodology and 2016 American Community Survey (ACS) data. However, the Broward County Planning Council has released data based upon 2017 ACS data which is available on its website. This **data indicates a deficit of 1,868 very-low income rental units** and a citywide surplus of both renter and owner units, at all income levels. The Assessment's supply/demand analysis for 2022 shows a continued deficit of very-low income rental units (-1,566) and a projected shortage of moderate-income owner units (-839).

The applicant does not propose to build any affordable dwelling units and has instead agreed to a voluntary affordable housing fee commitment. According to an email from the applicant's agent to Planning Council dated October 15, 2019, the applicant intends to make a voluntary commitment of \$1,000 per dwelling unit payable to the City prior to issuance of a building permit. The funds will facilitate local affordable housing programs and initiatives. Furthermore, a formal letter from the applicant will be required identifying the voluntary contribution amount and willingness to enter into a legally enforceable mechanism for same.

Should the amendment be considered for approval, PDMD staff recommends that prior to issuance of a building permit for this site, a legally enforceable document acceptable to the County Attorney's Office be executed and recorded. Such document should contain language that: 1) restricts the LUPA site to no more than 423 dwelling units; and 2) includes the voluntary affordable housing fee commitment of \$1,000 per dwelling unit, payable to the City of Tamarac.

Item 11 – Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Item 12 – Intergovernmental Coordination

The proposed amendment site is not adjacent to or in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property. The City of Lauderhill is located on the west and south sides of the proposed amendment site.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The amendment site (PC 20-2) is served by Broward County Transit (BCT) Route 55 and City of Tamarac Community Shuttle. The 2019-2028 Vision Plan component of the BCT Transit Development Plan includes new local bus service on Rock Island Road in addition to service span, headway improvements, and extensions for Route 55.

The amendment site is bounded by Commercial Boulevard, Rock Island Road, NW 44th Street, and NW 64th Avenue. Adjacent existing sidewalk and bicycle infrastructure needs improvement. There are not any sidewalks adjacent to the amendment site and bicycle lanes are inconsistent. The PDMD staff recommends:

- The developer coordinate with the City of Tamarac, the Florida Department of Transportation, and Broward County to construct sidewalks and dedicated bicycle facilities concurrent with new development.
- Development within the site be designed to include safe and convenient connections to the surrounding transportation network.

Barbara Blake-Boy, Broward County Planning Council

PC 20-2

Page 4

October 17, 2019

- Pedestrian and bicycle quality of service and amenities be enhanced, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the development.
- The provision of electric vehicle charging stations be considered for the convenience of residents, visitors, and employees who wish to reduce their carbon footprint.

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Ralph Stone, Director, Housing Finance and Community Redevelopment Division
Darby Delsalle, AICP, Assistant Director, Planning and Development Management Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Susanne Carrano, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division
Nicholas Sofoul, AICP, Planning Section Supervisor - Mobility, Planning and Development Management Division

JS/hec/slf

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

REVISED
6-20-19

LAND USE
SBBC-2560-2018
County No: TBD
Woodlands Country Club

December 14, 2018



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

ATTACHMENT 9.A.

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: December 14, 2018	Units Permitted: 0 Units Proposed: 837	Existing Land Use: Commercial Recreation
Name: Woodlands Country Club	NET CHANGE (UNITS): 837	Proposed Land Use: Low (6) Residential
SBBC Project Number: SBBC-2560-2018	Students Permitted Proposed NET CHANGE	Current Zoning: Recreation-RC (City of
County Project Number: TBD	Elem 0 194 194	Proposed Zoning: TBD
Municipality Project Number:	Mid 0 93 93	Section: 14
Owner/Developer: 13th Floor Investments	High 0 102 102	Township: 49
Jurisdiction: Tamarac	Total 0 389 389	Range: 41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Pinewood Elementary	1,038	1,038	584	-454	-25	56.3%
Silver Lakes Middle	1,057	1,163	706	-457	-20	60.7%
Anderson, Boyd H. High	2,829	3,112	1,808	-1,304	-52	58.1%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				19/20	20/21	21/22	22/23	23/24
Pinewood Elementary	584	-454	56.3%	590	588	562	555	572
Silver Lakes Middle	706	-457	60.7%	719	711	721	709	715
Anderson, Boyd H. High	1,905	-1,207	61.2%	1,825	1,823	1,821	1,819	1,817

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes. * This number already represents the higher of 100% gross capacity or 110% permanent capacity. ** The first Monday following Labor Day. *** Greater than 100% represents above the adopted Level Of Service (LOS)
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	23/24	24/25	25/26	26/27	27/28
Area C - Elementary	19,075	15,910	-3,165	14,960	15,150	15,340	15,530	15,720
Area C - Middle	11,285	9,189	-2,096	7,874	7,971	8,067	8,164	8,260
Area C - High	11,158	8,178	-2,980	7,121	7,110	7,100	7,089	7,079

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2018-19 Contract Permanent Capacity	2018-19 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				19/20	20/21	21/22
Bridge Prep Academy Of Bc	1,000	319	-681	319	319	319
Central Charter School	1,293	1,169	-124	1,169	1,169	1,169
Championship Acad Of West Broward	640	233	-407	233	233	233
Imagine At N Lauderdale	745	598	-147	598	598	598
N Broward Acad Of Excellence Elementary	763	677	-86	677	677	677
N. Broward Acad Of Excellence Middle	762	349	-413	349	349	349
Somerset Prep Charter @ N Lauderdale	900	758	-142	758	758	758
Somerset Prep Charter @ N Lauderdale 9-12	1,000	263	-737	263	263	263

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Pinewood Elementary	There no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Silver Lakes Middle	There no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Anderson, Boyd H. High	There no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

Capacity Additions for Planning Area C	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 167.4-acre site is generally located south of NW 56th Street and north of NW 44th Street between Rock Island Road and NW 64th Avenue in the City of Tamarac. The current land use designation for the site is Commercial Recreation, which allows no residential units. The applicant proposes to change the land use designation to Low (5) Residential to allow 837 single family (all four or more bedroom) units. The land use change as proposed is anticipated to generate 389 additional students (194 elementary, 93 middle, and 102 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2018-19 school year are Pinewood Elementary, Silver Lakes Middle, Boyd Anderson High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacity or 110% permanent capacities in the 2018-19 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2018-19 – 2020-21), all schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent through the 2020-21 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2018-19 – 2022-23. In addition, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the subject site in the 2018-19 school year are depicted herein.

Capital Improvements scheduled in the long-range section (2023-24 to 2027-28) of the currently Adopted DEFP Fiscal Years 2018-19 – 2022-23 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "C" and the elementary, middle, and high schools currently serving Planning Area "C" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "C" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-2560-2018

December 14, 2018

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

Name

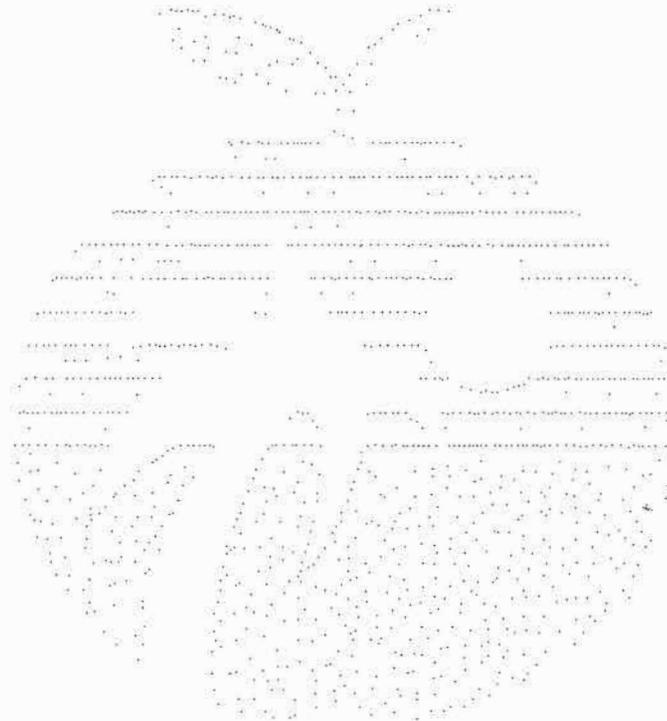
Planner

Title

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE
SBBC-2560-2018
County No: PC 20-2
Woodlands Country Club

September 10, 2019



RECEIVED
09/10/2019

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

ATTACHMENT 9.B.

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: September 10, 2019	Units Permitted 0 Units Proposed 423	Existing Land Use: Commercial Recreation
Name: Woodlands Country Club	NET CHANGE (UNITS): 423	Proposed Land Use: Low (5) Residential
SBBC Project Number: SBBC-2560-2018	Students Permitted Proposed NET CHANGE	Current Zoning Recreation-RC
County Project Number: PC 20-2	Elem 0 98 98	Proposed Zoning: Res. Estate (RE) 2-
Municipality Project Number: 1-1.UA-19-3-Z-19	Mid 0 47 47	Section: 14
Owner/Developer: Clublink US Corp.	High 0 52 52	Township: 49
Jurisdiction: Tamarac	Total 0 197 197	Range: 41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Pinewood Elementary	1,038	1,038	584	-454	-25	56.3%
Silver Lakes Middle	1,057	1,163	706	-457	-20	60.7%
Anderson, Boyd H. High	2,829	3,112	1,808	-1,304	-52	58.1%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				19/20	20/21	21/22	22/23	23/24
Pinewood Elementary	584	-454	56.3%	590	588	562	555	572
Silver Lakes Middle	706	-457	60.7%	719	711	721	709	715
Anderson, Boyd H. High	1,920	-1,192	61.7%	1,825	1,823	1,821	1,819	1,817

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes. * This number already represents the higher of 100% gross capacity or 110% permanent capacity. ** The first Monday following Labor Day. *** Greater than 100% represents above the adopted Level Of Service (LOS)
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	23/24	24/25	25/26	26/27	27/28
Area C - Elementary	19,075	15,910	-3,165	14,960	15,150	15,340	15,530	15,720
Area C - Middle	11,285	9,189	-2,096	7,874	7,971	8,067	8,164	8,260
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CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2018-19 Contract Permanent Capacity	2018-19 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				19/20	20/21	21/22
Bridge Prep Academy Of Bc	1,000	319	-681	319	319	319
Central Charter School	1,293	1,169	-124	1,169	1,169	1,169
Championship Acad Of West Broward	640	233	-407	233	233	233
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N Broward Acad Of Excellence Elementary	763	677	-86	677	677	677
N. Broward Acad Of Excellence Middle	762	349	-413	349	349	349
Somerset Prep Charter @ N Lauderdale	900	758	-142	758	758	758
Somerset Prep Charter @ N Lauderdale 9-12	1,000	263	-737	263	263	263

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)

School(s)	Description of Capacity Additions
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Silver Lakes Middle	There no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Anderson, Boyd H. High	There no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)

Capacity Additions for Planning Area C	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 168.7-acre site is located on the south side of Commercial Boulevard between Rock Island Road and NW 64th Avenue in the City of Tamarac. The current land use designations for the site are Commercial Recreation, which allows no residential units. The applicant proposes to change the land use designation to Low (5) Residential to allow 423 single family (all four or more bedroom), which are anticipated to generate 197 additional students (98 elementary, 47 middle, and 52 high) into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2018-19 school year data because the current school year (2019-20) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Five-Year Adopted District Educational Facilities Plan (DEFP) FY 2018-19 - 2022-23. However, the statistical data regarding the level of service standard (LOS) status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2018-19 school year were Pinewood Elementary, Silver Lakes Middle, and Boyd Anderson High. The same schools are serving the site in the 2019-20 school year. Based on the District's Public School Concurrency Planning Document, all of the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2018-19 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2018-19 – 2020-21), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2020-21 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2018-19 - 2022-23. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2018-19 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Five-Year Adopted DEFP FY 2018-19 - 2022-23 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "C", the elementary, middle, high schools currently serving Planning Area "C", and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "C" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. Please be advised that if approved, the residential units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-2560-2018

September 10, 2019

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

ATTACHMENT 10

EP&GMD COMMENTS
PC 20-2
Page 1

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

For: Broward County Planning Council

Applicant: 13th Floor Woodlands HB GP

Amendment No.: PC 20-2

Jurisdiction: Tamarac

Size: Approximately 168.7 acres

Existing Use: Golf course

Current Land Use Designation: Commercial Recreation

Proposed Land Use Designation: Low (5) Residential

Location: In Section 14, Township 49 South, Range 41 East; located between Commercial Boulevard and Northwest 44 Street, and between Northwest 64 Avenue and Rock Island Road

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS:

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Wetlands - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 2.22.1, 2.22.2]

Any work in, on, or under waters or wetlands of Broward County will require a license.

Upland Resources (including Tree Preservation and Greenways) - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the Broward County Tree Preservation and



EP&GMD COMMENTS

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Abuse Ordinance (Chapter 27, Article XIV, Broward County Code of Ordinances). A Broward County Tree Removal License will be required for any proposed tree removal or relocation. As part of the licensing process the applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Air Quality - [CP Policy 13.1.15, BCLUP Policy 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in an increase by 357 PM peak hour trips per day compared to trips associated with the current designation. Based upon the trips generated and the projected level of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **moderate impact** on air quality. Based on the Broward County Roadway Capacity and Level of Service Analysis 2017 and 2040, the current level of service rating on all roadways is currently degraded and the long-term traffic impact on the level of service rating will continue to decline in 20 years. There are no Air State Permitted facilities within half a mile of the amendment site. Therefore, there are no existing or potential odor or noise concerns.

The proposed site is situated along heavily trafficked intersections; therefore, the Air Quality Program recommends pro-active long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, and the use of pedestrian friendly designs which will include native tree shaded areas. (MO 12/12/2019)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies]

The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. There are **eight** listed contaminated sites were found within one-quarter mile of the proposed amendment location.

1. As required by Section 27-355, Broward County Code, EEPD was formally notified on August 28, 2019, that this is a contaminated site. The limited assessment data provided indicates arsenic in soil and groundwater at concentrations typical of herbicide application for golf course use. A site assessment pursuant to Chapter 62-780, Florida Administrative Code, will be required by EEPD to obtain an Environmental Assessment and Remediation (EAR) License for the purposes of ascertaining the extent of contamination on the site at their own expense, and the applicant will be required to take appropriate measures to conduct a cleanup commensurate with the intended land use.
2. Further, Section 27-66(h) of the Code grants us the authority to withhold Environmental

EP&GMD COMMENTS

PC 20-2

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Review Approval for construction plans on this site since it is suspected to be contaminated. We must be satisfied that site has been adequately assessed and will be cleaned up to a level commensurate with the proposed land use before we will allow construction.

3. There are several other contaminated sites located within ¼ mile of the boundaries of this site. Accordingly, no dewatering is permitted in connection with development of this property without prior approval from our office. A certified Dewatering Plan must be submitted, reviewed, and approved by EEPD in accordance with our Standard Operating Procedure.

See attached map and database for further information as it relates to the land use amendment site. (MO 08/30/2019)

Solid Waste - [CP Policies 6.1.2, 6.1.3, 6.2.6, 6.2.7, 13.2.7; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5, 3.4.2, 3.4.3, 2.11.8]

There are no active or inactive solid waste facilities located near the proposed amendment site. (MO 08/28/2019)

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

Wellfield Protection - [CP Policies 4.2.10, 4.4.13, 6.2.6, 6.2.7, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3, WM3.6, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (CB 09/12/2019)

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7, WM3.18;]; BCLUP Policies 6.2.6] The list of known SARA Title III Facilities in Broward County has been reviewed. There are no known SARA Title III Facilities on or adjacent to the proposed amendment site. (CB 09/12/2019)

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7, WM3.18; BCLUP Policies 6.2.6] The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are twenty (20) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the 20 facilities, two (2) are storage tank facilities, sixteen (16) are hazardous material facilities, and two (2) are facilities that have both hazardous materials and storage tanks. (CB 09/12/2019)

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:

Specially Designated Areas - [CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within

EP&GMD COMMENTS

PC 20-2

Page 4

the boundaries of the proposed amendment site.

Protected Natural Lands – The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:

<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

Priority Planning Areas for Sea Level Rise – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policy 2.21.1 and portions of policy 2.21.5 do not apply to the review of this project.

NatureScape Program – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP 2.20.14] –

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans.

Information regarding Naturescape can be accessed at:

<http://www.broward.org/NatureScape/Pages/Default.aspx>

Surface Water Management - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 2.24.1, 2.24.2, 2.21.5]

The proposed amendment site is located within the jurisdiction of South Florida Water Management District. Development within the site will be required to meet the drainage standards of Broward County and the South Florida Water Management District. Successful compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. An environmental resource modification permit may be required.

Tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance zones AH with a NAVD 88 elevation of 8, and 9 feet ,zone AE with a NAVD 88 elevation of 8, and zone X .

Water Recharge - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 2.26.1]

The proposed land use designation would involve a moderate percentage of impervious area. The development resulting from the proposed land use designation would result in a net increase in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be major.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

See Attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING COUNCIL
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. Amendment No.:*** PC 20-2
- B. Municipality:*** Tamarac
- C. Applicant:*** 13th Floor Woodlands HB GP

II. Site Characteristics

- A. Size:*** Approximately 168.7 acres
- B. Location:*** Tamarac
- C. Existing Use:*** Golf Course

III. Broward County Land Use Plan Designation

Current Land Use Designation: Commercial Recreation

Proposed Land Use Designation: Low (5) Residential

IV. Water Recharge Review

A. Describe the general impacts of the current land use designation on water recharge:

The current land use designation is Commercial Recreation.

A typical value for an impervious area produced by this type of development is approximately 85 percent.

B. Describe the general impacts of the proposed land use designation on water recharge:

The proposed land use designation is Low (5) Residential.

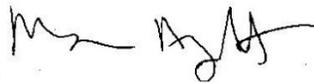
A typical value for an impervious area produced by this type of development is approximately 62 percent.

V. Impact of Change in Land Use Designation

The proposed land use designation would involve a moderate percentage of impervious area. The development resulting from the proposed land use designation would result in a net increase in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be major.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

VI. Comments



By: _____

Date 9/4/2019

Maena Angelotti

Environmental Planning and Community Resilience Division

BROWARD COUNTY PLANNING COUNCIL

WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. *Amendment No.:*** PC 20-2
- B. *Municipality:*** Tamarac
- C. *Project Name:*** Woodlands Country Club

II. Site Characteristics

- A. *Size:*** Approximately 168.7 acres
- B. *Location:*** Tamarac
- C. *Existing Use:*** Golf Course

III. Broward County Land Use Plan Designation

- A. *Current Designation:*** Commercial Recreation
- B. *Proposed Designation:*** Low (5) Residential

IV. Wetland Review

- A. *Are wetlands present on subject property?*** No
- B. *Describe extent (i.e. percent) of wetlands present on subject property.***
- C. *Describe the characteristics and quality of wetlands present on subject property.***
- D. *Is the property under review for an Environmental Resource License?*** No
- E. *Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?*** Unknown at this time.

V. Comments: Any work in, on, or under waters or wetlands of Broward County will require a license.

Completed by: Linda Sunderland, NRS
Natural Resources Manager

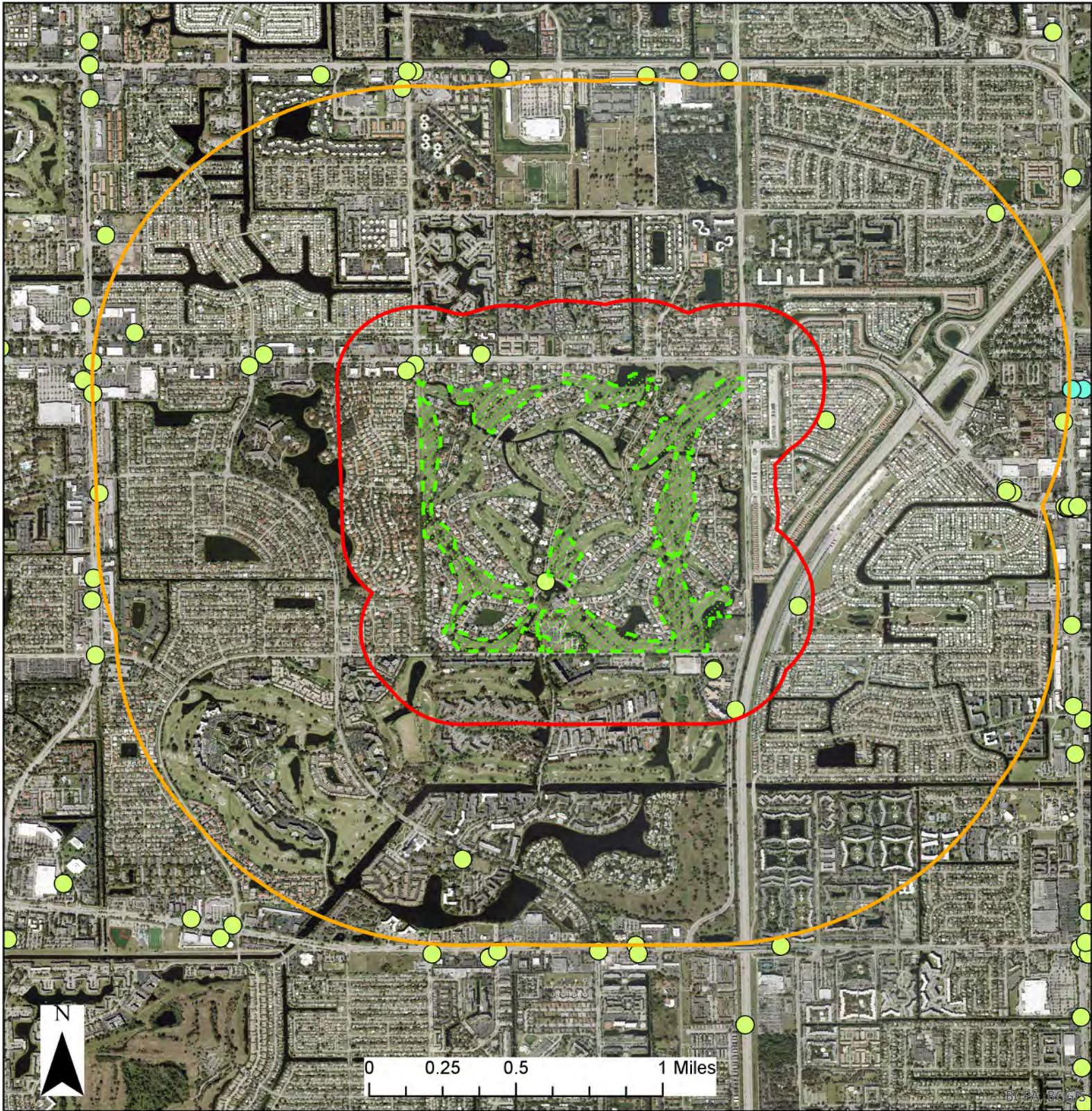
Contaminated Sites

Site Number	Facility Name	Street Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	ACTIVE
SF-1238A	INVERRARY COUNTRY CLUB	4221 ROCK ISLAND RD	Lauderhill	33319	Petroleum		68736557	Y
NF-1238B	INVERRARY COUNTRY CLUB	4221 ROCK ISLAND RD	Lauderhill	33319	Arsenic	Golf Course		Y
NF-2020	LDC Monterey Ventures LLC	Monterey Drive & NW 48th Ave.	Tamarac	33319	Arsenic	Golf Course		N
OT-3553	ALL STAR CLEANERS	6301 W COMMERCIAL BLVD	Tamarac	33319	Chlorinated	Dry Cleaner	69601688	Y
NF-0869	WOODLANDS CC	4600 WOODLANDS BLVD	Tamarac	33319	Petroleum		68945533	N
NF-2669	WESTBROOKE AT INVERRARY	4300 ROCK ISLAND RD	Lauderhill	33319	Diesel	Condominium	69400193	N
NF-1785B	BP/AMOCO	6400 W COMMERCIAL BLVD	Lauderhill	33319	Chlorinated	Gas Station		N
NF-1785C	BP/AMOCO	6400 W COMMERCIAL BLVD	Lauderhill	33319	Petroleum	Gas Station	68502691	N

Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Auto-Lab of Lauderhill	6520 W COMMERCIAL BLVD, #1 Lauderhill 33319	7538 - General Automotive Repair Shops	Hazardous Materials
Fred's Automotive Super Service, Inc.	6458 W COMMERCIAL BLVD Lauderhill 33319	7538 - General Automotive Repair Shops	Hazardous Materials
Garden Plaza At Inverrary	4251 ROCK ISLAND RD Lauderhill 33319	6513 - Operators of Apartment Buildings	Hazardous Materials
In & Out Auto Body	6464 W COMMERCIAL BLVD Lauderhill 33319	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Inverrary Golf Club Maintenance	4221 ROCK ISLAND RD Lauderhill 33319	7992 - Public Golf Courses	Hazardous Materials and Storage Tank
JB Auto Mechanic Corp.	6510 W COMMERCIAL BLVD Lauderhill 33319	7538 - General Automotive Repair Shops	Hazardous Materials
Life Care Center at Inverrary	4300 ROCK ISLAND RD Lauderhill 33319	6513 - Operators of Apartment Buildings	Storage Tank
Mobil 1 Lube Express	6500 W COMMERCIAL BLVD Lauderhill 33319	7549 - Automotive Services, Except Repair and Carwashes	Hazardous Materials
Mr. Brakes Honest Auto Repairs, Inc.	6490 W COMMERCIAL BLVD Lauderhill 33319	7538 - General Automotive Repair Shops	Hazardous Materials
New Cingular Wireless DXZL-90	4431 ROCK ISLAND RD Tamarac 33319	4812 - Radiotelephone Communications	Hazardous Materials
Precision Tune Auto Care	6450 W COMMERCIAL BLVD Lauderhill 33319	7538 - General Automotive Repair Shops	Hazardous Materials
Roberts Auto Repair And Tyre, LLC	6520 W COMMERCIAL BLVD, #B Lauderhill 33319	7538 - General Automotive Repair Shops	Hazardous Materials
Sprint MI54XC061-WRBD/Rock Island	4431 ROCK ISLAND RD Lauderhill 33319	4812 - Radiotelephone Communications	Hazardous Materials
Tire Kingdom #045	6440 W COMMERCIAL BLVD Tamarac 33319	7538 - General Automotive Repair Shops	Hazardous Materials
Tires Plus #5079	6480 W COMMERCIAL BLVD Lauderhill 33319	7538 - General Automotive Repair Shops	Hazardous Materials
T-Mobile USA, Inc - City Scrap	4431 ROCK ISLAND RD Tamarac 33319	4812 - Radiotelephone Communications	Hazardous Materials

LUA

USA Marathon	6400 W COMMERCIAL BLVD Lauderhill 33319	5541 - Gasoline Service Stations	Storage Tank
Verizon Wireless - WRBD Radio Tower	4431 ROCK ISLAND RD Tamarac 33319	4812 - Radiotelephone Communications	Hazardous Materials
Walgreens #4483	6401 W COMMERCIAL BLVD Tamarac 33319	5912 - Miscellaneous Retail	Hazardous Materials
Woodlands Country Club	4600 WOODLANDS BLVD Tamarac 33319	7997 - Membership Sports and Recreation Clubs	Hazardous Materials and Storage Tank



- One Mile Buffer
- Quarter Mile Buffer
- Proposed Site
- Contaminated Sites
- Solid Waste Facilities
- Air State Permitted Facilities

Generated for location purposes only. Marker size is a visual aid and neither represents exact location nor area of designated facility.

Prepared by: MOSPINA- August 2019
Environmental Engineering and Permitting Division

ASTM E1527-13
Phase I Environmental Site Assessment

Woodlands Golf Course
4600 Woodlands Blvd
Tamarac, Florida



13th Floor Investments
848 Brickell Avenue, PH-1
Miami, Florida 33131

SCS ENGINEERS

09218250.00 | December 7, 2018

1900 NW Corporate Blvd., Suite E300
Boca Raton, FL 33431
954-571-9200

This Phase I Environmental Site Assessment (ESA) for one (1) parcel of real property, encompassing approximately 280 acres of property at 4600 Woodlands Boulevard in Tamarac, Florida, was prepared by Jacqueline Griesmer and Karinne Bedosky and reviewed by Brittney Odom of SCS Engineers.

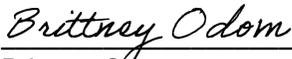
I (Brittney Odom) declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.20. The qualifications of the individuals below are included in Section 12. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Site. I have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Jacqueline Griesmer
Staff Professional
SCS ENGINEERS



Karinne Bedosky
Staff Professional
SCS ENGINEERS



Brittney Odom
Project Manager
SCS ENGINEERS

EXECUTIVE SUMMARY

SCS Engineers (SCS) was retained by 13th Floor Investments (Client) to prepare a Phase I Environmental Site Assessment (ESA) for one (1) parcel of real property, herein-referenced as the Woodlands Golf Course and Country Club (Woodlands), identified under Broward County Property Appraiser (BCPA) Folio No 4941-14-07-0010 encompassing approximately 280 acres of property located at 4600 Woodlands Boulevard in Tamarac, Florida (the "Subject Site"). This assessment was performed in conformance with 40 CFR 312 and ASTM E1527-13 Standard Practice.

The purpose of this investigation was to identify, to the extent feasible, recognized environmental conditions (RECs) at the Subject Site. The assessment included a reconnaissance of the Subject Site and adjoining properties, interviews, and a review of federal, state, and local historical and environmental records. ASTM Standard E1527-13 defines a REC as:

"The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property; 1) due to release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."

The Subject Site encompassed approximately 280 acres of land currently used as a country club and golf course. The earliest historical record (aerial photograph from 1947) depicted the Subject Site as undeveloped marshland until the late-1960s to early 1970s when the Site was developed as a country club and golf course. The golf course and country club remain active to the present day. The Subject Site was observed to be surrounded by single and multi-family residential properties.

FINDINGS AND OPINION

The findings of this Phase I ESA are presented below.

- The Subject Site, encompassing approximately 280 acres of property includes two (2) 18-hole golf courses with fairways, greens, tee boxes, country club and pro shop, inactive tennis courts, cart barn return located underneath the clubhouse, maintenance buildings, on-course restroom facilities, two (2) pump houses, a golf club repair shop and parking lots. The Subject Site is currently owned by Clublink US Corporation (Clublink). The adjoining properties are primarily residential.
- The earliest historical record (aerial photograph from 1947) depicted the Subject Site as undeveloped marshland until the late-1960s to early 1970s when the Site was developed as a country club and golf course. The golf course and country club remain active to the present day. The Subject Site was observed to be surrounded by single and multi-family residential properties.
- Two RECs were identified at the Subject Site during this Phase I ESA due to impacted soil and groundwater exceedances documented by prior assessment activities conducted by J.E. Brenman Consulting Engineers, Inc. (JEBCEI) in September 2008 and April 2011; and staining observed in the vicinity of the golf course maintenance buildings/chemical mixing and storage area.

CONCLUSIONS

SCS has performed a Phase I Environmental Site Assessment for one (1) parcel of real property, herein-referenced as the Woodlands, encompassing approximately 280 acres at 4600 Woodlands Boulevard in Tamarac, Florida, in conformance with the scope and limitations of 40 CFR 312 and ASTM 1527-13.

Golf Course Playing Areas

- i) **Golf Course Maintenance Chemicals:** Based on a review of historical records, the Site has been utilized for golf course activities since at least 1969. Golf course maintenance chemicals such as pesticides, herbicides, and fertilizers were likely applied as turf maintenance. In this regard, it is important to recognize that the legal application of regulated substances, such as pesticides, herbicides, and fertilizers in the course of standard operational practices, does not constitute a “release to the environment” by definition, and thus such usage would not necessarily result in regulatory enforcement. Therefore, the mere presence of such land use does not meet the definition of a REC. The User should take into consideration the historical and current use of the Site as a golf course when undertaking site redevelopment activities.

Maintenance/Storage Area

- ii) **Maintenance Building Staining:** Staining, consistent with normal Site operations for maintaining the golf carts and lawn equipment, was observed on the impervious concrete surface adjoining the maintenance structure to the south and at various locations within the maintenance structure. The concrete in these areas generally appeared to be in good condition; however, the entire surface could not be fully observed due to the presence of equipment. Based on the fact that the staining was consistent with operations, was observed on a competent surface, did not represent a threat to human health or the environment, and would not be expected to be the subject of an enforcement action if brought to the attention of the applicable governmental agency, the staining is considered a de minimis condition. The User should take into consideration removing and properly disposing of surface features associated with the maintenance building when undertaking site redevelopment activities.
- iii) **Chemical Storage/Mixing Area:** A concrete building used to store pesticides, herbicides, and insecticides was observed in the maintenance area. Bags of fertilizer were also observed on wooden pallets on top of an impervious surface located underneath a canopy. The chemicals in the storage shed were stored in plastic containers and located on shelves situated on a concrete slab complete with a concrete berm surrounding the chemical storage to contain spills to the storage room. Stormwater runoff and rinse-water in this area was also directed to a pervious area of exposed soil and broken asphalt northeast of the chemical storage building. Based on historical and ongoing chemical mixing reportedly taking place, visible signs of pooled liquids and staining in the chemical mixing area, poor condition of asphalt pavement, and the likely discharge to pervious surfaces, this area represents a REC to the Subject Site.
- iv) **Golf Course Maintenance Area Gasoline and Diesel Aboveground Storage Tank (AST):** A 600-gallon diesel/unleaded gasoline AST equipped with fuel dispensers was observed in the central portion of the maintenance area and was reportedly used to fuel golf course maintenance equipment per an interview with Mr. Brian Field, the Site Superintendent . No

staining was observed on the surface of the underlying concrete, with no evidence of any cracks or releases. Review of regulatory files indicated no evidence of a reported release from the AST. Based on site observations and the lack of a reported release, the AST does not represent a REC; however, the User should take into consideration the presence of the AST when undertaking site redevelopment activities.

- v) **On Site Underground Storage Tanks (USTs):** The Subject Site was listed in the State of Florida Department of Environmental Protection (FDEP) Bureau of Petroleum Storage Systems database. Two USTs remain at the Subject Site, consisting of one 2,000-gallon and one 1,200-gallon tanks with “non-regulated” contents reported within the tanks. According to the interview with Mr. Field, these are believed to be associated with the cart wash adjacent to the chemical storage room in the maintenance area and were likely used for run-off or water storage. This cart wash has not been used or maintained since the current owner acquired the property in 2011 but a manhole above the approximate location of the USTs is open and exposed to the elements. SCS found no State or County records of release related to these tanks and/or dispensing systems. Based on a lack of a reported release and if the USTs are in good condition upon removal, they do not represent a REC to the Subject Site. However, the User should take into consideration the presence of the USTs when undertaking site redevelopment activities. Former USTs: One 3,000-gallon unleaded gasoline tank and one 1,500-gallon vehicular diesel tank were removed from the site on April 12, 1999. Broward County issued a “No Further Action” (NFA) letter for the site-removed USTs in November 30, 2000. Based on the current regulatory status and NFA, the former USTs do not represent a REC to the Subject Site.
- vi) **Previous Reports – Exceedances:** Previous environmental investigations conducted on the Subject Site from 2008 to 2011 documented elevated concentrations of organochlorine pesticides, organophosphate pesticides, and chlorinated herbicides in soil and groundwater, which exceeded FDEP regulatory standards. Based on the previous environmental reports, these exceedances represented a REC to the Subject Site.

LIMITING CONDITIONS

The following limiting conditions were experienced in completion of the Phase I ESA.

- Freedom of Information Act (FOIA) information has not been received from the Florida Department of Health (FDOH), City of Tamarac Fire Rescue, and the Tamarac City Clerk.

DATA GAPS

A data gap represents an inability on the part of the environmental professional to obtain information required by the standards and practices of 40 CFR 312 to fully identify conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the site.

- Section 8 of ASTM Standard E1527-13 requires the review of standard historical sources at five-year intervals. Historical topographic maps and aerial photographs provided for the Subject Site do not meet the historical source five-year interval and therefore represent a data gap.

These data gaps are considered insignificant and the inclusion of this information would be unlikely to change our conclusions.

Limited Assessment Summary (Phase II)

Woodlands Golf Course
4600 Woodlands Blvd
Tamarac, Florida



13th Floor Investments
848 Brickell Avenue, PH-1
Miami, Florida 33131

SCS ENGINEERS

1900 NW Corporate Blvd., Suite E300
Boca Raton, FL 33431
954-571-9200

August 28, 2019
File No. 09217183

Mr. David Vanlandingham, P.E.
Broward County
Environmental Protection and
Growth Management Department
1 N University Drive, Mailbox 201
Plantation, Florida 33324

Via email to: dvanlandingham@broward.org

**Subject: Woodlands Country Club
4600 Woodlands Boulevard
Tamarac, Florida**

Dear Mr. Vanlandingham:

In response to a potential real estate transaction, SCS Engineers (SCS) was retained to perform a voluntary, limited environmental assessment at Woodlands Country Club (the Site) in August 2017. A Site Location Map is included as **Figure 1**. Based on a review of historical records, the Site has been utilized for golf course activities since at least 1969. Golf course maintenance chemicals such as pesticides, herbicides, and fertilizers were likely applied as turf maintenance.

The limited environmental assessment SCS conducted included the testing of soil, groundwater and surface water for arsenic and organochlorine pesticides, two of the most commonly reported agrochemicals associated with golf course operation and maintenance. Sampling activities were generally divided into the golf course play areas and the maintenance yard. The data revealed concentrations of arsenic in soil and groundwater typically indicative of the application of agrochemicals in a golf course scenario, which is the result of legal application of the agrochemicals. One soil sample revealed dieldrin above the leachability based on groundwater criteria, however, the single impacted sample reported dieldrin Synthetic Precipitation Leaching Procedure below the respective Groundwater Cleanup Target Level (GCTL). To the best of our knowledge, the Site is not (nor has it historically been) under enforcement by the Broward County Environmental Protection and Growth Management Department (EPGMD) with the exception of a Financial Responsibility Insurance overdue for petroleum-related releases and a Notice of Violation (NOV) for tree removal activities.

Refer to **Figures 2 through 5** for the assessment locations and analytical results conducted in 2017. Refer to **Tables 1A through 3B** for the soil, surface water, and groundwater analytical results. Refer to **Attachments A through E** for the monitoring well construction logs, field sampling logs, and laboratory analytical reports.

Prior to future land development, a site assessment, conducted in accordance with Chapter 27, Broward County Code of Ordinances, will be conducted and submitted to the EPGMD with a proposed remedial action plan. However, remediation efforts are not proposed until the entitlement process is

Mr. David Vanlandingham

August 28, 2019

Page 2

completed, and the Site is acquired by 13th Floor Homes, their subsidiaries or assigns. The Site is not presently a threat to human health and/or the environment as an active golf course.

Future land development will include potential remedial cleanup efforts approved and monitored by the EPGMD, including provisions for a Site-Specific Health and Safety Plan (SSHP) within the Soil Management Plan (SMP), which will be protective of human health and the environment.

We hope this summary document is sufficient for your needs at this time in order for our client to proceed with the Land Use Plan Amendment hearing. Please contact the undersigned if you have questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Brittney Odom", with a long horizontal flourish extending to the right.

Brittney Odom
Senior Project Manager
SCS Engineers

B0/JO

Enclosures

ATTACHMENT 12



Environmental Protection and Growth Management Department
ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

MEMORANDUM

DATE: September 13, 2019

TO: Dawn B. Teetsel, Director of Planning
Broward County Planning Council

FROM: David Vanlandingham, P.E., CWR Engineering Unit Supervisor
Environmental Engineering and Permitting Division (EPPD)

EC: Sermin Turegun, P.E., Director
EPPD

RE: **Woodlands Golf Course (Review Request PC 20-2)**
4600 Woodlands Blvd, Tamarac



The Environmental Engineering and Permitting Division (EPPD) has reviewed the Phase I Environmental Site Assessment (Phase I ESA) dated December 7, 2018, and an untitled document (Phase II ESA) dated August 28, 2019, prepared by SCS Engineers for the Woodlands Golf Course (Site). EPPD has determined that the Phase I ESA and Phase II ESA satisfy the requirements of Policy 2.5.5(d) of the Broward County Land Use Plan. Please note the following:

- As required by Section 27-355, Broward County Code, EPPD was provided the Phase II ESA on August 28, 2019, to notify Broward County that this Site is contaminated. The limited assessment data provided in the Phase II ESA indicates arsenic in soil and groundwater at concentrations typical of herbicide application on golf courses.
- EPPD will require that the property owner or other Responsible Party obtain an Environmental Assessment and Remediation License for the purposes of assessing and addressing the contamination on the Site at their own expense. Because the Phase II ESA already indicates that arsenic contaminant concentrations in soils are in excess of the applicable Residential Soil Cleanup Target Level, the applicant will be required to take appropriate measures to conduct a cleanup commensurate with the intended residential land use. Such measures may include the use of engineering controls, such as a cap of two (2) feet of clean soil or impervious surfaces.
- Section 27-66(h) of the Code grants EPPD the authority to withhold Environmental Review Approval for construction on the Site. In order to allow construction to move forward, EPPD must be satisfied that the Site has been adequately assessed and will be cleaned up to a level commensurate with the proposed land use; EPPD must approve a Remedial Action Plan pursuant to Section 62-780.700, Florida Administrative Code (FAC), or alternate acceptable Proposal as allowed under Chapter 62-780, FAC.

If you have any questions or wish to discuss, please feel free to give me a call at (954) 519-1478.

ATTACHMENT 13.A.

BrowardNext - Broward County Land Use Plan Policies “Parks/Conservation”

Planning Council Staff Review Comments Regarding Proposed Amendment PC 20-2 City of Tamarac

POLICY 2.5.4 Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

Planning Council Staff Comment

The subject site is 168.7 gross acres and is currently designated as Commercial Recreation. The site is an existing golf course. The proposed amendment would change the land use designation to Low (5) Residential, which would permit 843 dwelling units; however, the applicant has voluntarily restricted the development to 398 single-family dwelling units. The applicant is also proposing to reserve approximately 110 acres of the remaining golf course as community recreation and open space, which would retain its Commercial Recreation land use designation, as well as approximately 50 acres within the amendment site (location to be determined in coordination with City at time of site plan). The applicant has indicated that the recreation and open space areas will be provided throughout the development, including a 3+ mile multi-purpose trail, benches, gardens, pocket parks with landscaping, redevelopment of the existing clubhouse with a pool, tot lot, tennis courts, fitness center and café. See Attachments 3, 6 and 13.B. It is noted that Planning Council staff recommends that the approximately 110 acres designated Commercial Recreation that will be reserved for community recreation and open space be designated as Recreation and Open Space on the Broward County Land Use Plan to further enhance the voluntary commitment. See Attachment 13.C.

The City of Tamarac currently has approximately 336.84 acres of parks and open space to serve its residents. Planning Council staff notes that the Broward County Land Use Plan allows up to 50% of the total acreage of publicly owned golf courses that are zoned for recreational use and semi-public golf courses that are either zoned and deed restricted for open space use or zoned and restricted by other development orders, such as site plan or subdivision approval, for open space use. However, golf course acreage may satisfy no more than 15% of the total Community and Regional Park requirement. The City’s 2045 projected population (70,712) requires approximately 212.14 acres of parks; therefore, up to 31.82 acres of golf courses can be used for the City’s parks and open space requirement. It is noted that the 15% maximum amount of golf course acreage of 31.82 acres will continue to be available to be counted by the City, as approximately 498.53

acres of golf course will remain in the City. Therefore, although the proposed land use plan amendment decreases golf course acreage by 168.7 acres, the City's park inventory in this regard will remain unchanged and could increase with the voluntary commitment for community recreation and open space.

POLICY 2.5.5 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.

Planning Council Staff Comment

The subject amendment site is primarily surrounded by single-family and multi-family residential developments, as well as the remaining golf course use. To address the proposed conversion of the golf course use, the applicant has voluntarily committed to reserve 160 acres of the area as community recreation and open space, consisting of 110 acres of the remaining golf course and 50 acres of the amendment site, the location of which will be determined in coordination with the City at the time of site plan review. The applicant has indicated that the recreation and open space areas will be provided throughout the development, including a 3+ mile multi-purpose trail, benches, gardens, pocket parks with landscaping, redevelopment of the existing clubhouse with a pool, tot lot, tennis courts, fitness center and café. See Attachments 3, 6 and 13.B. In addition, a description of the applicant's outreach efforts to area residents is included in Attachment 15.

Further, Planning Council staff recommends that the approximately 110 acres designated Commercial Recreation that will be reserved for community recreation and open space be designated as Recreation and Open Space on the Broward County Land Use Plan. See Attachment 13.C.

b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.

Planning Council Staff Comment

The applicant has indicated that the storm water management system will meet the water quantity and quality requirements of the permitting agencies and the City's adopted level of service. The applicant has identified, at a minimum, the redevelopment of the site will include the construction of approximately 20 acres of new lakes that will store and treat stormwater directly onsite. Berms will also be constructed to contain runoff, however, the berms will not cut off any historic flows from existing roadways and residential areas unless adequate alternative collection and conveyance facilities are proposed.

It is also noted that the EPGMD report indicates that the proposed amendment would involve a moderate percentage of impervious area and that the development resulting from the proposed amendment would result in a net increase in the volume of water available for recharge. The change in recharge capacity resulting from the proposed amendment would be major. See Attachment 10.

c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.

Planning Council Staff Comment

The applicant has confirmed that the (re)development of the site will meet all applicable standards enforced by regulating agencies to ensure the protection of natural resources and remediation of the contaminated soil resulting from the former golf course use, thereby improving the quality of water that is available for aquifer recharge. See Attachment 6.

The applicant has indicated that all existing trees have been evaluated for species, size, location and health in an effort to minimize the number of trees removed from the subject property, and that the site design will incorporate as many of the existing trees as possible. Mitigation will be provided for trees that cannot be retained in place consistent with the effective Broward County Tree Preservation and Abuse Ordinance.

d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment.

Planning Council Staff Comment

The applicant has provided Phase I and Phase II environmental assessments. See Attachment 11 for the summaries. The Broward County Environmental Engineering and Permitting Division (EPPD) staff has confirmed that the environmental assessments are consistent with the requirements of BCLUP Policy 2.5.5(d). In addition, the environmental assessments indicate that the amendment site is contaminated with arsenic, which will require the applicant to obtain an Environmental Assessment and Remediation (EAR) license from EPPD. Further, the EPPD will require a Remedial Action Plan (RAP) detailing how the site will be cleaned up to a level commensurate with the proposed residential land use prior to development. See Attachment 12. The applicant has provided correspondence indicating that an EAR license has been obtained and that all applicable licensing regulations will be abided by for redevelopment of the property. See Attachment 6.

e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

Planning Council Staff Comment

The applicant has indicated that access to the site will be from existing access points on Commercial Boulevard and Rock Island Road, as well as a new access point on Northwest 64 Avenue. The development will be integrated into the existing community through roadways, sidewalks/multi-purpose trails and open spaces. The applicant has submitted a draft Declaration of Restrictive Covenants to reserve 160 acres of the property for community recreation and open space which will connect to the redeveloped clubhouse, which will include a resort-style pool, tot lot, tennis courts, fitness center and café. See Attachments 3, 6 and 13.B.

Further, Planning Council staff recommends that the approximately 110 acres designated Commercial Recreation that will be reserved for community recreation and open space be designated as Recreation and Open Space on the Broward County Land Use Plan. See Attachment 13.C.



Site Data

Pod A - 10.62 Ac.
21 D.U.

Pod B - 15.36 Ac.
35 D.U.

Pod C - 12.51 Ac.
34 D.U.

Pod D - 20.05 Ac.
27 D.U.

Pod E - 7.67 Ac.
5 D.U.

Pod F North - 19.76 Ac.
26 D.U.

Pod F South - 19.17 Ac.
35 D.U.

Pod G - 49.67 Ac.
199 D.U.

Pod H - 10.72 Ac.
16 D.U.

Total Dwelling Units - 398 D.U.
Total Pod Area - 165.53
Total Density - 2.4

WOODLANDS COUNTRY CLUB

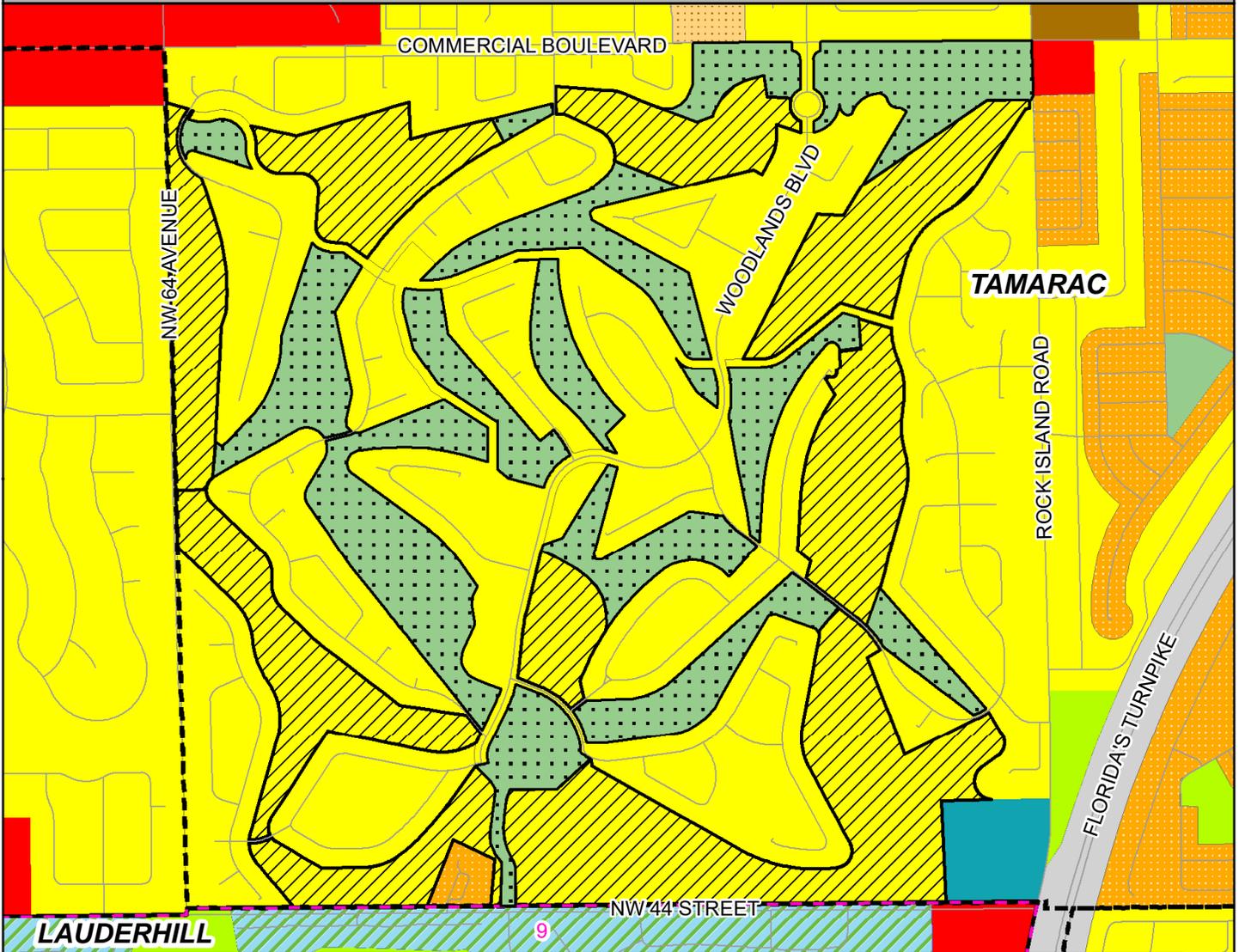


NORTH
SCALE: 1" = 300'

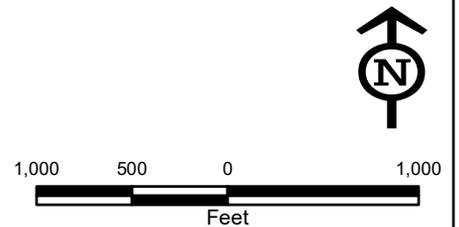
Conceptual Plan

**ATTACHMENT 13.C.
GOLF COURSE LANDS PROPOSED FOR
RECREATION AND OPEN SPACE LAND USE DESIGNATION
AMENDMENT PC 20-2**

-  Proposed amendment site from Commercial Recreation to Low (5) Residential
-  Proposed Planning Council staff recommendation for approximately 110 acres from Commercial Recreation to Recreation and Open Space



- | | |
|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|  Municipal Boundary |  Irregular Residential |
|  Dashed-Line Area |  Commerce |
|  Low (5) Residential |  Recreation and Open Space |
|  Low-Medium (10) Residential |  Commercial Recreation |
|  Medium (16) Residential |  Community |
|  Medium-High (25) Residential |  Transportation |



ATTACHMENT 14



City of Lauderdale Lakes

Development Services Department Planning & Zoning Division

4300 NW 36th Street • Lauderdale Lakes, Florida 33319-5599
(954) 535-2496 • Fax (954) 731-5309

October 14, 2019

Via Email: DTTETSEL@broward.org



Dawn B. Teesel, Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

**RE: Broward County Land Use Plan Amendment – PC 20-2 “Woodlands Country Club”
City of Tamarac.**

City staff have had the opportunity to review materials regarding the proposed Woodlands comprehensive plan amendment within the City of Tamarac. Based on this information, it is found that the applicant will provide for adequate traffic safety and level-of-service compliance with both county and city standards.

The proposed development including 423 dwelling units at a density of 2.8 units to the acre, appears to generate enough traffic to trigger necessary improvements to the NW 31 Avenue and NW 44th Street intersection. We ask the proposal provide for desirable pedestrian connections to the public sidewalks along the project site's NW 44th Street.

Should you have any further questions regarding this letter, please do not hesitate to contact me at 954-535-2496.

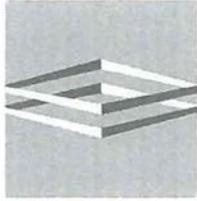
Sincerely,

Fernando Leiva

Fernando Leiva, AICP, Assoc. AIA
Development Services Manager/Principal Planner

Cc: Tanya Davis-Hernandez, Director, Development Services

ATTACHMENT 15



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay	Ele Zachariades
Bonnie Miskel	Matthew H. Scott
Scott Backman	Christina Bilenki
Hope Calhoun	Lauren G. Odom
Dwayne Dickerson	Zach Davis-Walker

December 18, 2019

Barbara Blake Boy
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301



**Re: Woodlands Tamarac Land Use Plan Amendment – (“LUPA”)
Broward County Land Use Plan (BCLUP) amendment number PC 20-2**

Dear Barbara,

Please accept the below list of presentations, meetings, open houses and related community outreach efforts related to LUPA PC 20-2 for the Woodlands Golf Course:

- November 6, 2017: Neighborhood Action Committee (NAC) Meeting
- November 13, 2017: Presentation for board of the WHOA
- November 16, 2017: Small Group Resident Meeting
- November 28, 2017: Presentation #1 for Section 1
- December 6, 2017: Presentation #1 for Section 4
- December 12, 2017: Presentation #1 for Section 2
- December 19, 2017: Presentation #1 for Section 8
- January 9, 2018: Presentation #1 for Section 5
- January 11, 2018: Presentation #1 for Section 7
- January 22, 2018: Presentation #1 for Section 6
- January 25, 2018: Presentation #1 for Section 3
- March 14, 2018: Small Group Resident Meeting
- May 16, 2018: Meeting with Lauderhill Resident
- June 18, 2018: Small Group Resident Meeting
- June 20, 2018: Presentation #2 for Section 1
- June 21, 2018: Presentation #2 for Section 3
- June 21, 2018: Small Group Resident Meeting
- June 22, 2018: Small Group Resident Meeting
- June 26, 2018: Presentation #2 for Section 7
- June 27, 2018: Presentation #2 for Section 5
- June 28, 2018: Presentation #2 for Section 8
- July 5, 2018: Presentation #2 for Section 6

- July 9, 2018: Presentation #2 for Section 2
- July 12, 2018: Small Group Resident Meeting
- July 21, 2018: Open House #1
- July 21, 2018: Door to Door Day 1
- July 22, 2018: Open House #1
- July 22, 2018: Door to Door Day 1
- August 8, 2018: Presentation #2 for Section 4
- August 29, 2018: Small Group Resident Meeting
- December 4, 2018: Small Group Resident Meeting
- March 22, 2019: Meeting with Lauderhill HOA President
- March 25, 2019: Call with Lauderhill Resident
- April 5, 2019: Small Group Resident Meeting
- April 8, 2019: Small Group Resident Meeting
- April 25, 2019: Medium Group Resident Meeting
- May 3, 2019: Small Group Resident Meeting
- May 5, 2019: Small Group Resident Meeting
- May 7, 2019: Door to Door Canvassing
- May 9, 2019: Door to Door Canvassing
- May 10, 2019: Door to Door Canvassing
- May 11, 2019: Door to Door Canvassing
- May 13, 2019: Door to Door Canvassing
- May 14, 2019: Door to Door Canvassing
- May 16, 2019: Small Group Resident Meeting
- May 20, 2019: Small Group Resident Meeting
- May 29, 2019: Small Group Resident Meeting
- May 29, 2019: Large Group Resident Meeting
- May 30, 2019: Small Group Resident Meeting
- June 3, 2019: Small Group Resident Meeting
- June 12, 2019: Door to Door Canvassing
- June 16, 2019: Door to Door Canvassing
- June 19, 2019: Door to Door Canvassing
- June 20, 2019: Tamarac Chamber Event
- June 23, 2019: Door to Door Canvassing
- June 29, 2019: Door to Door Canvassing
- June 30, 2019: Door to Door Canvassing
- July 1, 2019: Door to Door Canvassing
- July 2, 2019: Door to Door Canvassing
- July 8, 2019: Small Group Resident Meeting
- July 9, 2019: Small Group Resident Meeting
- July 9, 2019: Individual Resident Call
- August 14, 2019: Individual Resident Meeting
- August 20, 2019: Group Presentation before Tamarac Chamber Board of Directors
- August 16, 2019: Individual Resident Meeting

- August 27, 2019: Individual Resident Meeting
- September 16, 2019: Individual Resident Meeting
- September 17, 2019: Presentation #3 for Section 7
- November 1, 2019: Tamarac Chamber Event
- November 22, 2019: Individual Resident Meeting
- December 5, 2019: Individual Resident Meeting

Please note, the list provided details the numerous meetings that have taken place with members of the community through December 11, 2019. Our team will be continuing outreach efforts as we move forward through the process. Should you have any questions related to the community outreach efforts noted above, please do not hesitate to contact me.

Sincerely,



Christina Bilenki, Esq.
Dunay, Miskel & Backman, LLP

ATTACHMENT 16

THIS CORRESPONDENCE WAS RECEIVED BY MULTIPLE BROWARD COUNTY COMMISSIONERS

**LAW OFFICE
ELAINE M. GATSOS**

5541 North University Drive, Suite 102
Coral Springs, Florida 33067

telephone: (561) 750-1120

facsimile: (561) 750-1253

email: emgatsos@aol.com

November 25, 2019



Certified Mail No. 7019 1120 0000 0407 5131
Return Receipt Requested

The Honorable Commissioner Michael Udine
Broward County Commission
115 S. Andrews Avenue, Room 411
Fort Lauderdale, Florida 33301

re: The Inverrary Association, Inc.
Opposition to Woodlands Country Club Development

Dear Commissioner Udine:

Please be advised the undersigned represents The Inverrary Association, Inc., master homeowners association to over 8,600 residents in Lauderhill, Florida. The purpose of this correspondence is to advise that on May 7, 2019, the member associations and Board of Directors unanimously voted to oppose the 500 plus home redevelopment of the Woodlands Country Club/Golf Course.

The Inverrary Association was created for the purpose of protecting the health, safety and welfare of the residents of Inverrary. The addition of over 500 homes in Woodlands will result in a direct, severe and negative impact on the safety of the residents of Inverrary. The basis for that statement is simple-there is nowhere to dump the anticipated traffic exiting the south side of Woodlands except east/west onto 44th Street and across 44th Street onto Inverrary Drive. The current levels of traffic through Inverrary are unacceptable as it is. To add thousands of trips through Inverrary to "get to" Oakland Park Boulevard will certainly endanger the residents of Inverrary, especially: children exiting school buses, our senior citizens who often walk the area and golfers crossing Inverrary Drive in golf carts. For the developer, 13th Floor, to argue otherwise and continue to promote this project is disingenuous and flies in the face of reality.

It is the opinion of the Association's Board of Directors that Broward County must study the impact of this proposed project on the residents and communities of Inverrary. The Association demands the County not accept any self serving sales propaganda provided by the developer. Independent and unbiased facts are required to ensure Inverrary's future safety.

The Honorable Commissioner Michael Udine
The Inverrary Association/Woodlands CC
November 25, 2019
Page 2

They say a picture is worth a thousand words. Please take a good hard look at the enclosed sketch of the proposed development. Note that narrow skinny two lane strip at the bottom. That's all there is to handle all south exiting traffic from Woodlands. It is obvious from reviewing this photo that the project would be, quite simply, ridiculous.

If you have any questions regarding the above, do not hesitate to call my office. Thank you for your immediate attention to this matter.

Very truly yours,



Elaine M. Gatsos

cc: The Inverrary Association, Inc.
encl.



PLANT PALETTE

-  EXISTING TREE TO REMAIN
-  CANOPY TREE
 *Live Oak
 *Green Buttonwood
 *Southern Magnolia
-  LOT TREE
-  PALM TREE
-  STREET TREE
-  SMALL TREE
 *Silver Buttonwood
 *East Palmetto Holly
 *Japanese Blueberry
-  FLOWERING TREE
 *Crape Myrtle
 *Pink Tabebuia
-  SHRUBS
-  LITTORAL PLANTING

Woodlands2020.Com

WOODLANDS COUNTRY CLUB



NORTH
SCALE: 1" = 200'

LAW OFFICE OF ELAINE M. GATSOS
5541 N. University Drive, Suite 102
Coral Springs, FL 33067

CERTIFIED MAIL



7019 1120 0000 0407 5131

\$6.80
US POSTAGE
FIRST-CLASS
FROM 33067
NOV 25 2019
stamps
endicia



The Honorable Commissioner Michael Udine
Broward County Governmental Center
Broward County Commission
115 S. Andrews Avenue, Room 411
Fort Lauderdale FL 33301-1818

ATTACHMENT 17

INTERESTED PARTIES CORRESPONDENCE PROVIDED BY APPLICANT IN SUPPORT OF REDEVELOPING THE WOODLANDS GOLF COURSE

12/20/2019

13th Floor Investments Mail - I support the Woodlands2020 Vision Plan



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message



Mon, Jun 3, 2019 at 10:52 PM

Carlton Anglin <Callanglin@gmail.com>

To: lmassel@13fi.com

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Carlton Anglin

[5300 Woodlands Blvd](#)

Tamarsc, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Nezley Dennis <Shaleneb025@gmail.com>
To: lmassel@13fi.com

Wed, May 29, 2019 at 10:02 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Nezley Dennis

[4805 queen palm lane](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Gail Jones <Gjonesfl@bellsouth.net>
To: lmassel@13fi.com

Tue, May 28, 2019 at 9:34 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Gail Jones

[6008 Red Plum Court](#)

Tamarac, Florida 33321



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

2 messages

Gilder Washington <GilderWashington@bellsouth.net>
To: lmassel@13fi.com

Thu, May 23, 2019 at 6:39 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Gilder Washington

[5211 yellow pine ln](#)

Tamarac, Florida 33319

Landon Massel <lmassel@13fi.com>
To: Door to Door Canvassing <doortodoorcanvassing@gmail.com>
Cc: Dan Daley <dan@13thfloorhomes.com>, Michael Nunziata <mnunziata@13fi.com>

Thu, May 23, 2019 at 7:01 PM

FYI, 1st of the evening

[Quoted text hidden]

--

Landon Massel
13th Floor Homes
Office: [786.279.1833](tel:786.279.1833)
Cell: [847.208.7601](tel:847.208.7601)
Website: www.13fi.com



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

2 messages

Ed Brown <Ergoman@comcast.net>
To: lmassel@13fi.com

Sat, May 11, 2019 at 4:37 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Ed Brown

Norfolk IslandPine Dr

Tamarac, Florida 33319

Ed Brown <Ergoman@comcast.net>
To: lmassel@13fi.com

Sat, May 11, 2019 at 4:37 PM

[Quoted text hidden]



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Heather Cox <lass4x4@hotmail.com>
To: lmassel@13fi.com

Thu, May 9, 2019 at 4:49 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Heather Cox

[5006 sago Palm circle](#)

Tamarack, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Eric Royes <Emitoday@live.com>
To: lmassel@13fi.com

Tue, May 7, 2019 at 4:22 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Eric Royes

[5010 n travelers palm way](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

Development proposal at The Woodlands

2 messages

CESAR SASTRE <csastre@att.net>

Wed, May 1, 2019 at 7:34 AM

To: "Michelle.Gomez@tamarac.org" <Michelle.Gomez@tamarac.org>, "Marlon.Bolton@tamarac.org" <Marlon.Bolton@tamarac.org>, "Mike.Gelin@tamarac.org" <Mike.Gelin@tamarac.org>, "Julie.Fishman@tamarac.org" <Julie.Fishman@tamarac.org>, "Debra.Placko@tamarac.org" <Debra.Placko@tamarac.org>, "Michael.Cernech@tamarac.org" <Michael.Cernech@tamarac.org>, "Maxine.Calloway@tamarac.org" <Maxine.Calloway@tamarac.org>
Cc: CESAR SASTRE <csastre@att.net>

Dear Madame Mayor and members of the City Commission:

I have been a resident of the Woodlands since 2008 and am very familiar with our history. While I still consider the Woodlands to be the Jewel of Tamarac, there is no doubt that we have seen better days. I am of the opinion that the Woodlands is in need of a serious makeover. I am hopeful that the proposed development will not only improve security but will also raise the bar in making our neighborhood one of the finest to live in.

I have thoughtfully considered the pros and cons of this plan and while I personally would like to be able to keep one golf course or at least a high end par 3 executive course, I am willing to sacrifice my desires for the overall good of the community. With the development, I believe our property values will increase, the amenities proposed will be of excellent quality and security will improve.

Accordingly, I wish to you to offer my support to the development of the Woodlands that is being proposed.

Respectfully submitted,

Cesar A. Sastre, Esq.
6101 Umbrella Tree Lane
Tamarac, FL 33319
home 954.485.7997
cell 305.733.7997

Landon Massel <lmassel@13fi.com>

Wed, May 1, 2019 at 9:27 AM

To: Dan Daley <dan@13thfloorhomes.com>, Michael Nunziata <mnunziata@13fi.com>

Sent this morning

[Quoted text hidden]

--

Landon Massel
13th Floor Homes
Office: [786.279.1833](tel:786.279.1833)
Cell: [847.208.7601](tel:847.208.7601)
Website: www.13fi.com



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Cecilia Kleinrichert <Mshouse13@att.net>
To: lmassel@13fi.com

Fri, Apr 26, 2019 at 7:44 AM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Cecilia Kleinrichert

[6203 Hazelwood Circle](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Dipnarine Maharaj <dipmaharaj@comcast.net>
To: lmassel@13fi.com

Thu, Apr 25, 2019 at 7:22 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Dipnarine Maharaj

[6307 TAMARIND CIRCLE](#), 15

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Ronald Rothaus <ronrothaus@gmail.com>
To: lmassel@13fi.com

Thu, Apr 25, 2019 at 5:41 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Ronald Rothaus

[5003 Banyan Lane](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Maryelle Brown <ergoman@comcast.net>
To: lmassel@13fi.com

Thu, Apr 25, 2019 at 5:08 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Maryelle Brown

[4605 Norfolk island pine dr.](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Patricia Anderson-Reid <trish1017@gmail.com>
To: lmassel@13fi.com

Thu, Apr 25, 2019 at 5:02 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Patricia Anderson-Reid

5408 White Oak Lanr

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

Fwd: Fwd: Woodlands 2020 Case #1-LUA-19 & 3-Z-19 Large Scale Land Use Plan Amendment and Rezoning

3 messages

earlylearn@indy.rr.com <earlylearn@indy.rr.com>
To: lmassel@13fi.com

Tue, Apr 23, 2019 at 11:17 PM

Landon,

Copy of email. If their is anything else I can do let me know.

Marilyn

----- Forwarded message -----

From: <earlylearn@indy.rr.com>
To: lmassel@13fi.com
Cc:
Bcc:
Date: Wed, 24 Apr 2019 3:03:46 +0000
Subject: Fwd: Woodlands 2020 Case #1-LUA-19 & 3-Z-19 Large Scale Land Use Plan Amendment and Rezoning
Landon,

Copy of email. If their is anything else I can do let me know.

Marilyn

----- Forwarded message -----

From: <earlylearn@indy.rr.com>
To: Michelle.Gomez@tamarac.org
Cc: Marlon.Bolton@tamarac.org, Mike.Gelin@tamarac.org, Julie.Fishman@tamarac.org, Debra.Placko@tamarac.org, MichaelCernech@tamarac.org, Maxine.Calloway@tamarac.org
Bcc:
Date: Wed, 24 Apr 2019 2:57:46 +0000
Subject: Woodlands 2020 Case #1-LUA-19 & 3-Z-19 Large Scale Land Use Plan Amendment and Rezoning
As a homeowner since 2007 in the Woodlands Country Club, I want to go on record as supporting and requesting your approval of 13th Floor Woodlands request for Large Scale Land Use Plan Amendment petition and Rezoning petition. It is impressive that 13th Floor Woodlands has shown a willingness to listen to the concerns of homeowners and the community and revised and improved their Woodlands Plan in response - Woodlands 2020 Vision Plan.

As a consultant and developer of 29 corporate child care and intergenerational facilities through the Northeast I understand what it takes to make a successful development project. I believe 13th Floor has shown the proper vision, inclusion, and integrity to make the Woodlands redevelopment a success and an asset to the City of Tamarac.

Marilyn K Solomon
6302 White Oak Lane
Tamarac, Florida 33319

2 attachments

Woodlands 2020 Case #1-LUA-19 & 3-Z-19 Large Scale Land Use Plan Amendment and Rezoning
2K

Fwd: Woodlands 2020 Case #1-LUA-19 & 3-Z-19 Large Scale Land Use Plan Amendment and Rezoning
3K

Landon Massel <lmassel@13fi.com>

Tue, Apr 23, 2019 at 11:18 PM

To: Dan Daley <dan@13thfloorhomes.com>, Michael Nunziata <mnunziata@13fi.com>

Not too shabby

[Quoted text hidden]

[Quoted text hidden]

----- Forwarded message -----

From: <earlylearn@indy.rr.com>

To: Michelle.Gomez@tamarac.org

Cc: Marlon.Bolton@tamarac.org, Mike.Gelin@tamarac.org, Julie.Fishman@tamarac.org, Debra.Placko@tamarac.org, MichaelCerneck@tamarac.org, Maxine.Calloway@tamarac.org

Bcc:

Date: Wed, 24 Apr 2019 2:57:46 +0000

Subject: Woodlands 2020 Case #1-LUA-19 & 3-Z-19 Large Scale Land Use Plan Amendment and Rezoning

As a homeowner since 2007 in the Woodlands Country Club, I want to go on record as supporting and requesting your approval of 13th Floor Woodlands request for Large Scale Land Use Plan Amendment petition and Rezoning petition. It is impressive that 13th Floor Woodlands has shown a willingness to listen to the concerns of homeowners and the community and revised and improved their Woodlands Plan in response - Woodlands 2020 Vision Plan.

As a consultant and developer of 29 corporate child care and intergenerational facilities through the Northeast I understand what it takes to make a successful development project. I believe 13th Floor has shown the proper vision, inclusion, and integrity to make the Woodlands redevelopment a success and an asset to the City of Tamarac.

Marilyn K Solomon
6302 White Oak Lane
Tamarac, Florida 33319

--

Landon Massel

13th Floor Homes

Office: [786.279.1833](tel:786.279.1833)

Cell: [847.208.7601](tel:847.208.7601)

Website: www.13fi.com

2 attachments

 **Fwd: Woodlands 2020 Case #1-LUA-19 & 3-Z-19 Large Scale Land Use Plan Amendment and Rezoning**
3K

 **Woodlands 2020 Case #1-LUA-19 & 3-Z-19 Large Scale Land Use Plan Amendment and Rezoning**
2K

Landon Massel <lmassel@13fi.com>

Wed, Apr 24, 2019 at 10:49 AM

To: earlylearn <earlylearn@indy.rr.com>

Marilyn - This is awesome and so well done. Thank you. I'll keep you posted about how you can continue to help.

Landon Massel

13th Floor Homes

Office: [786.279.1833](tel:786.279.1833)

Cell: [847.208.7601](tel:847.208.7601)

Website: www.13fi.com

[Quoted text hidden]



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Stacey Law Stacey Law <sstacey20@hotmail.com>
To: lmassel@13fi.com

Sat, Apr 13, 2019 at 9:55 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Stacey Law Stacey Law

[5570 NW 44th St, Apt 205](#)

Lauderhill, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Cecilia Kleinrichert <Mshouse13@att.net>
To: lmassel@13fi.com

Fri, Apr 12, 2019 at 8:55 AM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Cecilia Kleinrichert

[6203 Hazelwood circle](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Jennifer Anglin <Janglin1211@gmail.com>
To: lmassel@13fi.com

Thu, Apr 11, 2019 at 11:01 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Jennifer Anglin

[5300 Woodlands Blvd](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

2 messages

Carlton Anglin <Callanglin@gmail.com>
To: lmassel@13fi.com

Thu, Apr 11, 2019 at 10:58 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Carlton Anglin

[5300 Woodlands Blvd](#)

Tamarac, Florida 33319

Carlton Anglin <Callanglin@gmail.com>
To: lmassel@13fi.com

Thu, Apr 11, 2019 at 10:58 PM

[Quoted text hidden]



Landon Massel <lmassel@13fi.com>

Re: Please show your support for the Woodlands 2020 Vision Plan!

3 messages

Dan Daley <dan@13thfloorhomes.com>
 To: Earl Chin <tennisizme@gmail.com>
 Cc: Landon Massel <lmassel@13fi.com>

Thu, Apr 11, 2019 at 8:46 PM

Thanks Earl! Really appreciate it!

On Thu, Apr 11, 2019 at 8:37 PM Earl Chin <tennisizme@gmail.com> wrote:
 will do.. thanks

On Thu, Apr 11, 2019 at 10:50 AM Dan Daley <dan@13thfloorhomes.com> wrote:
 Good morning Earl,

I wanted to thank you for coming out to our Woodlands 2020 open house session. I appreciate you taking the time and effort to view our plans and the revisions we have made over the past year and a half. While we still have much work to do, we have formally applied with the City of Tamarac for approval of the Woodlands 2020 Vision Plan - and we need your help!

We need to show the City of Tamarac that residents support the thoughtful re-positioning of the Woodlands golf course. To that end, if you would be willing, I have included a link to a web page where you can input your information and send a support e-mail to your Mayor and Commissioners. Click here to do so today: <https://woodlands2020.com/positive/>

Please let me know if you have any questions. We appreciate your time and consideration!

Dan Daley, Esq.
 Corporate Counsel
 13th Floor Homes
 Office: 954-556-6754
 Cell: 954-778-3304

Dan Daley, Esq.
 Corporate Counsel
 13th Floor Homes
 Office: 954-556-6754
 Cell: [954-778-3304](tel:954-778-3304)
 Website: www.13fi.com

 The content of this email is confidential. If you are not the intended recipient, please notify the sender and destroy this email. Nothing contained in this email shall obligate or bind 13th Floor Homes and/or any of its affiliated companies unless an agreement has been duly executed by an authorized representative of the Company. Thank you.

Landon Massel <lmassel@13fi.com>
 To: Dan Daley <dan@13thfloorhomes.com>

Mon, Apr 22, 2019 at 10:55 AM

follow up with earl - said he would but never did.

Landon Massel
 13th Floor Homes
 Office: [786.279.1833](tel:786-279-1833)
 Cell: [847.208.7601](tel:847-208-7601)
 Website: www.13fi.com

[Quoted text hidden]

Landon Massel <lmassel@13fi.com>
To: Dan Daley <dan@13thfloorhomes.com>

Mon, Apr 29, 2019 at 10:38 AM

still hasn't sent support email.

Landon Massel
13th Floor Homes
Office: [786.279.1833](tel:786.279.1833)
Cell: [847.208.7601](tel:847.208.7601)
Website: www.13fi.com

[Quoted text hidden]



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Karen Malkoff <Noidea007@bellsouth.net>
To: lmassel@13fi.com

Thu, Apr 11, 2019 at 8:33 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Karen Malkoff

[4806 Banyan Ln](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Nelsy Munevar <Munevarnelsy@hotmail.com>
To: lmassel@13fi.com

Thu, Apr 11, 2019 at 4:24 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Nelsy Munevar

[5706 Melaleuca Dr](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Tyrone Philpart <tphilpart@gmail.com>
To: lmassel@13fi.com

Thu, Apr 11, 2019 at 1:11 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Tyrone Philpart

[5808 Australian Pine Drive](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Michael Coard <michaelsunserve@gmail.com>
To: lmassel@13fi.com

Thu, Apr 11, 2019 at 12:02 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Michael Coard

[5609 Mulberry Drive](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Allen DiAlberto <allendialberro@outlook.com>
To: lmassel@13fi.com

Thu, Apr 11, 2019 at 11:24 AM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Allen DiAlberto

[4607 King Palm Dr](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Jonathan Dahari <jdahari21@gmail.com>
To: lmassel@13fi.com, dan@13thfloorhomes.com

Wed, Apr 10, 2019 at 9:26 AM

The golf course maintenance is already lacking and the last thing Tamarac wants is a closed and overgrown golf course (like Oak Tree). Trust me, I've lived right by a closed course. It was horrible.

Jonathan Dahari

jdahari21@gmail.com, (786) 838-6214

[5672 Rock Island Road, Unit 243](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Bonnie Schultz <Bschultz927@gmail.com>

Wed, Apr 10, 2019 at 6:00 AM

To: lmassel@13fi.com

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Bonnie Schultz

[5800 S Bayberry Lane](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Lizbeth cruz <lizg.cruz@gmail.com>
To: lmassel@13fi.com

Wed, Apr 10, 2019 at 5:51 AM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Lizbeth cruz

[6004 magnolia circle](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Cesar Sastre <csastre@att.net>
To: lmassel@13fi.com, dan@13thfloorhomes.com

Mon, Apr 8, 2019 at 6:49 PM

I am of the opinion that the proposed development of The Woodlands will improve the property values of the area. Moreover, while security is never 100% guarantee in south Florida, I do believe security and safety will be addressed by the plan and be improved as well.

Cesar Sastre

csastre@att.net, (305) 733-7997

[6101 Umbrella Tree Lane](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Sara Jane Rose <callsarajane@gmail.com>
To: lmassel@13fi.com, dan@13thfloorhomes.com

Fri, Apr 5, 2019 at 11:50 AM

I am in favor of 13th floor re-developing the obsolete and tired facility owned by Clublink. In talking to my neighbors it is my opinion that a majority are also in favor. The ones that are not are the ones who have poor locations since the day they purchased their homes. Putting the smaller homes along 44th St. has the least impact on the entire community. The residents that live along King Palm and Melaleuca are currently looking at old condominiums and a broken down fence. The new homes even though smaller and zero lot line will be an improvement to their visual.

I understand the people on the outer perimeter are not happy with losing their golf course view but let's face it whenever you buy on the outer perimeter of any development you did not pay a premium price for your lot and are always in the worst location. When you purchase closest to the core which in this case is the country club you are at a premium location.

I had been a member of the Woodlands since 1996. The past three years I had to search for another place to play golf other than my backyard due to the condition of the Woodlands. The Woodlands has continued to deteriorate. When you look around the grounds and the clubhouse and all the property owned by Clublink it is showing Neglect. It costs a lot of money to maintain one golf course let alone two.

I understand that people are upset with change. Change is needed at the Woodlands. To run a golf course properly takes money and proper management. Two things the woodlands Clublink is not doing putting money back into the facility and properly maintaining it. When you look around the facility the tennis courts are a disgrace and dysfunctional and the swimming pool has been filled in. In my opinion that does not look like a flourishing country club.

The entire complex is in need of a teardown.

Please allow 13th Floor to redevelop the area and make it flourish again. Do not be discouraged by the few that never supported the community or golf courses all the years they've lived there.

I am in total support of 13th Floor both from a personal perspective as I own multiple properties in the community and from a professional view as a Real Estate Broker that actively sells Woodlands homes. All the recent homes that I have sold and closed since 13th floor's interest in the community have been in favor of the redevelopment of Woodlands.

Sara Jane Rose

callsarajane@gmail.com, (954) 274-6336

[5607 Mulberry Drive](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Fakhir Khalil <Ali.k@allinoneac.com>
To: lmassel@13fi.com

Tue, Apr 2, 2019 at 11:19 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Fakhir Khalil

[2882 CORAL SPRINGS DR](#)

CORAL SPRINGS, Florida 33065



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

JOHANNE CUSICK <johannecusick@gmail.com>
To: lmassel@13fi.com

Mon, Apr 1, 2019 at 8:15 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

JOHANNE CUSICK

[6109 WHITE OAK LANE](#)

TAMARAC, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Debbie Gonzalez <dbrgnzlz@earthlink.net>
To: lmassel@13fi.com

Mon, Apr 1, 2019 at 1:33 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Debbie Gonzalez

[6201 Royal Poinciana Lane](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

marguerite sankarlall <msflorida2010@live.com>

Mon, Apr 1, 2019 at 9:44 AM

To: lmassel@13fi.com

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

marguerite sankarlall

[4801 holly dr](#)

tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Danilo Galan <dan.j.galan@gmail.com>

Mon, Apr 1, 2019 at 9:22 AM

To: lmassel@13fi.com

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Danilo Galan

[5710 Guava Dr.](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

2 messages

Andres Obrador <Andyoby21@gmail.com>
To: lmassel@13fi.com

Sat, Mar 30, 2019 at 2:48 PM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Andres Obrador

[4605 Bayberry Ln](#)

Tamarac, Florida 33319

Andres Obrador <Andyoby21@gmail.com>
To: lmassel@13fi.com

Sat, Mar 30, 2019 at 2:49 PM

[Quoted text hidden]



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Brandon Foster <bwfoster06@gmail.com>

Thu, Jan 2, 2020 at 8:54 AM

To: lmassel@13fi.com

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Brandon Foster

[4959 NW 59th Street](#)

Tamarac, Florida 33319



Landon Massel <lmassel@13fi.com>

I support the Woodlands2020 Vision Plan

1 message

Lindsay Rayner <raynerl217@gmail.com>
To: Imassel@13fi.com

Thu, Jan 2, 2020 at 8:53 AM

Dear Mayor and Commissioners,

I am writing to you today to express my support of the Woodlands 2020 plan presented by 13th Floor Homes. Ultimately, I believe that the thoughtful redevelopment of the Woodlands Golf Course will benefit our community. I ask that you please support the project when it comes before you.

Sincerely,

Lindsay Rayner

[4959 NW 59th Street](#)

Tamarac, Florida 33319

KB

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: STEPHEN BROWN

Address: 5700 BAMBOO CR. TAMARAC
33319

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Renee Pattilo

Address: 6007 Woodland Dr Ln

RENEE PATTILO

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: G' D Londa Otero

Address: 5614 S Travelers Palm Ln

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: Robert Wood

Address: 5709 Coco Palm Dr, Tamarac, FL
33319
954-735-9322

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: GENE BEID

Address: 5708 MELALEUCA DR

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: Karen E. Hard

Address: 5709 Coco Palm Dr. Limerick,
FL
954-735-9322

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: WINSTON WATIER

Address: 5306 BANYAN LN.

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name:

Jay Wallace

Address:

1 / AN LW

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Tannette Samuels

Address: 5803 Australian Pine Dr

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: GIOVANY SEPULVEDA
Address: 5101 BANYAN LN
TAMPA AC FL 33319



Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: ALVIN LENTINI
Address: 6002 Dogwood Cir

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: CAROL BURENAGA

Address: 5209 BANYAN LANE

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: Peter McLaughlin
Address: 5112 Banyon Ln

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: Mari Donofrio
Address: 5908 Caribbean Pine Cir
Tamarac, FL
33319

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Joe Buretta

Address: 5209 BANYAN LANE

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.

Sincerely,

TIMOTHY SMITH

Name: Timothy Smith

Address: 5713 COCO PALM DR

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: Donna Fischer-Wellens
Address: 6102 Logans Circle

X A

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: George H. Blake

Address: 4808 BANYON DR. AVE.

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: 14 Rone & MASHABIE PHILPANI

Address: 5808 AUSTRALIAN PINE DRIVE

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: Elijah Austin-Clune

Address: 602 elm tree circle

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: 

Address: 4816 KUMQUAT DR

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: Korvel Corp.

Address: 4814 Kunquat Dr.

SUPPORTS BUT WIFE OWNS CORP, SHE'S NOT
HOME NOW - IF COME BACK SHE WILL SIGN

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: Tracy Fals

Address: 6101 Lequest circle
Tamun FL 33519

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: Kyle Rykowski
Address: 4610 King Palm Dr

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: Helmut Nelson

Address: 5308 W Palm Circle
TAMPA FL 33319

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: Michael Coard

Address: 5609 Mulberry Drive

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: MINNIE L COOPER

Address: 5711 S Bayberry Ln

~~MINNIE L COOPER~~

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: Leon Reid

Address: 5408 White Oak Lane

Leon Reid 5408

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

GANGADAT RAMNARINE

Name:

G. Ramnarine

Address:

5506 Waterloo Cir

Temascal Flr.
33319

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Cassandre Caesar
Address: 5603 Mulberry Dr.

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: JOHN SORIAMATT

Address: 5508 RED OAK CIRCLE

SORIAMATT@GMAIL.COM
Julscenter

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

(954)632-5089

Name: Diana McLean

Address: 5500 Bluejack Oaks

diamc@
gmail.com



Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: ANGELIA FLETCHER

Address: 6209 JACARANDA CIR

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: Liz Cruz

Address: 6004 Magnolia Circle
Tamarac, FL 33319

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Tony Livizzo

Address: 4904 Holly Drive

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Angelo Davino

Address: 4918 NW. 50 WAY
TAMARAC, FL 33319

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Anthea Pennant

Address: 5111 Yellow Pine Lane
Tamarac, FL 33319

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: Phil Syphers

Address: 6209 Royal Poindciana Lane

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: Mike Jeknavorian

Address: 6209 Royal Pointe Lane

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: WALT SIWIERKA

Address: 6203 ROYAL POINCIANA LANE

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name:

John Henry

Address:

5705 Canyon Ln

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Joanne Henry

Address: 5105 Banyan Lane

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Andrew + Veronica Wood

Address: 6017 Linden Cir.
Tamarae FL 33319

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Michael A. Rodriguez

Address: 4605 Bayberry Lane
Tamarac, FL 33319

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: Jim McDaniel

Address: 6203 Royal Poinciana Lane

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: JAMES L. BAUER

Address: 5728 S Bayberry Ln

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Ravi Sankarlall

Address: 4801 Holly Dr, Tamarac-

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Flora Forcos

Address: 5905 Caribbean Pine Circle
Tamora 33319

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Stefan Forcos

Address: 5905 Caribbean Pine Circle
Tamarac, 33319

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Daryl Simpson

Address: 5407 Caribbean Pine Cir
Temorac

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Robin Simpson

Address: 5907 Caribbean Pine Cir
Tamarac

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Mani Donofrio

Address: 5908 Conkoben Pine Cir
Ramona

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Ydette Beckford

Address: 4410 Woodlands Cir. Tamarac FL 33319

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Chris Bestford

Address: 4410 Woodland Circle

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: ARMANDO PEREZ

Address: 4609 Holly Dr.
TAMARAC, FL 33319

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: James Porter

Address: 4802 Holly Dr Tamarac FL 33319

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Zeila Crescimbeni

Address: 4609 Holly Dr.
TAMARAC, FL 33319

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Michelle Alayon

Address: 4802 Holly Dr. Tamarac FL 33319

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: JODY SIERRA

Address: 5101 BANYAN LN.

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: GIOVANNY Sepulveda

Address: 5701 BANYAN LANE

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Marie O Joseph

Address: 4602 Queen Palm Lane
Tamarac FL 33319

(DAUGHTER)

Dear Mayor and Commissioners,
I support the Woodlands 2020 Vision Plan.
Sincerely,

Name: Marie M Louis

Address: 4602 Queen Palm Lane
Tamarac FL 33319

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Sustin Bryant

Address: 6004 Magnolia Circle, Tamarac Fl

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: SAMUEL S Joseph

Address: 4602 Queen Palms lane
Tamarac FL 33319

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Sandra Correl

Address: 4802 Holly Dr Tamarac FL 33319

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan,

Sincerely,

Name: Zorida Ali

Address: 5905 Breadfruit Cir
TAMARAC 33319

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: George Nikridge *George Nikridge*

Address: 6108 Orchard Tree Ln

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: FANNYLE SAFER

Address: 5715 COCO PALMS DR.

** Come back for signature of husband.*

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan,

Sincerely,

Name: AWDY WOOTEN

Address: 6012 LINDSAY CIR

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Rony Mampremier

Address: 4900 N Travelers Palm LN

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: PAUL HUNTER JAW

Address: 5605 S TRAVERS PARK LN

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Esteban Arbelaez 

Address: 5610 Cole Palm Dr

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely, *Allen Egg*

Name: Allen EGGMAN

Address: 5706 Coco Palm Dr.

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Edson Curi 

Address: 6205 Orchard Tree Ln

KL

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: ALEX LAJINO

Address: 4950 WOODLANDS BLV.

KB.

Dear Mayor and Commissioners,

I support the Woodlands 2020 Vision Plan.

Sincerely,

Name: Arlene Gonzalez

Address: 5804 S. Bayberry Ln., Tamarac FL 33319

ATTACHMENT 18

Members of Broward Planning Council,



I reside at 4406 King Palm Drive, Tamarac, Fl. 33319 and I am writing to register my strong opposition to the proposed development plans submitted to the City of Tamarac by 13th Floor Homes. 13th Floor is requesting approval of changes to the current zoning of the subject property of approximately 115.86 acres from RC (recreation) to RE (residential estate) and approximately 49.67 acres to R-2 (two family residential) to allow for the construction of approximately 423 single family homes in The Woodlands. This land use plan amendment and rezoning would negatively impact the lives of the 890+ families currently living in The Woodlands and their surrounding neighbors.

I have attended and spoken at the Tamarac planning board meetings and at the City Commission meeting where these items were passed on initial reading by a vote of 3 to 2. I have had Mayor Gomez at my house along with representatives from 13th Floor to see first-hand the impact this development would have on the quality of life for the current residents. In previous emails to the Mayor and Tamarac Commissioners I have expressed my serious concerns regarding increased traffic congestion, ongoing flooding issues, environmental concerns, infrastructure, density increases, and the ever vanishing green space within the city of Tamarac. I also have concerns regarding the impact future development in Tamarac will have on the local schools, hospitals and first responders.

The R-2 zoning would allow for more than half (approximately 227) of the total development of 423 homes to be sandwiched together in one congested area about the size of one and a half holes of the existing golf course. These homes are designated to be built in the section 13h Floor designated as Pod G and most of these 227 homes are currently planned as 2 story zero lot line homes. All of the homes in Pod G are in Section 7, one of eight sections within the Woodlands community. 13th Floor boasts about keeping the midcentury modern look and feel of The Woodlands. However, the proposed 2 story zero lot line homes is not consistent with the aesthetic personality associated with the Woodlands, a landmark designed community.

The residents of Section 7 met with 13th Floor representatives to discuss their concerns about the homes to be built in Pod G, specifically, and the

total proposed development in general. Questions were raised with specific emphasis on the following issues:

- How can 13th Floor ensure that the existing homes older sewer systems infrastructure won't be taxed by the newer system in Pod G and throughout the Woodlands? (The residents don't want to be faced with water main breaks and road flooding similar to what is currently happening in Ft. Lauderdale.)
- How will the developer plan to safely remove arsenic and other hazardous chemicals that have penetrated the golf course soil during the last 50 years without affecting the health of the current residents?
- How does the city, county and developer guarantee that the original homes, pools and patios will not experience flooding during heavy rains as a result of the higher elevation requirements and the density of the new homes being built in our backyards? (Currently, many streets, yards and the golf course are flooded during heavy rains.)
- How will the increased traffic flow on the new roads, the parking overflow, guest parking, and access to the connecting roads of the Woodlands be managed?

The answers were vague as the homeowners are constantly being told that 13th Floor has not submitted final plans and that all of the issues will be resolved by the time the final plans are submitted. Their staff and expert witnesses tell us not to worry but there is plenty to worry about. Are we dealing with concepts or reality?

An interoffice memo 1-04-007M dated April 29, 2019, to the Tamarac Planning Board from Maxine A. Calloway, Director of Community Development, states that the proposed "Low (5) residential" future land use designation would permit a maximum of 827 units. The memo goes on to say that, "However, the subject property is proposed to be developed with 423 units only." My concern is that once 13th Floor completes these original 423 homes what is to prevent them, or another developer, from building another 400 homes in the future since approval of the land use rezoning changes before you allows for 827 homes-some of them 2 family residential.

I respectfully request that the Broward County Planning Council give careful consideration to rejecting the amendment and rezoning application. As caretakers and stewards of Broward County communities I ask that you consider the dangers of over developing and over populating existing green

spaces for financial and tax gains. I know you are only reviewing the land use amendment and the rezoning applications but they are directly tied to the 13th Floor development and once you approve these applications our hands are tied in regard to getting accommodations or concessions from the developer. However, if you do not choose to follow that path, please consider rejecting the R-2 rezoning which allows for the 227 two story zero lot line homes (on 49.67 acres) planned for Pod G in 13th Floor's development plan.

Thank you for your consideration.

Sincerely,

Judith Fain
4406 King Palm Drive
Tamarac, FL 33319
954-677-2975

ATTACHMENT 19



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

MEMORANDUM

October 7, 2019

To: Dawn B. Teetsel, Director
Broward County Planning Council

Thru: ^{DAN} Dan West, Director
Parks and Recreation Division

From: Edgar J. Ruiz, Senior Program/Project Coordinator 
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC-20-2

The Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan scheduled for the Planning Council's first public hearing at their October 2019 meeting. Our comment is as follows:

PC 20-2 No objections. However, regional park impact fees will be required at the time of platting, to reflect the regional park impact fees to be paid for the 423 residential dwelling units which will be permitted with this land use amendment.

If you or your staff has any questions about our comments, please call me at 954-357-7084

ATTACHMENT 20



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

October, 23, 2019



Dawn B. Teetsel, Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

SUBJECT: PC 20-2 "Woodlands Country Club"
Land Use Plan Amendment – Drainage Analysis

Dear Ms. Teetsel:

The Woodlands subdivision currently holds State Environmental Resource Permit 06-01330-S and Broward County Surface Water License SWM1991-005-2. Both the state and county permits are administered by the Broward County Environmental Permitting and Growth Management Division. Application for the modifications to the state permit and county license for drainage system should be addressed to that division.

The remainder of the Drainage Analysis appears to be substantially correct. Our office has no objection to this LUPA.

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

Susan Juncosa
Natural Resource Specialist
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0778
E-mail: sjuncosa@Broward.org

ATTACHMENT 21

**Correspondence from Interested Parties Received between
12 p.m., January 9, 2020 and 10 a.m., January 22, 2020
(and provided as Additional Agenda Materials at the
January 23, 2020 Planning Council Meeting)**

- **Exhibit A - Email correspondence from Lissette M. Figueroa dated January 21, 2020 - Opposed**
- **Exhibit B - Email correspondence from Seemee Callier dated January 21, 2020 - Opposed**
- **Exhibit C - Email correspondence from R.A. Messinger dated January 21, 2020 - Opposed**
- **Exhibit D - Email correspondence from Kevork Bildik and Theresa Lucotti-Bildik dated January 21, 2020 - Opposed**
- **Exhibit E - Email correspondence from Christine Ciufo and Sean Wright dated January 21, 2020 - Opposed**
- **Exhibit F - Email correspondence from Becky Ford dated January 21, 2020 - Opposed**
- **Exhibit G - Email correspondence from Philip G. Daspit dated January 22, 2020 - Opposed**

EXHIBIT A

From: lfiggi@comcast.net <lfiggi@comcast.net>
Sent: Tuesday, January 21, 2020 10:13 AM
To: Planning Council <PlanningCouncil@broward.org>; lfiggi@comcast.net
Subject: OBJECTIONS TO LAND PLAN AMENDMENT 20-2

JANUARY 21, 2020

BROWARD COUNTY GOVERNMENTAL CENTER

115 South Andrews Avenue Room 307

Ft Lauderdale, Florida 33301

Send by email to: Planningcouncil@broward.org

Re: PUBLIC HEARING JANUARY 23, 2020 - CITY OF TAMARAC @ 10:00 AM

OBJECTIONS TO BROWARD COUNTY LAND USE PLAN AMENDMENT PC 20-2

Dear Ladies and Gentlemen of the Broward County Planning Council:

My name is Lissette M. Figueroa and I reside in the Woodlands Country Club at 5709 Mulberry Drive, Tamarac Florida 33319. My family and I have been residents in the Woodlands since April of 2006 and we object to the changes in land-use as proposed by the City of Tamarac and 13th Floor Homes for the neighborhood.

These changes will be detrimental to the area for a plethora of reasons and for the record our objections are as follows:

TRAFFIC

The City Planning department has not put forth any reasonable plan to address the additional traffic 800¹ + more homes would mean to the area. The City's traffic assessment is seriously flawed and fails to take into account the added 2.7 cars per household (almost 2,400 more cars to the immediate area) would detrimentally impact an already congested area around the Turnpike. Let's also add the school buses that will need to get in and out of the neighborhood with all the new families.

This additional traffic gets remarkably worse for the neighborhood when you consider Lauderhill's objections and steps taken to avoid additional entrances at NW 44th Street and NW 64th. The existing entrances and exists to the community cannot accommodate the additional vehicles entering and exiting the community.

Let's also add the additional development the City has already started – the Apartment Complex on Rock Island and McNab; the Tamarac Village; the storage facility on Rock Island and the newest, the current City Hall area on Pine Island will make room for more rental apartments. I am certain there are other added developments that I am not personally aware of but the City's theme seems to be let's build FIRST and plan later. This type of planning does nothing for the community and adds problems the City is ill equipped to manage. More cars in the area will be a serious safety concern for the residents of the Woodlands; for the surrounding area residents and for Lauderhill.

SCHOOLS

Development will bring new families and where will they go to school? We all know the zoned school system for the Woodlands and Tamarac as a whole leaves much to be desired. Will the already overcrowded Broward County Schools be able to manage all the additional school aged children in the City without any plan for new schools for all the development? Another afterthought by all involved.

ELIMINATING OUR GREEN SPACE

My family and I settled in the Woodlands given it's well-thought out design and development. It's a nature-filled wonderful space that provides tranquility and peace in

the mist of South Florida where green space is limited due to greedy developers and City Officials.

The Woodlands is the home of many burrowing owls – who are a protected species by the State of Florida; 13th Floor homes' planning submission does not discuss any plan for the removal/replacement of these and other nature taken residence in our neighborhood – much like the representation that traffic would not suffer any impact.

HEALTH ISSUES

Many health issues are tied into the excavating and disturbance of soil treated with toxic chemicals as are golf courses. 13th Floor nor the City have demonstrated how these dangers would be re-mediated.

CITY'S DIRTY HANDS – CONFLICT OF INTEREST

The City of Tamarac – it's appointed officials and Mayor must remove themselves all together from making any decisions about this proposal given the ownership in the Colony West Golf Course and Re-Development.

When the Colony West Owner (much like Clublink @ the Woodlands) citing to a dive in Golf profits proposed to sell the property to a developer for more homes. Over community objections about any large scale development, the City purchased the property to go ahead with the re-development despite resident concerns (another example of the City's greedy need to re-develop). Recently they added another 4 Million to the already 11 million dollar budget for the newly improved Golf Facility – Club House and Hotel.

The City will do anything for the Colony project to succeed. This includes the present land-use application herein. The City has accepted 13th Floor homes unsupported application for development and elimination of our golf courses. They should not have any say with this proposal given the obvious conflict. Removing any competition in the area will give them an advantage and ensure the business goes to Colony West. This hold especially true where it's in the City's best interest – at the cost of a large number of it's residents – to succeed at the revival of Colony West given the risky move to purchase a failing golf course. According to the developers, Golf is a dying sport

because of a decline in popularity. After all, the City is making two representations in the acceptance of 13th floor proposal – Golf is a sport of the past and a losing proposition; AND Golf as an investment is ONLY great for the City of Tamarac.

In closing, I would ask the commission to scrutinize the proposal carefully as the proposal is riddled with empty studies; greed and is meant to displace the character and nature of our development. More traffic; people; and buildings are not the solution. PLEASE REJECT IT FOR 13TH Floor Homes and the City.

Perhaps the County should give thought for the use of the land to provide recreation for the community and others as a green space for recreational therapeutic activities. Take a look at Palm Beach County TYR facilities as an example that could be developed into a greater program and keep the Woodlands natural preserve.

¹ Despite 13th floor representations to our community about the actual number of homes to be built, the fact remains they submitted permission for 800 homes to be built which is what they indent to build. We already saw the same tactic with the hideous homes already built around the perimeter of Mainlands and those around the turnpike. They initially received permission for less homes and amended the request to almost double once the land use change was awarded. They will undoubtedly do the same here – more development means more money for all.

Sincerely,

Lissette M. Figueroa

5709 Mulberry Drive

Tamarac, Florida 33319

954-497-4770

EXHIBIT B

From: Seemee Callier <seemeecallier@bellsouth.net>

Sent: Tuesday, January 21, 2020 10:36 AM

To: Planning Council <PlanningCouncil@broward.org>

Subject: Objection to Plan Amendment PC 20-2

To Whom It May Concern:

As a resident of the Woodlands community, I oppose the rezoning of the golf course to accommodate 13th Floor's plan. I am not able to attend the meeting on January 23rd, 2020, but want my voice acknowledged. The City of Tamarac and Broward County must fortify infrastructure and resources before adding more housing. Learn from the mistakes of neighboring cities like Miami and Fort Lauderdale by ensuring sewer, stormwater, utilities, and roads can handle the volume of residents expected in these new developments. In light of recent events at the City of Fort Lauderdale, what precautions do we have that our existing pipes underground can handle the new capacity?

Our neighborhood needs to lure national grocery chains, like Lucky's Market, Sprout, or Trader Joe's. Tamarac residents must venture to Plantation, Coral Springs, or Fort Lauderdale to shop at Whole Foods or Target. We spend our hard-earned money to dine in those cities as well because Tamarac lacks a food scene.

The biggest challenge Woodlands residents have is traffic. Commercial Boulevard is the main thoroughfare and since the arrival of the other 13th Floor communities, the congestion at Rock Island has increased my commute in the morning by 15 minutes and in the afternoons by 20 minutes. Adding more homes in this area without improving current traffic patterns and roadways will be extremely burdensome for the constituents you serve. FDOT is considering adding an exit to Oakland Park Blvd, but what are citizens to do in the meantime? Have you tried to drive west on Commercial Blvd during peak times? It takes 40 minutes to travel from Powerline Rd to Rock Island Rd.

Another issue that is most often an afterthought is how well our streets and current infrastructure can handle catastrophic events like hurricanes. With additional homes, we will lose the retention ponds and canals. Will this create a new challenge in these events? Flooding is already a serious problem in the Woodlands. With less green space to absorb stormwater and more residents, how will our community survive hurricanes?

If the golf course must be sold, the City should consider buying it and turning some of it into parks, playgrounds, and utilizing the country club as a recreation center. Most of the events are currently on the west side of Tamarac, and this location would be centralized.

As a Woodlands resident and registered voter, I hope the City and County is mindful of overdevelopment and its repercussions instead of following the dollar signs.

Sincerely,
Seemee Callier
4600 Norfolk Island Pine Dr
Tamarac, FL 33319

EXHIBIT C

From: R Messinger <rmcsi@att.net>
Sent: Tuesday, January 21, 2020 3:52 PM
To: Planning Council <PlanningCouncil@broward.org>
Subject: Please VOTE NO on Woodlands Development

Re: Plan Amendment PC 20-2

Dear Broward County Planning Council-

Thank you for sending me information about the upcoming Public Hearing on January 23, 2020, relating to amending the Land Use Plan for the area of the Woodland Country Club Community by the City of Tamarac on behalf of the developer 13th Floor Homes. As I cannot attend this meeting I am letting you know in writing my **strong opposition to this proposal.**

I was able to attend the meetings on this topic by the Tamarac City Council, where despite the overwhelming community opposition to the proposal by 13th Floor Homes, it managed to pass by a 3 to 2 margin. I found it rather distressing that the three Council Members voting in favor of the proposal admitted to taking campaign funds from the developer. The two members voting against the proposal, one representing the actual district of the project, were not offered funds by the developer. Their arguments, reflecting the sentiments of the community- and the common sense reasons to oppose this development proposal as it stands- fell on the deaf ears of the Council Members who did benefit from the developer's contributions.

Main Reasons for Opposition-

(1) **Worsened Traffic-** The developer has already added hundreds of new homes to the area contributing many more vehicles to already gridlocked traffic at rush hours and beyond on Commercial Boulevard, Rock Island Road, in Tamarac and N.W. 44th Street in Lauderhill. The developer's plan will only exacerbate this problem and offers no way to mitigate this dire situation.

(2) **Restricted Emergency Services-** The developer's plan for the Woodlands Country Club community limits access and egress to the area in what the developer believes would enhance the attractiveness of the community by adding what would seem to be an air of exclusivity and additional safety. The area already has limited ways in and out and any further restrictions- including the addition of gatehouses , either manned or with keypad access- would severely reduce access time for ambulance, fire or police services, causing a very negative impact for residents' safety and security.

(3) **Strained Utilities-** The developer offers no plan to enhance the delivery of water and sewer services for the additional proposed homes, piggy-backing their needs onto the already strained resources of water and sewer services. Like traffic which is already

problematic at peak times, water service in the area is severely strained at peak hours as well. In addition, the existing roadway structure of the Woodlands consisted of narrow barely two-lane roadways. These roads, barely accommodating to existing traffic, will be overburdened with the addition of almost 400 new homes and the traffic associated with that increase.

(4) Damage to Natural Areas and Wildlife- The developer will be destroying the balance of the present eco-system of the Woodlands and will cause the displacement of the many unique species in the area. The development plan, as it exists, does not adequately address this important issue.

As it stands, the developer's plan, as approved by the Tucson City Council against overwhelming opposition by the public, creates more problems than it solves, and should not be allowed to proceed in its present form.

Thank you,

R. A. Messinger
5203 Sago Palm Blvd.
Tamarac, FL 33319

EXHIBIT D

From: keewy@bellsouth.net <keewy@bellsouth.net>

Sent: Tuesday, January 21, 2020 5:45 PM

To: Planning Council <PlanningCouncil@broward.org>

Subject: Woodlands Country Club, AMENDMENT PC 20-2 Public Hearing on Amendment to the Broward County Land Use Plan - City of Tamarac

Importance: High

External Email

Dear Planning Council,

I am writing to you to express my opposition for the approval of the zoning that is on the agenda January 23, 2020 . We (my wife and I) moved to the City of Tamarac into the Woodlands Country Club because of the green space and the wildlife. It's a serene place shielded by the hectic life surrounding the Woodlands. It greatly provides us with a high quality of life and everyday when I turn into Woodlands Blvd I can breathe and relax from the daily stress.

The proposed zoning change unfortunately will destroy everything and heavily diminish quality of life for everyone and everything in the Woodlands. The beautiful green space and the wildlife that is living in the green space will be destroyed. I have read the proposition and the studies that were made, but these studies do not reflect what we observe here on a daily basis.

There are so many contradictions that I will only touch base on a few, experts in our community have the technical data to back up our observations.

Traffic Study: Traffic surrounding the Woodlands Country Club is already heavily overloaded and congested. The planned traffic relief does not make any since it is depending on our neighboring city of Lauderhill. The city of Lauderhill has already declined the access to their streets and so nullifying the entire study. There is nowhere to go but on the current roads that already exist and they are heavily burden as it is.

Flooding: Woodlands Country Club gets flooded on a regular, mostly when there is heavy rain so I do not understand how a study can conclude that this area can support additional homes and lakes, which of course will bring more water and also reduce water run off space. There is no room for additional water to disburse.

Wildlife: Wildlife will be heavily affected and I personally have seen different kind of wildlife. Our neighbors in the community were able to capture some on pictures and videos. Examples of these animals are burrowing owls, otters, coyotes and many other

animals that live in this wonderful ecosystem. The study mentions that there no endangered species living in the Woodlands such as the burrowing owl but our observations again contradict the study and the statement doesn't make any sense.

We (my wife and I) ask for your understanding and to oppose the rezoning and to keep the zoning Recreational, thus preserving this beautiful habitat. A safe haven for people, animals and vegetation.

Sincerely Yours,

Kevork Bildik
Theresa Lucotti-Bildik

ASQ CQI | CQA

Tel: 954-993-6151

Email: Keewy@bellsouth.net



EXHIBIT E

From: Christine Ciufu <christineciufu@hotmail.com>
Sent: Tuesday, January 21, 2020 7:06 PM
To: Planning Council <PlanningCouncil@broward.org>
Subject: Woodlands Development

Good evening,

We are currently homeowners in The Woodlands in Tamarac. We are unable to attend the January 23rd meeting as we both work full time, however we would like to voice our opposition to the proposed development of the golf courses in The Woodlands. We have various concerns similar to other residents that have not been addressed such as traffic, flooding, wildlife destruction, overcrowded schools, insufficient security, crime, etc... We are already working on several of these issues, and this proposition will only increase their severity. It's time for officials to do what's right and listen to the people they've sworn to serve a voice for instead of focusing on their own benefits and financial gain. Please listen and do the right thing.

Thank you,

Christine Ciufu & Sean Wright
5704 S Bayberry Lane
Tamarac, FL 33319

EXHIBIT F

From: Becky Ford <raford@att.net>
Sent: Tuesday, January 21, 2020 7:45 PM
To: Planning Council <PlanningCouncil@broward.org>
Subject: The Woodlands Rezoning Request

To the Broward Planning Board,

This week you will consider a request from 13th Floor to rezone The Woodlands in Tamarac. I am writing to ask you to deny this request.

I have no doubt that Michelle Gomez and the employees from 13th Floor have already been in your ears and convinced you this is a great project and you should pass this zoning request. I along with a majority of Woodlands homeowners are asking you to do the right thing and deny this zoning change.

There are many reasons to preserve this area from further housing development.

Traffic - is already horrendous in this corridor and an increase of nearly 50% of traffic coming out of The Woodlands onto Commercial Blvd and Rock Island Rd will only make things worse.

History - this is the only original neighborhood in Tamarac that is unaltered. The homes in The Woodlands are architecturally unique. These are not your basic box ranch homes found in the other areas 13th Floor has already developed. There are many large estate homes. This neighborhood has a unique character and the tightly packed, 2 story boxes 13th Floor builds will ruin that character.

Preservation - of green spaces and recreation is another consideration. Visit a major urban area like Chicago and even there they have set aside green space/forest preserve areas where people can go for recreation. Tamarac's own Comprehensive Plan states they will preserve golf courses and yet they continue to approve developments that involve removing them.

These are just a few of the issues and there are several more concerns. Again I ask you to do the right thing for the citizens who already reside here in Broward County. Set aside the lure of \$\$\$ promised by 13th Floor and vote for the majority of citizens of The Woodlands who want to protect the way of life they chose when they purchased a home here.

Sincerely,

Becky Ford
Woodlands Homeowner

EXHIBIT G

From: philip Daspit <phdas@aol.com>
Sent: Wednesday, January 22, 2020 9:40 AM
To: Planning Council <PlanningCouncil@broward.org>
Subject: Opposition to the Proposed Land Use Amendment PC 20-2

My name is Philip Daspit residing at 5203 Bayberry Lane in the Woodlands, which is the community that will be most directly affected. On behalf of my wife Sue, I write to express our opposition to the **Land Use Amendment** for the following reasons.

1. Pre-construction & construction activities will release copious quantities of dust & harmful vapors from soils laden with pesticides & other chemicals that will inundate existing residents thus posing serious health risks. The current roads will be destroyed by the heavy construction equipment.
2. The resulting automobile traffic will significantly impact already congested roadways in surrounding neighborhoods. This congestion will impact emergency response times during rush hours.
3. The removal of green pervious areas & the increase in concrete/impervious surfaces will exacerbate flood control/management issues.
4. Likewise, new construction will add to the burden of water/sewer distribution & disposal. Aging pipe infrastructure will be jeopardized in a manner similar to the recent/ongoing disaster in a Fort Lauderdale neighborhood.
5. One issue that seems to be supported by minority of a residents is a proposal to gate the community that will burden existing residents with infrastructure costs for repair & maintenance on roads, etc.
6. This project will not add to the affordable housing in Broward County. Instead this project will create within the Woodlands two communities. One paying for the development through taxes (approximately \$4000/yr. more than the current residents) and the other seeing their quiet neighborhood destroyed by construction.
7. There are other locations for developing affordable housing. A number of developers have proposed to redevelop vacant shopping areas. Additionally, there is land in Tamarac that is zoned for industrial use that can be rezoned without destroying an established neighborhood.
8. The approval of this proposal will destroy much of a natural, green area & the wildlife that it supports. This would only be condoning the apparent corporate deception of the Links Club that bought the property with assurance that they were bringing their expertise in building golf clubs to revitalize the Woodlands Country Club. Links hasn't made a serious effort do what the previous Woodlands Club owners expected.

9. Any plan must take into considerations of the citizens of the community and provide a healthy and safe environment to live. This proposed amendment will destroy the Woodlands Neighborhood.

Please vote to deny the amendment.

Philip G. Daspit

954-254-6526 Cell

954-735-4297 Home

phdas@aol.com email

ATTACHMENT 22

**Correspondence from Interested Parties Received between
10:01 a.m., January 22, 2020 and 8:30 a.m., January 23, 2020
(and read into the record at the January 23, 2020 Planning Council Meeting)**

- **Exhibit A - Email correspondence from Stanley Tracey dated January 22, 2020 - Opposed**
- **Exhibit B - Email correspondence from Diana and Victor Badillo dated January 22, 2020 - Opposed**
- **Exhibit C - Email correspondence from Jeffrey Shapiro dated January 3, 2020, received January 22, 2020 - Opposed**
- **Exhibit D - Email correspondence from Roger Guy Holstein dated January 22, 2020 - Opposed**
- **Exhibit E - Email correspondence from Elaine M. Gatsos dated January 22, 2020 - Opposed on behalf of client The Inverrary Association, Inc.**
- **Exhibit F - Email correspondence from Annie and David Jaffe dated January 22, 2020 - Opposed**
- **Exhibit G - City of Tamarac Planning Board Minutes of June 5, 2019 submitted by County Commissioner Nan Rich on January 22, 2020**
- **Exhibit H - City of Tamarac Comprehensive Plan Objective 15 submitted by County Commissioner Nan Rich on January 22, 2020**
- **Exhibit I - Spreadsheet of Support/Opposition submitted by County Commissioner Nan Rich on January 23, 2020**
- **Exhibit J - Email correspondence from Marie Gagnon dated January 22, 2020 – Opposed**
- **Exhibit K - Email correspondence from Mari Donofrio dated January 22, 2020 - Support**
- **Exhibit L - Email correspondence and letter from John R. Herin, Jr. dated January 22, 2020 to Chair Mayor Stermer requesting additional time on behalf of client Defend the Woodlands in opposition of amendment**
- **Exhibit M - Email correspondence from Cecilia Kleinrichert dated January 22, 2020 - Support**
- **Exhibit N - Email correspondence from Judith Margolis dated January 19, 2020, received January 23, 2020 - Opposed**

EXHIBIT A

From: [Michelle J. Gomez](#)
To: [Blake Boy, Barbara](#)
Subject: FW: [EXTERNAL] Fw: Opposition to the Proposed Land Use Amendment PC 20-2
Date: Thursday, January 23, 2020 10:22:56 AM

External Email

From: stan tracey <stntracey@yahoo.com>
Sent: Wednesday, January 22, 2020 11:22 AM
To: Michelle J. Gomez <Michelle.Gomez@tamarac.org>
Subject: [EXTERNAL] Fw: Opposition to the Proposed Land Use Amendment PC 20-2

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Dear Mayor Gomez,

Greetings & I hope the new year finds you enjoying maximum recovery. I am forwarding an email to the planning council that covers issues that I have discussed with you previously.

You said in our earlier discussion that one of your principal concerns is safety in the Woodlands & that a gate with the proposed project would minimize crime & enhance security. While a gate would likely add a measure of security that option will expose existing residents to excessive expenses as there is no such thing as a "soft gate". It's not realistic to ask new residents to bear onerous costs for the security of existing residents.

The reported high expenses among new owners in Central Park are likely to lead to foreclosures & the same thing could occur in the proposed scheme in our community. Developers tend to promise a lot but when they're gone residents are left holding the bag of unfulfilled promises.

Your other concern about the abandonment of the golf property is understandable but is unlikely. The Woodlands is a central location that would attract other less disruptive & destructive business ventures.

I hope you will reconsider your support to move this proposal forward.

Sincerely,
Stanley Tracey
786-385-9053

[Sent from Yahoo Mail on Android](#)

|

----- Forwarded Message -----

From: "stan tracey" <stntracey@yahoo.com>
To: "acastillo@ppines.com" <acastillo@ppines.com>, "Commissioner Nan Rich" <nrich@broward.org>, "mryan@sunrisefl.gov" <mryan@sunrisefl.gov>, "beverlyw@Lauderdalelakes.org" <beverlyw@Lauderdalelakes.org>, "rgrosso@nova.edu" <rgrosso@nova.edu>
Cc: "stan tracey" <stntracey@yahoo.com>
Sent: Tue, Jan 14, 2020 at 10:52 AM
Subject: Opposition to the Proposed Land Use Amendment PC 20-2
To Members of Broward County Planning Council

----- Forwarded Message -----

From: stan tracey <stntracey@yahoo.com>
To: "breslau@stiles.com" <breslau@stiles.com>; "commission@deerfield-beach.com" <commission@deerfield-beach.com>
Sent: Monday, January 13, 2020, 12:25:34 PM EST
Subject: Fw: Opposition to the Woodlands Land Use Amendment

----- Forwarded Message -----

From: stan tracey <stntracey@yahoo.com>
To: "hardin@copbfl.com" <hardin@copbfl.com>; "rblattner@hollywoodfl.org" <rblattner@hollywoodfl.org>
Sent: Monday, January 13, 2020, 12:22:02 PM EST
Subject: Fw: Opposition to the Woodlands Land Use Amendment

----- Forwarded Message -----

From: stan tracey <stntracey@yahoo.com>
To: patricia.good@browardschools.com <patricia.good@browardschools.com>
Cc: brionb@nova.edu <brionb@nova.edu>
Sent: Monday, January 13, 2020, 10:49:00 AM EST
Subject: Opposition to the Woodlands Land Use Amendment

My name is Stanley Tracey residing at 5708 Guava Drive in the Woodlands, which is the community that will be most directly affected. On behalf of my wife Valda, I write to express our opposition to the **Land Use Amendment** for the following reasons.

1. Pre-construction & construction activities will release copious quantities of dust & harmful vapors from soils laden with pesticides & other chemicals that will inundate existing residents thus posing serious health risks
2. The resulting automobile traffic will significantly impact already congested roadways in surrounding neighborhoods.
3. The removal of green pervious areas & the increase in concrete/impervious surfaces will exacerbate flood control/management issues.
4. Likewise, new construction will add to the burden of water/sewer distribution & disposal. Aging pipe infrastructure will be jeopardized in a manner similar to the recent/ongoing disaster in a Fort Lauderdale neighborhood.
5. One issue that seems to be supported by minority of a residents is a proposal to gate the community that will burden existing residents with infrastructure costs for repair & maintenance on roads, etc.

6. The approval of this proposal will destroy much of a natural, green area & the wildlife that it supports. This would only be condoning the apparent corporate deception of the Links Club that bought the property with assurance that they were bringing their expertise in building golf clubs to revitalize the Woodlands Country Club. Links hasn't made a serious effort do what the previous Woodlands Club owners expected.

Please vote to deny the amendment.

Sincerely,
Stanley Tracey
954-616-5181

[Sent from Yahoo Mail on Android](#)

The City of Tamarac is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.

EXHIBIT B

From: [Cumbaye](#)
To: [Planning Council](#)
Subject: Woodlands Country Club in danger of Extinction...
Date: Wednesday, January 22, 2020 10:35:55 AM

My Name is Diana Badillo and this is my little piece of heaven, 5105 N. Travelers Palm Lane in the Woodlands Country Club, Tamarac.
The view below is what brought me here to Broward County. This beautiful community is going to disappear with the threat
Of 13th Floor buying and constructing 400-800+ homes on these 2 gorgeous golf courses. I've experienced 2 major hurricanes
and the flooding covers the golf courses, streets and lakes. 13th Floor is suggesting that they are going to enlarge and create
more lakes to handle the excess water, but in reality the solution they are providing will not resolve this issue, all the new homes
will be flooded, the old infrastructure (water, sewer, etc....) will not be able to handle the overload...

With all my heart I ask you to vote **NO** to rezoning the Woodlands Country Club...

Thanking you in advance,
Diana & Victor Badillo







EXHIBIT C

To the Broward County Planning Council Members – Broward County Florida.

January 03, 2020



I am a resident of The Woodlands Country Club community in Tamarac, Florida. My address is 6104 Orchard Tree Lane, which is located in Section 8 of the community, and have been a resident since May of 1998.

I am and my household is against the Re-zoning of the all the golf course land in The Woodlands community from Recreational to Residential (for the purpose of building new homes), because of the harm & problems it will cause and all new issues that the home owners of this community never faced before. This Woodlands community is 50 years old and the infrastructure is older than that; (was the first Country Club community built in Broward County for golf). The problems are Drainage, Sewer Waste / Sewer Waste Water, Property Values dropping significantly, Traffic, Health, and Quality of Life.



This is photo of normal rain December 12, 2019 at 7:37 AM behind the residence I reside at. This was not a rain event such as hurricane or a tropical storm. The residence backs up to the waterway and golf course. N.W. 44th Street in Lauderhill is beyond that. (See Next photo)

Drainage: The Woodlands community was designed for not only Golf, but drainage as well. The open areas of the golf course provide for Absorption of water for whatever Mother Nature throws at us providing addition drainage other than just the waterways of the community. It has been that way for 50 years and you just can't go changing that. If this land is filled-in (which under current Broward County Regulations is raising the elevation of the land higher that what the home were built 50 years ago) with concrete and asphalt for additional streets and home sites, you will lose all this Absorption this land had provided, it will result in property flooding throughout the community causing Homeowners Insurance to increase because of the new additional risk of flooding. The community was designed this way for a reason and it was not just to play golf. As for the waterway behind the house I reside at, the Drainage Expert for 13th Floor that testified July 10, 2019 at the City of Tamarac said that the waterway behind my home would be filled-in making it narrower so that the developer would have more room to build homes and dig the very narrow waterway deeper. As it is today my property line is in the waterway because there is no Seawall. (The property has been falling because the original underpinning is gone from when the house was built.) I know this is not SITE PLAN, but in my opinion it should be!



December 12, 2019 – rain view behind my residence backs up to N.W. 44th Street in Lauderhill. 7:40 AM

Sewer Waste / Sewer Waste Water: The clay pipe for Sewer Waste and Sewer Waste Water are as old as The Woodlands community (50 years old). This community was originally built as retirement community, and for many a second home (the fraise that was popular back then was “Snow Bird’s” where the homes were occupied during winter months and spring.) A majority of the homes built in the community were all 2 bedrooms with 2 bathrooms, excluding the Estate Sections of the community (larger lots, larger homes). Because all home sites were large, homeowners put additions on to their homes making the 3 & 4 Bedrooms with additional Bathrooms, and making them more unique. Then the retirement status of the community changed and having it allow young families. This has changed the community to more occupants per household, full time residents, and a lot more Sewer Waste in the community.

Last year, the City of Tamarac had an installation of a new liner installed in all the clay pipes throughout the community, shrinking the interior diameter of Sewer Waste / Sewer Waster Water pipe by 1” from its original design. I spoke with field managing supervisor of the company that the City of Tamarac had contracted to do this installation and was told that with the new liner in place the Sewer Pipes are operating at max volume, no more room to handle waste from additional households being added to the community. The 2 golf course’s in The Woodlands community dissects the community and new home development throughout the community would have to hook-up to our existing Sewer Waste / Sewer Waste Water pipes. This will impact the entire community with Sewer Waste backing up into homes. This problem has already occurred from the new home site built on the East side of Rock Island Road into homes in Section 1 of the Woodlands community.

The Sewer Waste / Sewer Waster Water runs out of the Woodlands community to Rock Island Road and goes south through the City of Lauderhill, through the City of Sunrise and continues till it’s final destination for waste deposal.

The City of Ft. Lauderdale for the past weeks has had major problems with Sewer Waste / Sewer Waste Water pipes breaking and spillage into neighborhoods. Their infrastructure is just as old and capacity maybe too great to support the growth. When is Broward County Board of Commissioners going to look at this and make it a requirement for this re-zoning process? At SITE PLAN it’s too late, it should be now! Current capacity and future capacity be looked at first! You should know if the infrastructure is going to work. This affects peoples Health! This should be a Safe Guard.

Property Values: In the Real Estate market golf course views and water views increase the value of properties. In The Woodlands community it is no different. When The Woodlands community was built, the lots that had a golf view had a higher price, the lots that had a water view had a higher price, and the lots that had both golf & water even higher price. Majority of homes in The Woodlands have either golf or water and in sections of the community have both. When to take the golf course away and replace it with home just behind you, the home value is going to go drastically down. If you take away

the golf course and make the waterway smaller, there is going to be an even greater reduction of your home value when you currently have both the golf course and water views from your homes. (This is what I have at the residence I reside at.) Now you go and add to that new home construction in your backyard just behind you and the value is going to go down even further. The residents of The Woodland community stand to lose at least 22% to 29% of their current home value by Re-zoning the land from Recreational to Residential.

As for the property I reside at, the view would be change drastically, in 13th Floor proposal for my residence is to narrow the waterway (using my property) and just beyond the waterway put in a guardrail with a new street (so cars can't go in the waterway) and homes on the other side of the street. My home value could drop as much as 33%; no one wants a house with a guardrail and street in their backyard. Yes, I know this is not SITE PLAN, but is should be included in this process for Re-zoning. This affects home values!

Traffic: The City of Lauderhill already voted NO for the access in and out of The Woodlands community on N.W. 44th Street and N.W. 64th Avenue, which street in the City of Lauderhill, they are not the City of Tamarac roadways. The City of Lauderhill notified the City of Tamarac, but the City of Tamarac ignored it. SO I KNOW THIS IS NOT "SITE PLAN" BUT IT SHOULD BE INCLUDED IN THIS PROCESS! This leaves The Woodlands community with just one main entrance in and out on to Commercial Blvd. from Woodlands Blvd, and one way in on Rock Island Road. The construction traffic alone with heavy equipment will destroy our old existing streets. The traffic to get out and get into this Woodlands community will be terrible during peak hours with long delays, higher risk of vehicle accidents. There could be as many as an additional 1,000 vehicles per day leaving and coming back into The Woodlands community Monday thru Friday. There will be additional vehicles on Saturdays and Sundays as well.

Traffic on East and West bound Commercial Blvd. will be much worse as well being that the City of Tamarac has already approve over an additional 1,000 housing sites that have not been completed off the West Commercial Blvd. corridor. This doesn't even take into account the two 13th Floor developments that are currently under construction, one east of the Florida Turnpike and the other west of Florida Turnpike. East & West bound for going to Sawgrass Expressway, East & West bound for going to and coming from Florida Turnpike are going to be greatly affected causing longer peak hours.

Health: If the Rezoning is approved and the land re-developed for residential, the land on the golf course is going to have to be removed (because of all the chemicals in the soil) and the type particles released into the air and carried by wind currents is going to be a major health concern for The Woodlands community and City of Lauderhill off of N.W. 44th Street and N.W.64th Avenue. This could cause residences to have medical conditions they never had before and be a risk to their health. The homes in Woodlands community are close to the golf course and 2 golf courses dissect the community.

Quality of Life: If the Rezoning is approved by the Broward County Commissioners hearing this matter, the quality of life for the house hold that I reside at and the entire community will be affected in a negative way almost immediately. The existing home prices will go down. The amount stress that this is going to be put on to my family, me and members of the Woodlands Community with all the other uncertainties to come for the future with not knowing exactly what the real Site Plan is going to be, how many homes, real traffic and emergency points for emergency vehicles.

The City of Tamarac set forth in their approval July 10th & 11th, 2019 that there could be as many as 700 resident's added to this community and the lot sizes would be tiny in comparison to the Woodlands Community was developed 50 years ago. Also that the "idea" that all the new home buyers in "Section 9" are going to solely pay for all the entire monthly maintenance costs for all the land that had belonged to the Country Club & Golf Course for the past 50 years; this would include the entire new security entrances and exits to the Community, all the landscaping costs including maintaining the entire perimeter of the Woodlands Community, irrigation costs, electrical costs, and new Recreational Center. I am talking about these costs that the current residence of the Woodlands Community have never every had to incur before. The notion one section of the community (Section 9) is going to pay all those costs in a CDD is absurd. This is 13th Floor proposal! When the new homeowners of Section 9 find out that they are paying for all that (in their mortgage costs monthly), I believe they will start suing all the other 8 Sections of the Woodlands Community to make all the existing homeowners of the Woodlands Community pay their fair share of these costs. And this is a very real possibility that can occur and cost a major increase to my current monthly maintenance and everyone else living in Sections 1 through 8 in this Woodlands community. The home values will suffer because the maintenance costs are going to be too high for this area of Tamarac.

Quality of Life, what is it going to be like? This is just another reason why the Site Plan it so very much important in this particular case for the rezoning hearing before you, the Broward County Board of Commissioners on January 23, 2020. We, the residence of the Woodlands Community don't know the real truth as to what is actual going to be built, how many homes, how far apart are the home going to be and what it would actual going to look like. The attorney to 13th Floor testified at the City of Tamarac at the Hearing (I was there in attendance) when ask a question about the proposed site plan that was presented in the 13th Floor presentation at the Hearing was asked if "what was on that Site Plan would be built the way it is shown?", the attorney for 13th Floor looked back at his client for the answer and then looked forward and responded "NO". So the way that I see this is that all there development plans up to this point has been untruthful to the Woodlands Community. (There is a video of the City of Tamarac Hearing which started on July 10, 2019 and you can look at it for yourself.) For this reason I think that the issue with the Site Plan should be a part of your January 23, 2020 rezoning meeting in this particular case. If this is not going to be questioned now by the Broward County Commissioners and the rezoning is approved to be changed to residential, then we would be too late, and 13th Floor would have gotten what they wanted, the Rezoning Approve. Then 13th Floor and Club Link can going and do whatever they want in developing that land. It would be too late for all of us in the Woodlands Community and for our Quality of Life.

Regarding quality of life on a more personal level, the purchase of the lot I reside at was for Golf & Water. This was a very premium lot. The lot will no longer have that designation, losing all of that premium value and this will be an immediate reduction to what my lot and land are worth. In my case it will result in a view of a narrowed Waterway with a guard rail just beyond it to protect vehicles on the New Street not going in.

13th Floor did a proposed rendering of how it would look behind my residence, but the biggest problem with the rendering is that there is not enough land there to create this depth with the land that is there currently and this vision. This is an illusion!



The golf course land behind my house can't fit what is shown in this picture, depth landscaping, and new street and new homes. There is not enough land to build that as shown, and that's why the waterway would have to be made a lot narrower and there would have to be a guard rail put in. Nobody is going to pay a lot of money for a property looking directly at a guard rail, and not to mention all the new street noise and traffic in my back yard.

Other information you should be aware of before making a decision of Rezoning land to Residential:

Club Link, the current owner of the land is owned by a Canadian company that is on the Canadian Stock Market, and they report to their investors. Articles have been written that their business practice for Club Link (and they are a land developer as well) is to buy golf course property at a low price to resell it at the highest price possible and or redevelop it themselves. As for Club Link ownership in the Woodlands community, an article was written for their stockholders stating to their investors that if Club Link is successful in getting the Woodlands property Rezoned from Recreational to Residential, the company stock price could go up as much as 20% for achieving this goal. Club Link has enlisted 13th Floor to do

the dirty work for them.

We have been told in the Woodlands Community that the golf course is for sale and that 13th Floor wants to purchase it. Come to find out that that is not completely true. There is no set purchase agreement with a stated purchase price for 13th Floor to pay for the golf courses and county club. When the attorney for 13th Floor testified July 10, 2019, he was asked about the purchase price and he replied that there was no price, they (13th Floor) has an agreement with Club Link. This is for 13th Floor to handle getting the land Rezoned from Recreational to Residential, so as we know for that land value to be worth a lot more money than it is currently. Then once successful with that 13th Floor develops it as a partnership with Club Link. As I have heard that Club Link would like to keep one golf course open for the next 3 years while the other golf course in the community is developed with homes.(The Woodlands Community currently has two 18 hole golf courses in it.) Remember, Club Link is also a land developer. This way Club Link would make the most money possible off the Woodlands Golf and Country Club property.

Current traffic in the morning on N.W. 44th Street, in Lauderhill. This is behind the residence I reside at.



Currently east bound traffic on N.W. 44th Street in Lauderhill going to Rock Island Road backs up to just west of 6100 N.W. 44th Street during morning rush hour traffic and this is when there are no accidents. This photo was taken on December 12, 2019 at 7:45 am and this is not the peak of the rush hour traffic. This is the typical rush hour traffic Monday thru Friday going East Bound on N.W. 44th in Lauderhill, Florida. This is the view I have from inside my home.

Thank you for taking the time to read this entire letter. If you have any questions, I can be contacted at (954) 873-4425. Once again, my address is 6104 Orchard Tree Lane, Tamarac, Florida 33319.

Thank you sincerely,

Jeffrey Shapiro.

EXHIBIT D

From: [Roger Holstein](#)
To: [Planning Council](#)
Date: Wednesday, January 22, 2020 11:02:11 AM

External Email

From Roger Holstein, a Florida citizen, and resident located at 4901 Umbrella Tree Lane, Tamarac, Fl 33319.

To the Broward County Planning Council Public Hearing January 23rd, 2020 room 422 Governmental Center.

Subject: Regarding the Woodlands Country Club of Tamarac Land rezoning proposal, I am a permanent resident of this beautiful area where I bought a nice but modest home and I am totally and strongly against the concept of rezoning the golf course for the following many reasons.

The Broward County needs more green spaces, not fewer.

The Broward commission already voted at least once in the past to have this property zoned as a Golf Course, Rezoning it now would make people lose confidence in our county government stability of plans.

This was going to be a permanent decision, not just a temporary one until the developer could see an opportunity to make more money by packing the area with cheap houses and leave the present homeowners holding the bag.

The area was designed as a golf course community and it should forever stay that way, the faith of the present homeowners should not be betrayed by having a rezoning take place against their will.

Many Canadian tourists come to Tamarac to take advantage of our beautiful Woodlands Country Club Golf Course, this is a real financial benefit for Broward county residents, and these people buy homes and use county services available here.

Also many public events are scheduled at the main Clubhouse.

I have lived in other Broward County Cities for many years and the living is often like being in a can of sardines. This may be OK for tourists who have no permanent attachments to this area but for citizens like us who have lived here over 50 years in this area and who have seen Florida grow, but often too much, this is unacceptable.

Why would anyone want to change the views of our homes, and transform them

from beautiful residences, to tenements houses bringing road congestion, crime, and extreme stresses on our public resources like Police and fire control services?

And what about the beautiful birds that grace our canal waterways, under rezoning they would all be destroyed. We already have destroyed too much of our wildlife, like fish, and birds having polluted and destroyed their habitat.

Gentlemen it is time to stop all this destruction, the land we are destroying is the land that our children and grandchildren will be robbed of. Remember there must be a tomorrow for our future. We have a duty to preserve our beautiful things.

Sincerely.

Roger Guy Holstein 954-261-8700

Pour juger des choses grandes et hautes, il faut une âme de même, autrement nous leur attribuons le vice qui est le nôtre. Montaigne 1533-1592

EXHIBIT E

THIS CORRESPONDENCE WAS RECEIVED BY MULTIPLE PLANNING COUNCIL MEMBERS

LAW OFFICE

ELAINE M. GATSOS

5541 North University Drive, Suite 102
Coral Springs, Florida 33067

telephone: (561) 750-1120

facsimile: (561) 750-1253

email: emgatsos@aol.com

January 22, 2020



Sent via email only
See attached Contact List

Broward County Planning Council

re: The Inverrary Association, Inc.
Opposition to Woodlands Country Club Development

Dear Sir or Madame:

Please be advised the undersigned represents The Inverrary Association, Inc., master homeowners association to over 8,600 residents in Lauderhill, Florida. The purpose of this correspondence is to advise that on May 7, 2019, the member associations and Board of Directors unanimously voted to oppose the 500 home redevelopment of the Woodlands Country Club/Golf Course.

The Inverrary Association was created for the purpose of protecting the health, safety and welfare of the residents of Inverrary. The addition of over 500 homes in Woodlands will result in a direct, severe and negative impact on the safety of the residents of Inverrary. The basis for that statement is simple-the current levels of traffic through Inverrary are unacceptable as it is. To add thousands of trips through Inverrary to "get to" Oakland Park Boulevard will certainly endanger the residents of Inverrary, especially: children boarding and exiting school buses, our senior citizens who often walk the area and golfers crossing Inverrary Drive in golf carts. For the developer, 13th Floor, to argue otherwise and continue to promote this project is disingenuous and flies in the face of reality.

It is the opinion of the Association's Board of Directors that the Broward County Planning Council should oppose this project due to the negative impact on the residents and communities of Inverrary. The Association demands the Planning Council not accept any self serving sales propaganda provided by the developer. Independent and unbiased facts are required to ensure Inverrary's future safety. We request you deny the January 23, 2020 Meeting Agenda item PH1, Amendment to the Broward County Land Use Plan.

If you have any questions regarding the above, do not hesitate to call my office. Thank you for your immediate attention to this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Elaine M. Gatsos".

Elaine M. Gatsos

cc: The Inverrary Association, Inc.

BROWARD COUNTY PLANNING COUNCIL CONTACT INFORMATION

DISTRICT 1

Mayor Michael J. Ryan
City of Sunrise
10770 West Oakland Park Blvd,
4th Floor Sunrise, FL 33351
Phone: 954-746-3250
Email: mryan@sunrisefl.gov

Mr. Richard Grosso
Shepard Broad Law Center
3305 College Avenue
Davie, FL 33314
Phone: 954-262-6140
Email: rgrosso@nova.edu

DISTRICT 2

Commissioner Bernard Parness
150 NE 2nd Ave
Deerfield Beach, FL 33441
Phone: 954-415-5658/ 954-480-4263
Email: Bparness@deerfield-beach.com

Ms. Jackie Railey
1310 Avenue of the Stars
Coconut Creek, FL 33066-1462
Phone: 954-978-2600
Email: jackier@wynmoorcc.org

DISTRICT 3

Mayor Michelle J. Gomez
City of Tamarac
7525 NW 88th Avenue
Tamarac, FL 33321
Phone: 954-597-3460
Email: Michelle.Gomez@tamarac.org

Mr. David Rosenof
6308 NW 65 Terrace
Parkland, FL 33067
Phone: 954-757-8015
Email: drosenof@bigdogcsi.com

DISTRICT 4

Mayor Rex Hardin
City Manager's Office 4th Floor East
100 West Atlantic Boulevard
Pompano Beach, FL 33060
Phone: 954-786-4649/ 954- 786-4601
Email: rex.hardin@copbfl.com

Mr. Thomas H. DiGiorgio, Jr., Vice-Chair
24 NE 24th Avenue
Pompano Beach, FL 33062
Phone: 954-614-5384 (Cell)
Email: tdigiorgiojr@gmail.com

DISTRICT 5

Mayor Daniel J. Stermer, Chair
City of Weston
17200 Royal Palm Boulevard
Weston, FL 33326
Phone: 954-385-2000
Email: dstermer@westonfl.org

Mr. Robert Breslau
Stiles Corporation,
301 East Las Olas Boulevard 7th Floor
Fort Lauderdale, FL 33301
Phone: 954-627-9300
Email: Robert.Breslau@stiles.com

DISTRICT 6

Commissioner Angelo Castillo
City of Pembroke Pines
10100 Pines Blvd
Pembroke Pines, FL 33026
Phone: 954-436-3266
Email: acastillo@ppines.com

Mr. Brion Blackwelder
NSU College of Law
3305 College Avenue
Davie, FL 33314
Phone: 954-262-6135
Email: brionb@nova.edu

DISTRICT 7

Commissioner Richard S. Blattner
City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33020
Phone: 954-921-3321
Email: rblattner@hollywoodfl.org

Chadwick L. Maxey
1975 East Sunrise Boulevard
Suite 816
Fort Lauderdale, FL 33301
Phone: 954-707-2204
Email: chadwick.maxey@gmail.com

BROWARD COUNTY PLANNING COUNCIL CONTACT INFORMATION

DISTRICT 8

Commissioner Felicia Brunson
City of West Park
1965 South State Road 7
West Park, FL 33023
Phone: 954-329-8990
Email: fbrunson@cityofwestpark.org

Ms. Denise B. Fernandez
1703 SW 101 Way
Miramar, FL 33025
Phone: 305-342-0580
Email: denise.b.fernandez@gmail.com

DISTRICT 9

Commissioner Beverly Williams
City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, FL 33319
Phone: 954- 535-2730
Email: beverlyw@lauderdalelakes.org

Ms. Mary D. Graham
6170 NW 32nd Terrace
Fort Lauderdale, FL 33309
Phone: 954- 675-2519 (Cell)
Email: due_diligence@ix.netcom.com

School Board Member Patricia Good, Secretary
The School Board of Broward County
600 Southeast Third Avenue
Fort Lauderdale, FL 33301
Phone: 754-321-2002
Email: pgood@browardschools.com

Commissioner Nan H. Rich
Broward County
Governmental Center – Room 414
115 S. Andrews Avenue
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Barbara Blake Boy, Executive Director
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1200 N. Federal Highway, Suite 312
Boca Raton, FL 33432
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EXHIBIT F

From: [Louise](#)
To: [Planning Council](#)
Subject: The Woodlands - 13th Floor
Date: Wednesday, January 22, 2020 2:17:26 PM

Good afternoon,

Kindly allow this email to voice our very strongest opposition to the proposed plan by 13th Floor to destroy The Woodlands, Tamarac. We are not able to attend your meeting on Thursday as I cannot miss work that day and my husband suffers from agoraphobia and cannot subject himself to unknown spaces without the possibility of suffering panic attacks.

We have lived there 20+ years for a reason. This is my husband's mental health protector. In fact, The Woodlands was introduced to David by his therapist as the perfect place to allow him to venture outside but still feel safe. He is able to go outside, hit some golf balls, or play a few holes all while staying "at home" and not being prohibited by his disability to venture outside. Should 13th floor remove both golf courses, it would truly be a detriment to his mental health. This is not the time in his life to make major changes.

We beg you from the bottom of our hearts, please do not approve this petition. I don't know how to put it any more strongly. The Woodlands as it is is vital to our well being.

Thank you for taking your time to read this email. Please understand how important this is. We are counting on your support, as we will provide our support to each of you.

Sincerely,

Annie and David Jaffe
4505 King Palm Drive
Tamarac, FL. 33319

EXHIBIT G

SUBMITTED BY COUNTY COMMISSIONER NAN RICH



PLANNING BOARD MINUTES
MEETING OF 06/05/2019
Page 1 of 17

Planning Board Meeting Clerk: Collette Tibby, Administrative Coordinator, Community Development Department.

CALL TO ORDER: Chairwoman LeMelle-Gray called the Planning Board meeting to order at 9:02 a.m., in the City Commission Chambers of Tamarac City Hall.

PLEDGE OF ALLEGIANCE: Ms. LeMelle-Gray led the Pledge of Allegiance.

ROLL CALL: Ms. Tibby took roll call and the following Board members were present: Mrs. Pamela LeMelle-Gray; Mr. James Franko; and Mr. Albert Guttentag, Ms. Ilene Lieberman, Ms. Nikole Cleare.

ABSENT AND EXCUSED: Mr. Jose Galindo.

ALSO, PRESENT: Maxine Calloway, Director of Community Development, Frank Zickar, Assistant Director of Community Development, Brian Sherman, Assistant City Attorney; Robert Johnson, Planner, Ann Johnson, Associate Planner, Diego Munoz, Assistant Planner, Alaina Gordon, Snr. Business Revenue Specialist.

APPROVAL OF THE 05/01/2019 MEETING MINUTES:

Ms. Lieberman made a motion to approve the May 1, 2019 meeting minutes as amended with the following corrections:

- Ms. Lieberman: page 1 - Planing Board Disclosure to Planning Board Disclosure; page 4 – commerce to commercial and advice to advise; page 7 - advice to advise; page 8 – NEC to NAC (Neighborhood Advisory Committee)
- Ms. LeMelle-Gray: omission of statement comparing Woodlands and Woodmont indicating that Woodmont Country Club went through an extended process of the Woodmont Country Club land use and was able to negotiate and keep the golf courses and provide for residential improvements

A second was provided by Mr. Franko. Motion was carried unanimously.

Ms. LeMelle-Gray also welcomed Ms. Nikole Cleare representing District 1 to the Planning Board

PLANNING BOARD DISCLOSURES:

Ms. LeMelle-Gray was contacted by Mr. Backman’s office but did not have conversation with them

Mr. Guttentag had a meeting with petitioner for Woodland Country Club applications

Ms. Lieberman met previously with Scott Backman, Michael Nunziata, Michele Mellgren, Larry Mellgren, Alan Entin, Jose Spena and other members of the Neighborhood Advisory Committee; and Ryan Dixon on another matter.

Ms. Nikole Cleare indicated that she would abstain - to remove the appearance of bias - from the Quasi-Judicial hearing for the Bailey Square New Development Site Plan and Zoning Variance applications because of her position on Board at the Gate Condo Association. Attorney Sherman advised her of the procedure and timing of completing and submitting "Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers" form. Ms. Cleare completed and submitted Form 8B at the end of the meeting (attached).

For the record, Attorney Sherman stated the quasi-judicial proceedings for items that were before the Planning Board. The proceedings relating to affected parties were also explained. All persons who addressed the Board were sworn in including the applicants, staff, and/or members of the public.

Ms. Lieberman requested that Attorney Sherman advise the Board and audience about the results of her conversation with Attorney Goren regarding an issue of conflict raised by David Rose to which Attorney Sherman explained that there was no conflict.

NEW BUSINESS:

ITEM 7.

Quasi-Judicial - Public Hearing

Project Name:	Woodlands Country Club – Large Scale Land Use Plan Amendment
Petitioner:	Michael Nunziata of 13 th Floor Woodlands HB GP, designated agent for the property owner, Clublink US Corporation, for the Large-Scale Land Use Plan Amendment request.
Case No.:	1-LUA-19
Petition:	Requesting approval of a Large-Scale Land Use Plan Amendment petition to allow for the amendment of approximately 165.53 +/- acres of land from Commercial Recreation (CR) to Low (5) Residential.
Location:	The subject property is located North of NW 44 th Street, South of W. Commercial Boulevard, East of NW 64 th Avenue, and West of Rock Island Road

Frank Zickar, Assistant Director of Community Development introduced the item and presented the findings of fact. Mr. Zickar provided a follow up presentation relating to the Woodlands Country Club – Large Scale Land Use Plan Amendment and Rezoning projects addressing

questions submitted to staff by the members of Board. Upon completion of staff's presentation, Mr. Zickar introduced Scott Backman on behalf of the applicant and opened the floor to the Board for questions, comments, or concerns.

Scott Backman - Attorney, Lindsay Murphy - Land Planner, Ryan Wheeler - Civil Engineer, Chris Hagen - Traffic Engineer on behalf of the applicant, provided presentations which included addressing concerns indicated by the public and questions submitted by members of the Board. Mr. Backman also submitted document for the record from Clublink addressing Woodlands Country Club operations (attached)

Questions from the Board

Ms. LeMelle-Gray:

- How many of the residents are members of the golf course? Scott Backman indicated that there were 12 members - information provided by Clublink.
- What is the relationship between the golf course green space recreation space and the green space that is going to change? Mr. Backman gave an extensive explanation also mentioning that 165 acres is proposed to change land use. 15 to 16 acres to be preserved as open space. In total it is being proposed that 160 to 170 acres that would remain as open space however, ratios would be confirmed during the Site Plan process.
- Would residents lose their golf course and what would they have in the back of their homes? Mr. Backman indicated that 13th Floor would continue to work with the residents addressing their concerns and he further explained what was being proposed.

Mr. Guttentag:

- Has the elevation of structure and land been incorporated in the design? Mr. Backman answered "Yes".
- How far out is the design projected to affect surroundings? The Civil Engineer addressed the question and gave an explanation which satisfied Mr. Guttentag. He also addressed Ms. LeMelle-Gray's question regarding the present drainage problem.

Ms. Cleare:

- Questions regarding traffic were addressed to Mr. Hagen who indicated that they would be addressed or further addressed during the Site Plan application process and Mr. Backman indicated that the analysis submitted was the requirement for the applications submitted.
- Areas with more density – would they be closer to Commercial Blvd.? Mr. Backman referred to the diagram showing the proposed layout in his presentation and pointed to the areas South East or bottom right which showed proposed R2.

Ms. Lieberman:

- Does the Traffic Study include cumulative impact for all proposed developments in close proximity to the Woodlands? Chris Hagen indicated that such an analysis was not required for the applications submitted and therefore was not included.

- Have you done an alternate traffic analysis? What if there was no access on both 44th Street and 64th Avenue? Mr. Hagen indicated that the only alternate analysis that was done was without access on 44th Street.
- Concern was raised regarding proposed improvements indicated by applicant qualifying them with “if feasible”. Mr. Hagen indicated that the study submitted for the Land Use Plan Amendment addressed the Broward County Planning Council criteria however, there were site plan related improvements still in the preliminary stage which would be presented when the site plan application was submitted. Michael Moskowitz, Attorney on behalf of the applicant emphasized using case law reference that they had met the criteria for the LUPA application.

Ms. Lieberman addressed Attorney Sherman referring to case law to prove that a complete analysis should be provided since the applicant had already determined improvements that were feasible and not, thus calling into question the validity of the traffic study submitted. Attorney Sherman responded by saying that any analysis of the items on the agenda – LUPA and Rezoning - should be based on the criteria for those applications. Anything beyond that would be beyond the scope.

- Ms. Lieberman submitted pictures for the record (attached) showing FP&L powerlines at various intersections where improvements were recommended by the applicant to which Mr. Backman stated to Ms. Lieberman that those issues would be addressed during the site plan application process.
- Question directed to the Land Planner - When calculating the existing number of dwelling units per acre, was it done strictly on acreage on homes in a particular area to which the Land Planner explained the process.
- Question regarding schools surrounding Woodlands calling into question the capacity of the roads in the Woodlands to accommodate school busses which the applicant addressed
- Question about current drainage and flooding issues was directed to Mr. Wheeler and the proposal to plant berm in certain areas to deal with flooding. Mr. Wheeler explained his analysis and Mr. Backman clarified and explained the berms issue.
- Reference made to letter from BSO which stated that additional resources would be required. Ms. Lieberman asked if there was a dollar amount. Mrs. Calloway indicated that it was not available at the time and would likely be assessed by the time of the building permit
- Was an analysis done to calculate requirements of additional community services to accommodate the 423 additional homes? Mrs. Calloway indicated that an analysis was not done however fees would be assessed to address the additional services.

The hearing was then opened for the persons who signed up as an Affected Party (forms

attached) to make a presentation:

- William Lips of 5704 Guava Drive presented his concerns and issues and given opportunity to question the applicant. Applicant addressed, and clarified concerns and issues raised by Mr. Lips.

Ms. LeMelle-Gray requested a 5 minutes break at 11:23 a.m.

- Laurence K. Mellgren of 4509 King Palm Drive presented his concerns and issues and was given opportunity to question the applicant. The board was given an opportunity to question Mr. Mellgren. Ms. Lieberman had discussion with him.
- Michele Mellgren of 4509 King Palm Drive in her presentation raised various procedural issues with the Ad placed in Sun-Sentinel and notices mailed. Mrs. Calloway noted the issues and indicated that they would be addressed going forward to the City Commission. Ms. Lieberman raised a question to Attorney Sherman and staff regarding deficiencies in the notices. Attorney Sherman reminded the Board that this was not the final hearing for these items and it was up to the Board to move items on to the City Commission favorable or unfavorable.

Ms. Mellgren and the applicant had a question and answer discussion.

Questions from Mr. Moskowitz on behalf of the applicant were asked of Ms. Mellgren and discussion on the questions had.

- Winston Walker of 5901 Bluebeech Place - was absent

Ms. Lieberman expressed her concern regarding competencies of substantial evidence by referring to two cases and had a discussion with Attorney Sherman

Chairwoman LeMelle-Gray opened the Public Hearing at 12:05 p.m., and the following members of the Public requested to address the Board:

Name	Address	Comments re Project
Jeffrey Smoley	4714 Banyan Lane	No
Jeffrey Shapiro	6104 Orchard Tree Lane	No
Sara Jane Rose	5607 Mulberry Drive	Yes
David Rose	5607 Mulberry Drive	Yes
Harvey Quinton	5415 Banyan Lane	Yes
Pam Davidson	4608 Norfolk Island Pine Dr	No
Gordon Merritt	6008 Orchard Tree Lane	Submitted reference document for the record as requested by Ms. Lieberman (attached) No
Bonnie Schultz	5800 S Bayberry lane	??
Walt Siwierka	6203 Royal Poinciana	Yes

Name	Address	Comments re Project
Sue Roberts Daspit	5203 Bayberry Lane	Neutral
Stanley Tracey	5708 Guava Drive	No
Leonard Hixon	5505 White Oak Circle	No
Joel Davidson	4608 Norfolk Island Pine Dr	No
Jose Spena	5721 Coco Palm Drive	No
Judi Fain	4406 King Palm Drive	No
Marsha Bradburn	5530 NW 44 Street	No
Phillip Daspit	5203 Bayberry Lane	Concerned
Jenny Lips	5704 Guava Drive	No
Marilyn Tippenhauer	6110 White Oak Lane	No
Sandra Hill	4705 Banyan Lane	??
Andrew Felix	5508 Water Oak Circle	No
Harvey Quinton	4715 Banyan Lane	No
Joselito Ramos	5311 Buttonwood Ct	No
Genevieve Stone	5510 White Oak Circle	No
Jean Peirre Sandell	4408 Queen Palm Lane	Question regarding entrance to community and traffic

Ms. Lieberman requested that email sent from Alvin Entin be read into the record. The Chair consulted with Attorney Sherman for advice and then requested that Ms. Lieberman submit email to staff.

With no additional members of the Public wishing to address the Board, Chairwoman LeMelle-Gray closed the Public Hearing at 2:12 p.m.

Mr. Backman and Mr. Moskowitz on behalf of the applicant responded to the concerns of the public and assured the Board that the questions and concerns would be addressed.

Ms. LeMelle-Gray called a 5-minute break at 2:31 p.m. and resumed at 2:38 p.m.

Ms. LeMelle-Gray rereviewed the standards/criteria for the Large-Scale Land Use Plan Amendment and Rezoning applications

Attorney Sherman invited the affected parties to make their closing statement:

- Mr. Wouldiam Lips made his closing statements
- Mr. Laurence Mellgren - absent
- Ms. Michelle Mellgren - absent
- Mr. Winston Walker - absent

Ms. Lieberman raised questions regarding the questions sent from the last meeting to which Mr. Backman answered. Issue on the current drainage was raised again to which Mr. Backman indicated would be analyzed and addressed during the Site Plan application phase. Ms.

Lieberman referred to Mr. Lip's presentation regarding value of homes and had discussion with applicant to gather additional information and address additional concerns and questions. Additional questions were asked, and discussion had with the applicant and staff.

Ms. LeMelle Gray expressed her concern about the drainage problem indicated by Ms. Lieberman in Sabal Palm adjacent community to which Mr. Backman clarified and expounded.

Mr. Franko indicated his concern about the amount of time taken to exit Woodlands to Commercial Boulevard.

Ms. LeMelle-Gray in her final comments indicated that she agreed with a lot of what was said. She referred to the Woodmont project which took years of deliberations to come to an agreement that this board could recommend to City Commission who were involved in more extensive discussions. She indicated that she still had questions about zoning, because rezoning would eliminate any possibility for golf course. She referred to the question she asked at the previous meeting about any consideration being given to keeping the golf course which the applicant indicated that it was being considered but was not fiscally viable. Though Ms. LeMelle expressed her many concerns she highlighted that many of them were site plan related which the Board would be given the opportunity to address at that time. She reminded her colleagues that they were volunteers and not elected representatives and such decision should be made by the elected officials of the City of Tamarac. Ms. LeMelle-Gray advised that delay would cause additional problems based on her experience with the Woodmont project.

Ms. LeMelle-Gray then requested recommendations from the board that should be moved with the motion to be made to the City Commission along with staff's recommendations:

With no suggestions from other Board members, Ms. LeMelle-Gray recommended that issues relating to traffic, drainage, zero lot homes, loss of green areas and golf course view be looked at.

Ms. LeMelle-Gray passed the gavel to Vice Chair Franko and made a motion for a favorable recommendation to the City Commission with conditions outlined by staff and recommendation from the Board for the applicant to address traffic, zero lot housing, drainage and loss of green areas and golf course views.

Mr. Guttentag **seconded** the motion.

Mr. Franko called for further discussion on the motion:

Ms. Lieberman indicated that she was not able to support the motion for the following reasons:

1. The City's Comprehensive Plan application being inconsistent
2. More than sufficient testimony made that Land Use Plan Amendment adversely affects existing community.

Ms. Lieberman suggested that the most appropriate motion would be to continue the hearing to get additional information with respects to issues raised by the community. She indicated the following issues:

- No data provided to show the capacity of the roads in Woodlands and at the various exits to handle the traffic,
- School busses on the roads,
- Density
- Conditions not met in Objectives 9 Section 9.1, 9.3, 9.7, 10 -12, 14, 14.2, 15.1 subsection 6 which the code required
- Right of way

Ms. LeMelle-Gray did not wish to amend the motion.

Upon roll call the following votes were heard:

- Ms. LeMelle-Gray “yes”
- Mr. Franko, “yes”
- Mr. Guttentag, “yes”
- Ms. Lieberman, “no”
- Ms. Cleare “no”

Motion passed (3 – 2)

ITEM 8.

Quasi-Judicial - Public Hearing

Project Name: Woodlands Country Club – Rezoning

Petitioner: Michael Nunziata of 13th Floor Woodlands HB GP, designated agent for the property owner, Clublink US Corporation, for the Rezoning request.

Case No.: 3-Z-19

Petition: Requesting approval of a Rezoning petition to allow for the rezoning of 115.86 +/- acres of land from Recreation (RC) to Residential Estate (RE) and approximately 49.67 +/- acres of land from Recreation (RC) to two-family residential

Location: The subject property is located North of NW 44th Street, South of W. Commercial Boulevard, East of NW 64th Avenue, and West of Rock Island Road

The chair opened the public hearing at 3:47 p.m. With no members of the Public wishing to address the Board, Chairwoman LeMelle-Gray closed public hearing at 3:47 p.m.

Attorney Sherman opened for additional comments from Affected Parties at 3:48 p.m.

Ms. LeMelle-Gray passed the gavel to Vice Chair Franko and made a motion for a favorable recommendation to the City Commission with conditions outlined by staff and recommendation

from the Board for the applicant to address traffic, zero lot housing, drainage and loss of green areas and golf course views.

Mr. Guttentag **seconded** the motion.

Ms. Lieberman made a substitute motion to recommended denial of the Rezoning application with explanation.

After expressing her concerns, Ms. Cleare seconded the substitute motion

Attorney Sherman advised the Board that if the original motion fails, the substitute motion would stand.

Upon roll call the following votes were heard for the first motion:

- Ms. LeMelle-Gray, “yes”
- Mr. Franko, “yes”
- Mr. Guttentag, “yes”
- Ms. Lieberman, “no”
- Ms. Cleare “no”

Motion passed (3 - 2)

At 3:55 p.m. there was a 30 minutes Meal break. Meeting resumed at 4:30 p.m. with Item 1

ITEM 1.

Quasi-Judicial - Public Hearing

Project Name: 24 Hour Fitness Facade. – Sign Variance

Petitioner: Heather Jo Allen, Esq., Dunay, Miskel and Backman, LLP., the designated agent for the applicant and property owner, Sunshine MZL, LLC, for a Sign Variance request.

Case No.: 3-B-19

Petition: Variance from Sec. 10-4.10(E)(2)(a), to allow a maximum character and graphic height of 60” for a façade sign

Location: 4017-4299 West Commercial Boulevard on the northwest corner of the intersection of West Commercial Boulevard and North State Road 7.

Diego Munoz, Assistant Planner introduced the item and presented the findings of fact. Mr. Munoz provided an extensive presentation on the 24 Hour Fitness Facade. – Sign Variance project. Mr. Munoz advised the Board of the applicant’s justification and request for approval. Upon completion of staff’s presentation, Mr. Munoz introduced the applicant and opened the floor to the Board for questions, comments, or concerns.

Heather Jo Allen, Esq., Dunay, Miskel and Backman, LLP., the designated agent for the applicant

and property owner, Sunshine MZL, LLC addressed the Board and provided a brief presentation as it relates to the project request.

Ms. LeMelle- Gray raised a question regarding the reason why the land use would not address this dimension issue to which Mr. Munoz explained.

With no other questions, concerns, or comments being raised from the Board regarding the 24 Hour Fitness Facade – Sign Variance project, Chairwoman LeMelle-Gray opened the Public Hearing at 4:39 p.m. and with no members of the Public wishing to address the Board, Chairwoman LeMelle-Gray closed the Public Hearing at 4:39 p.m.

With all comments being addressed; Ms. Lieberman made a motion to **APPROVE** the 24 Hour Fitness Facade. – Sign Variance project.

Mr. Franko **seconded** the motion.

Upon roll call the following votes were heard:

- Ms. LeMelle-Gray “yes”
- Mr. Franko, “yes”
- Mr. Guttentag, “yes”
- Ms. Lieberman, “yes”
- Ms. Cleare, “yes”

Motion passed (5 – 0)

ITEM 2.

Quasi-Judicial - Public Hearing

Project Name:

A & A Banquet Hall – Special Exception

Petitioner:

Ana Gabriela Gomez, of A & A Banquet Hall, designated agent for the property owner, Anastasia Say Corp., for a Special Exception request.

Case No.:

7-Z-19

Petition:

Requesting approval of a Special Exception petition to allow for the use of a hall for hire in the MU-C (Mixed Use Corridor) zoning district.

Location:

5331-5333 N. State Road 7, Tamarac, Florida 33321.

Ann Johnson, Assistant Planner introduced the item and presented the findings of fact. Ms. Johnson provided an extensive presentation on the A & A Banquet Hall – Special Exception project. Ms. Johnson advised the Board of the applicant’s justification and request for approval. Upon completion of staff’s presentation, Ms. Johnson introduced the applicant and opened the floor to the Board for questions, comments, or concerns.

Ana Gabriela Gomez, of A & A Banquet Hall, designated agent for the property owner, Anastasia Say Corp. the applicant addressed the Board and provided a brief presentation as it relates to the

project request.

Ms. Lieberman asked for clarification on the statement regarding outdoor events which Ms. Johnson clarified “no outdoor events”.

Mr. Franko raised a question about the number of disabled parking spaces to which Ms. Johnson informed the Board that information from site plan indicates that the number was sufficient. He recommended that the number of spaces be increased.

Ms. Cleare referred to another banquet hall on Commercial Blvd being used as a night club and wanted to know what type of events would be held at this new banquet hall. Mrs. Calloway informed the Board that if the applicant chose to use the banquet hall as a night club, it would be a violation of the Special Exception Order. The applicant Ana Gomez mentioned to the Board, examples of events that would take place at the location and assured them that night club events were not a part of her plan.

Ms. Lieberman recommended that since the applicant would not open for business until 10:00 a.m., that condition 3 on the order should be amended to be consistent with the opening hours, to which the applicant agreed.

Ms. LeMelle-Gray raised questions about liquor license and security which the applicant addressed.

With no other questions, concerns, or comments being raised from the Board regarding the A & A Banquet Hall – Special Exception project, Chairwoman LeMelle-Gray opened the Public Hearing at 4:53 p.m. and with no members of the Public wishing to address the Board, Chairwoman LeMelle-Gray closed the Public Hearing at 4:53 p.m.

With all comments being addressed, Ms. Lieberman made a motion to **APPROVE** the A & A Banquet Hall – Special Exception project subject to the following amended staff conditions:

1. No alcohol shall be served on the premise without obtaining the appropriate license from the State of Florida licensing authority.
2. Once an alcoholic beverage license is obtained, the facility shall not serve alcoholic beverages after 2:00 a.m. and before 10:00 a.m.
3. The facility shall not actively operate, host any functions, or be open to the public after 2:00 a.m. and prior to 10:00 a.m.

Mr. Franko **seconded** the motion.

Upon roll call the following votes were heard,

- Ms. LeMelle-Gray, “yes”
- Mr. Franko, “yes”
- Mr. Guttentag, “yes”
- Ms. Lieberman, “yes”

- Ms. Cleare, “yes”
Motion passed (5 – 0)

ITEM 3.

Quasi-Judicial - Public Hearing

Project Name: Bailey Square - New Development Site Plan

Petitioner: Dwayne L. Dickerson, Esq., Dunay, Miskel & Backman, LLP, designated agent for the property owner, Harvest Preparation Ministries, Inc., for the New Development Site Plan request.

Case No.: 12-SP-18

Petition: Requesting approval to allow for the construction of one (1) three (3) story apartment building containing a total of one hundred and twenty (120) dwelling units in three (3) wings

Location: Vacant parcel located at the southeast corner of Rock Island Road and Bailey Road at 6150 Rock Island Road

Ms. Nikole Cleare restated that she would abstain - to remove the appearance of bias - from the Quasi-Judicial hearing for Bailey Square New Development Site Plan and Zoning Variance applications because of her position on Board at the Gate Condo Association.

Robert Johnson, Associate Planner introduced the item and presented the findings of fact. Mr. Johnson provided an extensive presentation on the Bailey Square - New Development Site Plan and Zoning Variance projects. Mr. Johnson advised the Board of the applicant’s justification and request for approval. Upon completion of staff’s presentation, Mr. Johnson introduced the applicant and opened the floor to the Board for questions, comments, or concerns.

Dwayne L. Dickerson, Esq., Dunay, Miskel & Backman, LLP, designated agent for the property owner, Harvest Preparation Ministries, Inc., provided a brief presentation related to the project request. During the presentation, there were questions from the Board which the applicant addressed.

Ms. Lieberman disclosed that she had conversation with Mr. Dickerson

Question for the Board:

Ms. Lieberman:

- Is the underlying land use on the plat residential? Mr. Dickerson indicated that it was now residential as application was made before her appointment to Board for land use plan amendment.
- When were the unit assigned to the property? Mr. Dickerson informed her that they were assigned at the time when the three applications were submitted to the City and approved – Land Use Plan Amendment, Rezoning, and Flexibility Allocation
- Question about cumulative traffic impact was directed to the traffic engineer to which Susan Daniels explained the impacts.

- Request is being made for waiver from landscape requirements – how wide is the landscape for the Bank of America property? The applicant clarified showing on Google maps, the location of the area that the waiver was being requested for and with the help of staff was able to indicate the measurement.

Ms. LeMelle-Gray asked a question regarding recreation area e.g. pool to determine if there would be any noise issue for the surrounding communities. Application referred to backup material presented to Board highlighting the proposed buffer areas

Mr. Dickerson referenced the 10 conditions of approval made by staff and suggested a friendly amendment to condition 9. He requested that condition 9 be amended to state that the first \$60,000 of the \$120,000 be paid prior to the issuance of Certification of Occupancy instead of Building Permit and the remaining \$60,000 be broken into 2 payments to be paid over 2 years prior to the issuance of Certificate of Occupancy. Applicant explained that the cost to move the FP&L guywires was very costly. He also indicated that condition 9 was not a requirement since with the assistance of the City, his land use amendment was not required to be submitted to the County.

Ms. Lieberman asked of staff if such a request had ever been granted to previous applicants to which staff answered no, not this model.

With no other questions, concerns, or comments being raised from the Board regarding Bailey Square - New Development Site Plan, Chairwoman LeMelle-Gray opened the Public Hearing at 5:45 p.m.

With no members of the Public wishing to address the Board, Chairwoman LeMelle-Gray closed the Public Hearing at 5:45 p.m.

With all comments being addressed, Ms. Lieberman made a motion to **APPROVE** the petition with the conditions as outlined by staff allowing applicant to work with staff coming up with a payment plan for the affordable housing fee providing it is less than 2 years.

Mr. Guttentag **seconded** the motion.

Upon roll call the following votes were heard,

- Ms. LeMelle-Gray “yes”
- Mr. Franko, “yes”
- Mr. Guttentag, “yes”
- Ms. Lieberman, “yes”
- Ms. Cleare abstaining

Motion passed (4 – 0)

ITEM 4.

Quasi-Judicial - Public Hearing

Project Name:

Bailey Square – Zoning Variance

- Petitioner: Dwayne L. Dickerson, Esq., Dunay, Miskel & Backman, LLP, designated agent for the property owner, Harvest Preparation Ministries, Inc., for the Zoning Variance request.
- Case No.: 4-B-18
- Petition:
- (1) Requesting a variance from Section 10-2.2(C), Table 10-2.2, Land Development Code, to allow for a maximum building length in a R-3 (Multi-Family Residential) zoning district of four hundred and ninety-two (492) feet and eleven (11) inches in a straight line in lieu of three hundred and fifty (350) feet in a straight line, and a maximum building length in a R-3 (Multi-Family Residential) zoning district of seven hundred and ninety-two (792) feet and six (6) inches in three (3) wings in lieu of six hundred (600) feet in three (3) wings;
 - (2) Requesting a variance from Section 10-4.4(D)(5)(a)(ii), Land Development Code, to allow a minimum width of 10.53 feet of landscaping, measured from the property line to the closest parking stall, in lieu of fifteen (15) feet of landscaping, measured from the property line to the closest parking stall, and a minimum width of 10.91 feet of landscaping, measured from the property line to the parallel interior drive aisle, in lieu of twenty-five (25) feet of landscaping, measured from the property line to the parallel interior drive aisle; and
 - (3) Requesting a variance from Section 10-4.6(D)(1), Land Development Code, to allow for a maximum of two (2) single-loaded rows of parking and one (1) double-loaded row of parking located between any building on the site and an adjacent public street in lieu of a maximum of one (1) double-loaded or two (2) single-loaded rows of parking located between any building on the site and an adjacent public street
- Location: Vacant parcel located at the southeast corner of Rock Island Road and Bailey Road at 6150 Rock Island Road

With no questions, concerns, or comments being raised from the Board regarding the Bailey Square – Zoning Variance application, Chairwoman LeMelle-Gray opened the Public Hearing at 5:59 p.m.; and with no members of the Public wishing to address the Board, Chairwoman LeMelle-Gray closed the Public Hearing at 5:59 p.m.

With all comments being addressed, Ms. Lieberman made a motion to **APPROVE** the Zoning Variance petition with the conditions as outlined by staff.

Mr. Guttentag **seconded** the motion.

Upon roll call the following votes were heard:

- Ms. LeMelle-Gray, “yes”
- Mr. Franko, “yes”
- Mr. Guttentag, “yes”
- Ms. Lieberman, “yes”
- Ms. Cleare abstaining

Motion passed (4 – 0)

ITEM 5.

Quasi-Judicial - Public Hearing

Project Name: Tamarac Circle - Plat

Petitioner: Daniel A. Fee, P.E., CDI Engineering and Planning, designated agent for the property owner, Gaddis Properties, LLC, for the Plat request.

Case No.: **3-P-18**

Petition: Requesting approval of a plat application to accept the proposed “Tamarac Circle” plat that subdivides the property and prepares the property for development through the identification of property rights, dedications, and public improvements.

Location: Vacant parcel located at 5700 Block of Rock Island Road (5400-5440 NW 57 Court, Tamarac, Florida 33319).

Robert Johnson, Associate Planner introduced the item and presented the findings of fact. Mr. Johnson provided an extensive presentation on the Tamarac Circle - Plat and New Development Site Plan projects. Mr. Johnson advised the Board of the applicant’s justification and request for approval. Upon completion of staff’s presentation, Mr. Johnson introduced the applicant and opened the floor to the Board for questions, comments, or concerns.

Daniel A. Fee, P.E., CDI Engineering and Planning, designated agent for the property owner, Gaddis Properties, LLC., provided a brief presentation related to the project request.

Ms. Lieberman referred to the traffic study presented by the applicant and indicated that analysis included an upcoming development, Rock Island Storage. Daniel Fee indicated that he used the same traffic engineer that did the analysis for Rock Island, so they were able to do a cumulative analysis.

Ms. Lieberman requested that going forward staff should request cumulative impacts from applicants which Mrs. Calloway noted.

With no other questions, concerns, or comments being raised from the Board regarding Tamarac Circle - Plat, Chairwoman LeMelle-Gray opened the Public Hearing at 6:19 p.m.

With no members of the Public wishing to address the Board, Chairwoman LeMelle-Gray closed the Public Hearing at 6:19 p.m.

With all comments being addressed, Ms. Lieberman made a motion to **APPROVE** the petition with the conditions as outlined by staff.

Mr. Franko **seconded** the motion.

Upon roll call the following votes were heard,

- Ms. LeMelle-Gray “yes”
- Mr. Franko, “yes”
- Mr. Guttentag, “yes”
- Ms. Lieberman, “yes”
- Ms. Cleare, “yes”

Motion passed (5 – 0)

ITEM 6.

Quasi-Judicial - Public Hearing

Project Name:	Tamarac Circle - New Development Site Plan
Petitioner:	Daniel A. Fee, P.E., CDI Engineering and Planning, designated agent for the property owner, Gaddis Properties, LLC, for the New Development Site Plan request.
Case No.:	11-SP-18
Petition:	Requesting approval to allow for the development of five (5) residential single-family lots.
Location:	Vacant parcel located at 5700 Block of Rock Island Road (5400-5440 NW 57 Court, Tamarac, Florida 33319).

With no other questions, concerns, or comments being raised from the Board regarding Tamarac Circle – New Development Site Plan, Chairwoman LeMelle-Gray opened the Public Hearing at 6:22 p.m.,

With no members of the Public wishing to address the Board, Chairwoman LeMelle-Gray closed the Public Hearing at 6:22 p.m.

With all comments being addressed, Ms. Lieberman made a motion to **APPROVE** the petition with the conditions as outlined by staff.

Mr. Guttentag **seconded** the motion.

Upon roll call the following votes were heard,

- Ms. LeMelle-Gray “yes”
- Mr. Franko, “yes”
- Mr. Guttentag, “yes”
- Ms. Lieberman, “yes”
- Ms. Cleare, “yes”

Motion passed (5 – 0)

Planning Board Report:

Ms. Lieberman expressed her appreciation to staff for posting the Planning Board Agenda and backup material to the website.

Mr. Franko announced his resignation from the Board

Director’s Report:

Mrs. Calloway informed the Board that emails would be sent to remind Board members to enroll in the American Planning Board Association.

Motion to adjourn meeting was made by Ms. LeMelle-Gray and seconded by Mr. Franko. The meeting was adjourned at 6:31 p.m.

Collette Tibby

Collette Tibby
Planning Board Meeting Clerk

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Nikole Cleare, hereby disclose that on June 5th, 20 19:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of My condo Association, The Gate Condominiums, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

RECEIVED
 CITY OF TAMARAC
 CITY CLERK
 2019 JUN -6 AM 9:16

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

6/5/19
Date Filed

Nikole Cleare
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Cleare Nikoie</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Planning Board City of Tamarac</i>
MAILING ADDRESS <i>6190 Woodlands Blvd #508</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY <i>Tamarac</i>	COUNTY <i>BROWARD</i>
DATE ON WHICH VOTE OCCURRED <i>6/5/19</i>	NAME OF POLITICAL SUBDIVISION: <i>Bailey Square</i>
	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Nikole Cleare, hereby disclose that on June 5th, 20 19:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of My Condo Association, The Gate Condo ^{minimum} by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

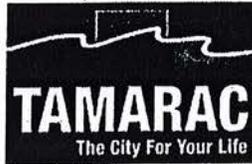
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CITY OF TAMARAC
CITY CLERK
2019 JUN - 6 AM 9:16

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

6/5/19
Date Filed

Nikole Cleare
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



**City of Tamarac
Quasi-Judicial Proceedings**

Affected Party Registration Form

City of Tamarac Ordinance 2007-15: Procedures for Quasi Judicial Proceedings: Any affected person desiring to testify, present evidence, bring forth witnesses, or cross-examine witnesses at the proceeding shall complete the required forms provided by the city clerk's office which forms shall at a minimum (1) set forth the affected persons name, address and telephone number which shall serve as notice to the petitioner and the city of the affected person's intent to appear at the proceeding to testify, present evidence, bring forth witnesses, or cross-examine witnesses; (2) set forth the names, addresses and telephone number of all witnesses including consultants or experts to testify on their behalf; (3) provide copies of all documents, correspondence, memoranda or other evidence the affected person intends to present, use or make reference to during the proceeding; (4) indicate whether the affected person is for or against the petition; and (5) indicate how the affected person qualifies as an affected person. The required form must be completed and returned to the city clerk's office at least seven (7) calendar days before the proceeding.

Affected Party: For Petition Against Petition

Do you own the subject property or property within 400' of the subject property? Y N

Name: William C Lips

Address: 5704 Guava Drive, Tamarac, FL 33319

Telephone Number: 954-937-5317

List of Documents Provided: Reference documents presented by 13th Floor Woodlands HB 6P

Witnesses on Behalf of the Affected Party Including Consultants:

Name:

Address:

Telephone Number:

For Office Use Only

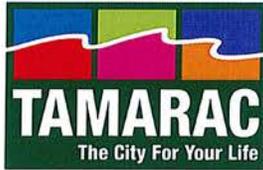
Case Number: 1-LMA-19 & 3-2-19

Planning Board Date: 6/5/19

Date Form Received: 5/29/19

City Commission Date:

2019 MAY 29 PM 4:17
RECEIVED
CITY OF TAMARAC
CITY CLERK



MAY 24 12:57 PM

**City of Tamarac
Quasi-Judicial Proceedings**

Affected Party Registration Form

City of Tamarac Ordinance 2007-15: Procedures for Quasi Judicial Proceedings: Any affected person desiring to testify, present evidence, bring forth witnesses, or cross-examine witnesses at the proceeding shall complete the required forms provided by the city clerk's office which forms shall at a minimum (1) set forth the affected persons name, address and telephone number which shall serve as notice to the petitioner and the city of the affected person's intent to appear at the proceeding to testify, present evidence, bring forth witnesses, or cross-examine witnesses; (2) set forth the names, addresses and telephone number of all witnesses including consultants or experts to testify on their behalf; (3) provide copies of all documents, correspondence, memoranda or other evidence the affected person intends to present, use or make reference to during the proceeding; (4) indicate whether the affected person is for or against the petition; and (5) indicate how the affected person qualifies as an affected person. The required form must be completed and returned to the city clerk's office at least seven (7) calendar days before the proceeding.

Affected Party: For Petition Against Petition *Woodlands Development*

Do you own the subject property or property within 400' of the subject property? **Y** **N**

Name: *Laurence K. Mellgren*

Address: *4509 King Palm Dr, Tamarac, 33319*

Telephone Number: *954-730-7617*

List of Documents Provided:

RECEIVED
CITY OF TAMARAC
CITY CLERK

2019 MAY 24 PM 12: 52

Witnesses on Behalf of the Affected Party Including Consultants:

Name:

Address:

Telephone Number:

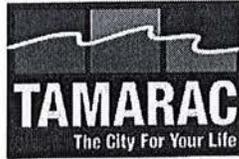
For Office Use Only

Case Number: *1-LUA-19-3-2-19*

Planning Board Date: *6/5/19*

Date Form Received: *5/24/19*

City Commission Date:



**City of Tamarac
Quasi-Judicial Proceedings**

Affected Party Registration Form

(WOODLANDS)
(LUPA & RZ)

City of Tamarac Ordinance 2007-15: Procedures for Quasi Judicial Proceedings: Any affected person desiring to testify, present evidence, bring forth witnesses, or cross-examine witnesses at the proceeding shall complete the required forms provided by the city clerk's office which forms shall at a minimum (1) set forth the affected persons name, address and telephone number which shall serve as notice to the petitioner and the city of the affected person's intent to appear at the proceeding to testify, present evidence, bring forth witnesses, or cross-examine witnesses; (2) set forth the names, addresses and telephone number of all witnesses including consultants or experts to testify on their behalf; (3) provide copies of all documents, correspondence, memoranda or other evidence the affected person intends to present, use or make reference to during the proceeding; (4) indicate whether the affected person is for or against the petition; and (5) indicate how the affected person qualifies as an affected person. The required form must be completed and returned to the city clerk's office at least seven (7) calendar days before the proceeding.

Affected Party: For Petition Against Petition

Do you own the subject property or property within 400' of the subject property? Y N

Name: MICHELE MELLGREN

Address: 4509 KING PALM DRIVE

Telephone Number: 954-730-7617

List of Documents Provided: CITY'S COMP PLAN, LAND DEVELOPMENT CODE, ORDINANCE #2018-09, RESUME (ATTACHED)

Witnesses on Behalf of the Affected Party Including Consultants:

Name: MICHELE MELLGREN, AICP

Address: THE MELLGREN PLANNING GROUP, INC
3350 NW 53RD ST - STE 101 - FT LAUD 33309

Telephone Number: 954-475-3070

For Office Use Only

Case Number: 1-LUPA-19 & 3-2-19

Planning Board Date: 6/5/19

Date Form Received: 5/28/19

City Commission Date:

Pat Teufel

From: Michele Mellgren <Michele@floridaplanning.net>
Sent: Tuesday, May 28, 2019 2:13 PM
To: Tina Wheatley; Pat Teufel
Subject: RE: registration form for Quasi-Judicial item
Attachments: mpg_002354.pdf; MCM Full Resume_Updated.pdf

Good Afternoon,

Attached is the completed Affected Party Registration Form for the upcoming public hearings for the proposed Woodlands conversion. The documents listed to which I may refer are, as you can see, all City documents except for my CV, which I have attached.

Please confirm receipt so that I know the form has been received. Thank you.

Regards,

Michele Mellgren, AICP



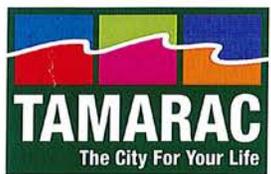
3350 NW 53rd Street, Suite 101
Fort Lauderdale, FL 33309
Phone: 954-475-3070 ext.815

From: Tina Wheatley <Tina.Wheatley@tamarac.org>
Sent: Wednesday, May 22, 2019 3:43 PM
To: Michele Mellgren <Michele@floridaplanning.net>
Subject: registration form for Quasi-Judicial item

Hello,

Form attached as requested.

Tina Wheatley
City of Tamarac
City Clerk's Office
7525 NW 88th Avenue
Tamarac, Florida 33321



City of Tamarac
Quasi-Judicial Proceedings

Affected Party Registration Form

City of Tamarac Ordinance 2007-15: Procedures for Quasi Judicial Proceedings: Any affected person desiring to testify, present evidence, bring forth witnesses, or cross-examine witnesses at the proceeding shall complete the required forms provided by the city clerk's office which forms shall at a minimum (1) set forth the affected persons name, address and telephone number which shall serve as notice to the petitioner and the city of the affected person's intent to appear at the proceeding to testify, present evidence, bring forth witnesses, or cross-examine witnesses; (2) set forth the names, addresses and telephone number of all witnesses including consultants or experts to testify on their behalf; (3) provide copies of all documents, correspondence, memoranda or other evidence the affected person intends to present, use or make reference to during the proceeding; (4) indicate whether the affected person is for or against the petition; and (5) indicate how the affected person qualifies as an affected person. The required form must be completed and returned to the city clerk's office at least seven (7) calendar days before the proceeding.

Affected Party: For Petition Against Petition

Do you own the subject property or property within 400' of the subject property? Y N

Name: Winston Walker

Address: 5901 BLUEBEECH PLACE TAMARAC.

Telephone Number: 954-485-0890

List of Documents Provided:

Witnesses on Behalf of the Affected Party Including Consultants:

Name: N/A.

Address:

Telephone Number:

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CITY CLERK
2019 MAY 29 AM 11:54

For Office Use Only

Case Number: 1-HUA-19, 3-2-19

Planning Board Date: 6/5/19

Date Form Received: 5/29/19

City Commission Date:

Received: 9:36 am
Submitted by: Scott Beckman



Date: June 4, 2019
To: Tamarac Planning Board Members
From: Damian Loughran, Regional Director of Operations for ClubLink US
Subject: Tamarac Planning and Board Meeting

Introduction:

I am the Regional Director of Operations for ClubLink US ("ClubLink US") in Florida, which includes the Woodlands Country Club. It is my understanding that several questions were posed at a recent Planning Board meeting regarding the financial operations of the Woodlands Country Club. The table below provides a summary of Woodlands Country Club's operations and should help to address these questions.

Woodlands Country Club Historical Financial Summary:

- In the first year following acquisition (2011), the club did approximately 13,000 rounds and recognized losses of (\$467K).
- Post-acquisition, ClubLink completed approximately \$1.571 million in capital improvements to the property to improve marketability and address years of deferred maintenance.
- Capital improvement projects included: rebuilding greens, improving turf in the fairways and renovating bunkers as well as upgrading irrigation systems, and continuous drainage improvements.
- Rounds played peaked in 2015 at 70,000; however, the club recognized NOI* losses of (\$50K). Annual rounds played have suffered since with 2018 rounds played down 20% to 56,000 rounds.
- NOI losses have expanded every year since 2015 with 2018 NOI losses at (\$970K)
- In 2018, rounds played during the winter months represented 79% of the total number of rounds.
- While rounds improved in 2018, revenue per round was down 8% and expenses were up 14% resulting in increased losses of \$(970K) in 2018, with losses expanding by nearly 50% over YE 2017.

* Net Operating Income (NOI) is defined as results of operations before capital, interest, & taxes.

Recently, we've made the decision to close a number of the struggling courses in our portfolio and only 10 of the original 15 courses remain open today.

Closing courses has been a difficult decision for us as we want our valued members to have as many options as possible. Despite the losses at Woodlands, we have agreed to keep the course operational for the benefit of the local community while 13th Floor works on what we believe to be a good alternative plan for the property.

I hope this summary helps to address any questions you may have regarding the operations of the Woodlands Country Club.

Kindest regards,

A handwritten signature in black ink, appearing to read "Damian Loughran". The signature is written in a cursive, flowing style.

Damian Loughran
Regional Manager ClubLink US

Seeking Alpha^α
Long Ideas | Canada

Received
12:41 from
Gerdas Merritt

TWC Enterprises - Drive For Show, Develop For Dough

May 6, 2018 9:31 AM ET

by: WestPeak Research Association

Summary

- TWC Enterprises Limited operates and manages golf courses, resort properties, ports, and the Yukon pass railway.
- TWC sees almost no sell-side analyst coverage because of its small size and the low probability that it will need to raise money in the future.
- The value of TWC's real estate redevelopment sales, and the increased coverage that should come with it, will provide a significant increase in the market value of the company.
- Given TWC's current share price and large asset base, we believe that the company is currently undervalued in the market.
- Using a discounted cashflow analysis and a comparable company analysis, weighted at 50% each, we determined an average 12-month target share price of \$13.50, a 20.7% return.

Analyst: Alexander McGuigan

Business Overview/Fundamentals

Business Summary

TWC Enterprises (OTC:CLKXF) is a leisure and real estate company that owns and operates various properties in Eastern Canada and Florida. Through their wholly owned subsidiary ClubLink, the company operates 54 and a half championship golf courses throughout Ontario, Quebec, and Florida. The locations of TWC golf courses are close to major metropolitan areas which allows ease of access and appeal to both the hardcore and fair-weather golfer. Through their scale, as the largest owner-operator of golf clubs in Canada, ClubLink is able to streamline processes across their locations to minimize operating and customer acquisition expenses.

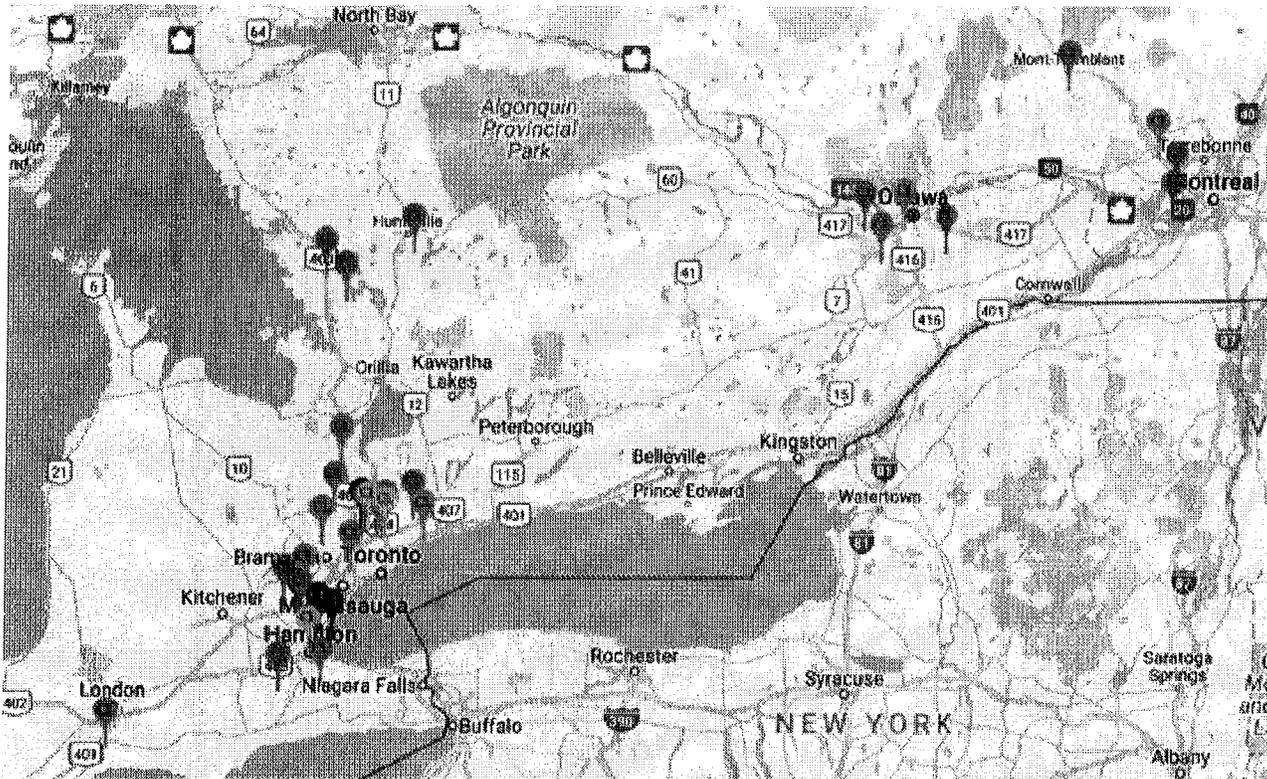
Both port and rail operations are based in Skagway, Alaska and serve the growing Alaskan cruise ship industry. The two business segments are complimentary of each other as the railway attracts cruise lines to dock in Skagway while about 50% of cruise passengers become paying customers for the railway. The rail and port operations have their own management team that run the day-to-day operations in Skagway.

ClubLink Canada

The Canadian division of ClubLink (a wholly owned subsidiary) operates 27 golf courses in the Ontario and Quebec regions. They operate under the categories of Prestige, Platinum, and Gold. ClubLink also operated six hybrid golf clubs under the categories of Prestige, Gold, and Silver.

When an individual purchases a ClubLink membership, they select a home course that will fall into one of the aforementioned categories. Members are then entitled to play at any ClubLink club at the same or lower level of membership category (i.e. a member whose home club is rated Platinum can play at any Platinum or Gold rated club for no charge). Members are also permitted to play at certain higher-level clubs; however, there is usually an additional fee for each round of golf. The purpose of this program is to offer members more options to play golf at a lower price compared to joining a single private club or a public club that uses the typical pay-per-round system. TWC also owns a number of unique and highly regarded golf clubs such as RattleSnake Point and the Glen Abbey Golf Club which often hosts the RBC Canadian Open – an annual event on the PGA Tour.

ClubLink owns enough land to further develop an additional 18 holes at the Cherry Downs Golf Club (Pickering, Ontario), Grandview Golf Club, and Rocky Crest Golf Club (both in Muskoka). The development of these sites would be a substantial cost to the organizations; however, it would increase the appeal and revenue for the locations. The Muskoka properties, in particular, would increase the number of playable holes near the resort that TWC operates in the area which also may increase hotel revenue during the peak season.



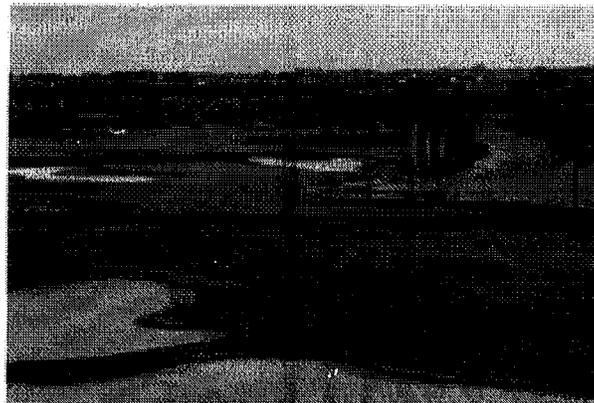
The map displays all of ClubLink's locations and their categories across Ontario and Quebec. Black represents Prestige clubs, silver represents Platinum clubs, and gold represents Gold clubs.

Sources: ClubLink Canada, Google Maps

ClubLink Florida

ClubLink's United States division, operating exclusively in Florida, operates eleven 18-hole championship golf courses. They operate under six categories: Hybrid-Prestige, Hybrid-Platinum, Gold, Hybrid-Gold, Hybrid-Silver and daily fee. All of the Florida clubs were acquired between 2010 and 2013. The Florida golf environment is extremely competitive and ClubLink is still a relatively new and unrecognized brand in the marketplace. As a result, the company is taking steps to promote the TravelLink and Sport Club membership programs to create a differentiating factor in the marketplace.

As of July 1, 2016, ClubLink closed nine holes of the Falcon Watch Golf Club and combined the other nine holes with the Scepter Golf Club. The decision to close was made due to low demand at that particular location.



Source: ClubLink Florida

Rail and Port Operations

Rail and port operations in Skagway, Alaska operate under the name “White Pass & Yukon route.” The railway, used primarily for tourism, stretches from Skagway, Alaska to Columbia Carcross, Yukon. White Pass has its own management team and has been steadily growing since its acquisition in 1997. The company also operates three docks with four berths that are used for cruise ships from May to September. TWC owns the largest dock with two berths (accounting for 65% of port operations revenue) and leases the other two from the city of Skagway.

The success of this segment relies heavily on strong partnerships with the cruise ship business and the city of Skagway; both relationships have made rail operations one of the best short excursions for Alaska-bound cruise ships.

The rail operation consists of a tourist route that spans 110 kilometers through Alaska, British Columbia, and the Yukon. Most passengers on the Yukon pass route do so as excursions offered through the cruise ship companies that dock in Skagway. The conversion rate between cruise ship passengers and the Yukon pass railroad is nearly 50%.

Carnival Cruises and its subsidiaries (Princess Cruises and Holland America) comprised 53.2% of port traffic in 2016 and 54.3% in 2015. TWC is forecasting, based on information from the Cruise Line Agencies of Alaska, that the number of cruise ship passengers will grow by 22% over the next two years.

TWC has announced that it intends to complete a strategic review of White Pass & Yukon Route and does not intend to disclose any further information at this time. The company has appointed Brookfield Financial Securities LP as a financial advisor on the review.

Industry Analysis

All of TWC's segments rely heavily on consumer discretionary spending and are therefore susceptible to macroeconomic cycles. At the moment, macroeconomic conditions are quite strong in both Canada and the United States. This means that TWC is benefiting from strong numbers across all of its segments.

Golf

Although the golf industry has been shrinking the past few years, revenue is expected to begin increasing in the next five years. Much of this increase can be accredited to the baby boomer generation as more of them are retiring and subsequently increasing their available leisure time. As the median age of the population continues to increase, this trend can expect to continue for the next few years. The golf industry, however, is struggling to attract millennials meaning that there is a decrease in new membership and players to replace the older members. For a super long-term trend, this is a concern for the golf industry; however, should not be too concerning in the short term.

According to data provided by IBISWorld, the golf industry is reliant on five factors: leisure time, consumer confidence, households earning over one hundred thousand dollars, disposable income, and age of the population. Currently the Canadian consumer confidence index is at 101.8; however, it is expected to trend downward by 0.3% annually over the next five years. The US consumer confidence index is at 126.9 but expected to trend downward by 2.5% over the next five years. Although the decline will have some impact on revenue, it will be offset by increases in leisure time and the median age of the population.

Despite the difficult industry trend, the one big competitive advantage that ClubLink has over other entities is its scale. The average profit margin for Canadian and US Golf courses was close to 1% in 2017. ClubLink was able to achieve a much higher margin due

<https://seekingalpha.com/article/4170416-twc-enterprises-drive-show-develop-dough>

Courses was close to 1% in 2017. ClubLink was able to achieve a much higher margin due

to the decreased operational costs. According to IBIS World, it will also have the benefit of the consolidation and closure of golf courses that will occur in the coming years due to an oversupply in both the US and Canada.

The following table breaks down the forecast for golf revenue in the US and Canada over the next 6 years.

Year	Canadian Revenue (in millions)	Canadian % Change	US Revenue (in millions)	US % Change
2018	2,782.2	2.0	24,010.0	0.3
2019	2,831.2	1.8	24,136.3	0.5
2020	2,879.3	1.7	24,325.8	0.8
2021	2,927.6	1.7	24,531.2	0.8
2022	2,978.4	1.7	24,742.1	0.9
2023	3,030.2	1.7	25,010.7	1.1

Source: IBISWorld

The following table shows the membership breakdown, by age, of ClubLink Canada.

Age (years)	2017	2016	% Change
Under 30	1,422	1,340	6.1
31-40	851	826	3.0
41-50	2,175	2,413	-9.9
51-60	4,969	5,164	-3.8
61-70	2,552	2,440	4.6

01-70	3,333	3,449	3.0
71 and Over	1,437	1,275	12.7
Not Available	584	610	-0.6

Source: TWC Enterprises Limited's 2017 MD&A form.

Rail and Port

Rail and port operations have been a growing part of TWC's revenue and show no sign of stopping over the next few years. The cruise ship industry has fared well thanks to the increase in consumer discretionary spending that has been created due to the economic upturn. Personal and corporate tax cuts in the United States should only further this discretionary income and help the cruise ship industry continue to grow. TWC's primary partner, Carnival Cruises, has seen consistent growth over the last few years and is forecasting that growth will continue in the near future. Given that almost all of the Yukon pass railroad trips are taken as an off-shore excursion, it is vital that the cruise business remains strong to keep the rail business growing. As a result, the port and rail operations look good for TWC for the next few years.

Based on information provided by the Cruise Lines International Alaska, 1.17 million passengers will cruise through Alaskan waters in 2018. Skagway, as an individual port, is expected to handle 411 ship dockings which translates into over 1 million passengers. The increase in passengers can be attributed to Windstar Cruises beginning service to Alaska along with Princess Cruises adding one additional vessel. Viking Cruises, Azamara Cruises, and Cunard Cruise Line are planning to enter the market in 2019 which should help to drive an even steeper year over year increase. 2019 will also see Princess Cruises celebrating their 50th year of service to Alaska; this will likely mean additional marketing campaigns, promotions, and events on board their vessels increasing passenger traffic.

Real Estate

The one trend that is adding immense value to TWC is the increase in land values in all of its operating regions. The greater Toronto area, where TWC has many land holdings, has seen a steep increase in the price and demand for both commercial and residential real estate transactions. Given TWC's existing plans to redevelop the Highland Gate golf course in Aurora and their proposal for the Glen Abbey Golf Club in Oakville, it is likely that the company will try to develop other properties into housing developments sometime

in the future. TWC is also exploring options (including the possibility of entering into a joint

venture) to redevelop the Woodlands Country Club in Florida. Real estate prices in the greater Montreal and Ottawa areas have also seen a steady rise and will likely push the scales for TWC to consider a redevelopment of some of their underperforming properties.

Catalysts

Sale or Separation of White Pass & Yukon Route

On June 16, 2017, TWC Enterprises announced its plans to commence a strategic review of its investment into the White Pass & Yukon Route. Two potential options that were discussed in the press release were selling off the business or creating a separate public entity. If either of these plans were executed, they have the potential to return immense value to shareholders.

The economic moats, being government regulation and start-up costs, protect this segment from any source of competition and help to increase its potential sale value. Building another railroad in this area, or in a similar area in any geographic location, would be difficult due to the strict environmental regulations imposed by the US and Canadian governments that apply to much of the area that a rival railroad would have to go through. In addition, building a new railroad requires a large amount of capital and years of construction before any revenue could be recognized. These two factors give TWC's railroad a monopoly of this type of experience for cruise ship passengers in North America.

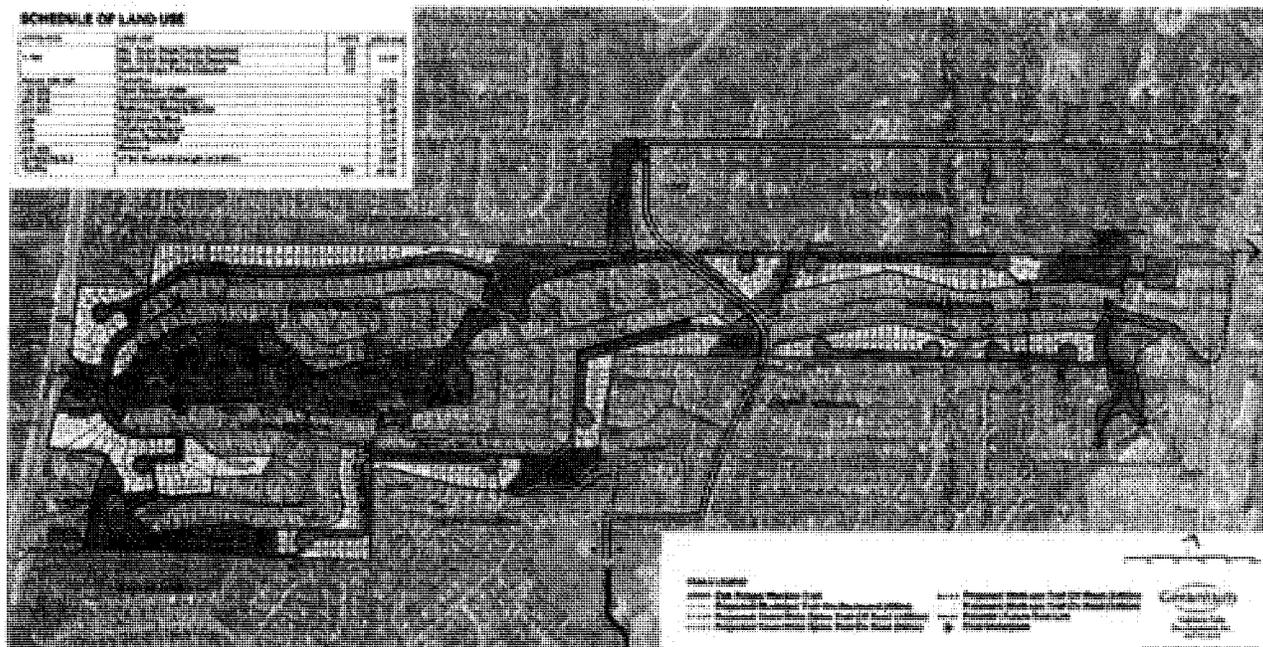
Given the uniqueness of the rail and port operations, the sale of this business segment should be at a premium to other entertainment or experience oriented businesses. The segment saw a record \$55.7 million of revenue in 2017, an increase of 6.1% from the previous year. It had an EBITDA of \$21.6 million US, representing a 51% EBITDA margin. We think that, if this business were put up for sale, it would be an attractive target because most of the revenue is recurring and contracted a few years in advance to facilitate the marketing of cruise schedules.

Highland Gate Development

In 2014, ClubLink sold half of the Highland Gate property in Aurora, Ontario to Geranium homes with the intent to redevelop the property into residential housing. In return, TWC received \$3,750,000 and fifty percent of all future revenue and costs from the property. In the one month following the sale of the property, the share price declined by three percent.

The group has reached an agreement with the Ontario Municipal Board, the town of Aurora, and the local taxpayers to redevelop the golf course into residential real estate. The plan contains 159 single family homes and a seven-story residential building with 114 units. The sales office opened on July 24, 2017, and phase 1a of sales for the first 45 lots began in October. The development, being branded as Allegro, has as starting home price of \$2.2 million and goes up above \$3 million according to the Globe and Mail.

HIGHLAND GATE MASTER PLAN



Source: York Region

Potential Sale and/or Redevelopment of the Woodland's Country Club

ClubLink Florida is working with a local developer, 13th Floor Homes, to create a plan to convert the Woodland's Country Club property into residential homes. This plan could see TWC selling off half of the development, in a deal similar to the Highland Gate project, or the entire site. The proposal would see the 36-hole facility turned into a gated community with 525 single-family homes, a significant amount of park space, and the creation of new lakes to improve the aesthetic. ClubLink originally acquired the Woodland's property for \$5,090,000 in April 2011 when the golf course was in financial difficulty - this allowed for the acquisition of the property to be at a significant discount. The redevelopment process could begin as early as 2020 pending city, county, and state rulings.



Source: *Tamarac Talk*

Potential Development of Glen Abbey Golf Club

TWC announced a long-term plan to develop the Glen Abbey Golf Club in Oakville, Ontario into a mixed-use real estate development. According to the FY2017 MD&A, the applications were filled in November 2016 and included 107,000 square feet of office space, 69,000 square feet of retail space, a 3,222-unit housing development, and 124 acres of public green space. If approved, the project would incur up to \$1.2 billion in construction costs. City council rejected the proposal made by TWC in September of 2017 on the grounds that the golf club was a heritage; however, TWC has appealed the decision with hearings set to be on April 27, 2018. The company has filed a Section 34 application, which requires the city of Oakville to hold a pre-consultation meeting and has requested that the Ontario Superior Court verify the validity of this filing. The applications

will be heard in Ontario Superior Court on July 16 and 17, 2018. At this point, the city is

not on board with the approval process because they believe that the populous of Oakville support keeping the golf course in place. The process to get approval for the project may take several years and the golf course will continue with usual business operations for the foreseeable future.



If TWC were to secure rezoning and the adequate permits for redevelopment of the Glen Abbey site, it would be a major source of revenue for the organization. Oakville is one of the most sought-after suburban communities in the greater Toronto area and has seen a large increase in the price and quantity of home sales. The average price of a single-family home was almost a million dollars in 2017, an increase of 16% from the previous year. It is likely that this project will be approved; however, it may be two to seven years before this gets approved. As a result, investors should be patient to see the full returns on this property.

Management Team

K. Rai Sahi – President and Chief Executive Officer

Along with his role as President and CEO of TWC Enterprises, K. Rai Sahi also serves as President and CEO of Morguard, one of Canada's largest real estate companies. Between his two roles, Sahi oversees approximately \$22 billion of real estate. Sahi is an accountant by background and built up CF Kingsway Inc. (Canada's third largest trucking business) before moving on to real estate and golf companies. He also serves as a director of a number of other public companies. Sahi was a director of TCT Logistics Inc., a supply chain management and transportation company, from 2000 to 2002 when it was placed into receivership. Forbes lists Mr. Sahi as the thirty-sixth wealthiest Canadian with a net worth of around 1.25 billion dollars. Sahi owns 18,592,788 shares of TWC Enterprises Limited making him the majority shareholder.

Andrew Tamlin – Chief Financial Officer

Andrew Tamlin has worked with TWC Enterprises (and formally ClubLink) for over 15 years in various positions with the company. He last worked as a controller before being promoted to CFO. Tamlin owns 2,000 shares of the company with an approximate value of \$24,000.

Robert Visentin – Senior VP, Investments

Robert Visentin has worked with TWC Enterprises (and formally ClubLink) since 2000. He served as the CFO of the organization from 2000 until Andrew Tamlin's appointment in 2015. Visentin has an expansive background in real estate development that stems from working with the Brookfield group of companies for 18 years. During his time at Brookfield, Visentin became a Senior VP and the CFO until his departure for ClubLink. Visentin owns 224,884 shares of the company (as of March 2017), totaling a value of approximately \$2,698,608.

Shareholder Base and Liquidity

Shareholder Summary

As of September 30, 2017, there are 27,345,540 basic shares outstanding. The majority of the company is owned by K. Rai Sahi, the President and Chief Executive Officer. Sahi owns 68 percent of the basic shares outstanding.

The following table breaks down the ownership type of TWC shares.

Ownership Type	% of Shares Owned
Individual	92.98
Investment Advisor	4.95
Corporation	2.06

The table below provides a list of all shareholders who own at least 100,000 shares.

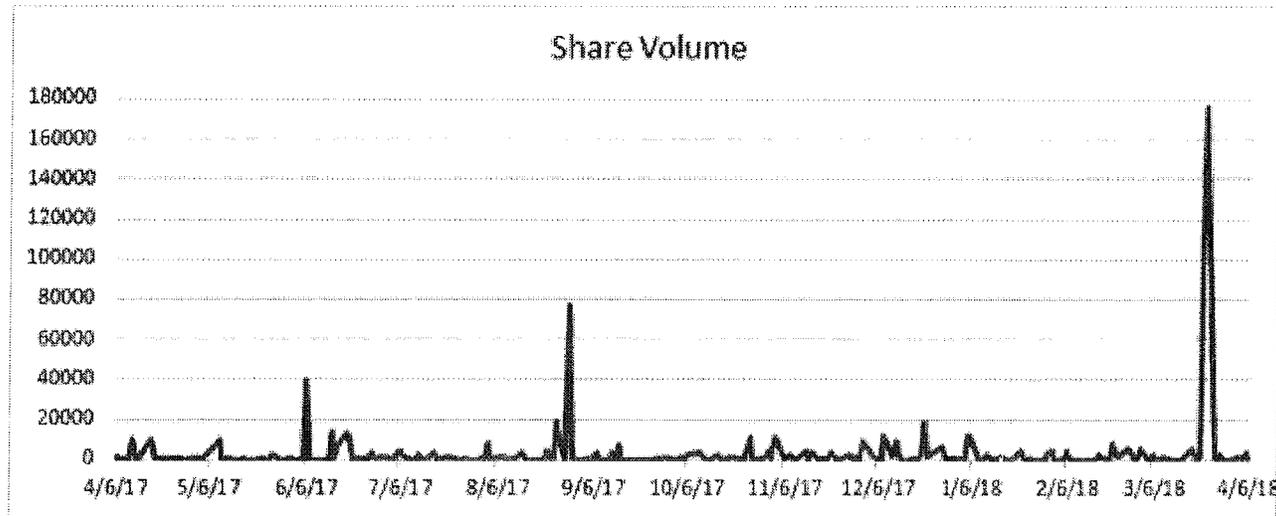
Shareholder	Shares Owned	% Shares Outstanding	Insider
K. Rai Sahi	18,592,788	67.99	Yes

Franklin Resources	443,335	1.62	No
Brandes Investment Partners LP	378,598	1.38	No
Patrick S. Brigham	304,059	1.11	Yes
Chou Associates Management Inc	201,944	0.77	No
Carwin Developments LTD	158,722	0.58	No
Alwin Developments LTD	158,722	0.58	No
Jack D. Winberg	130,281	0.48	Yes
Dustane Development LTD	107,089	0.39	No

Source: Bloomberg

Trading Volume and Liquidity

As of January 1, 2018, TWC has an average trading volume of 2,680 shares per day. With a current share price of \$11.25, that represents a value of \$30,150. This small volume can largely be contributed to the fact that one individual holds 68 percent of the company's shares and likely does not wish to divest below a 50 percent threshold to maintain controlling interest in the organization. In addition, management and the board of directors control 19,866,541 shares which totals 72.65 percent of outstanding basic shares. This means that only 7,478,999 shares are trading within the general public. As a result, liquidating shares is fairly difficult without creating some movement in the share value.



Source: Yahoo Finance

Valuation

Discounted Cash Flow Analysis Assumptions

Revenue: The revenue assumptions were broken down into TWC's three operating segments: Canadian Golf Operations, US Golf Operations, and Rail and Port Operations. Based on historical records, the macroeconomic environment, existing contracts and memberships, as well as management's discussion and analysis, we assumed an average growth rate of 0.3% for Canadian Golf Operations in 2018, 0.1% in 2019, a -0.2% rate for 2020, -0.4% for 2021, and -0.5% for 2022. The decline in revenue for 2019-2022 represents the likelihood of a recession in which golf is likely to suffer in terms of revenue and rounds played. For US Golf operations, we forecasted a -5.4% growth rate for 2018, -4.0% for 2019, -2.0% for 2020, 0% for 2021, and 1% for 2022. We predicted the negative growth rate to continue for three years until TWC can streamline operations in Florida. This assumption also was made based on the fact that ClubLink holds golf properties that are in areas close to major population areas and will gain brand recognition in the next 5 years in the Florida marketplace. For Rail and Port operations, we forecasted an 11.9% increase for 2018, 8.5% for 2019, 6.5% for 2020 and then a 5% growth rate for the following two years. These numbers are consistent with contracts that management entered with Carnival Cruises and other cruise lines that will drive an increase in passenger traffic over the next three years.

Terminal Growth Rate: We believe that TWC will grow with GDP in perpetuity at a rate of 2.0% annually. Thus, we used that number as the terminal growth rate.

Cost of Goods Sold: COGS as a percentage of revenue remained between 10-10.7% from 2009 to 2016. We believe that trend will continue and have forecasted a margin of 10.5-10.6% for the next five years. Unless significant new costs arise, we believe that this assumption to be quite likely to occur.

Sales, General, and Administration: We believe that SG&A as a percentage of revenue will be 3.0% in 2018 and 3.2% for the periods between 2019-2022. This is based on historical data and the fairly fixed cost structure that the company operates with. This number may decrease if more operations are streamlined with Morguard offices and employees; however, this will also be subject to an increase due to Ontario's new minimum wage legislation.

Operating Expenses: OPEX, as a percentage of revenue, for TWC has remained between 58% and 61% over the past 5 years largely due to the consistency and repetitiveness of operations year to year. Unless new golf courses or other operational land are acquired, this should stay fairly constant.

Weighted Average Cost of Capital: To compute the cost of capital, we took a beta of 0.36 and a risk-free rate of 1.9%. We also added a 5% risk to the market risk premium due to the fact that there is a majority owner of the company who has controlling interest and the low level of liquidity for shares. We feel that this more accurately represents the risk that investors inherit when investing in the company.

Comparable Company Analysis

We used the following companies, all of which operate with similar business models, to determine multiples:

Canlan Ice Sports: Canlan is a leader in the operation of ice rink and multi-purpose recreational facilities across Canada and the United States. The company owns, leases, or manages 20 facilities that contain 77 surfaces. The company also owns the land for certain facilities which contains 1.4 million square feet of space across 157 acres. Canlan also operates two facilities on behalf of municipalities.

Six Flags: Six Flags is the largest regional theme park operation in the world based on the number of parks. Seventeen of Six Flags' parks are located in the United States, two are located in Mexico, and one is located in Montreal, Canada. There are 100 and 175 million people that live within 50 and 100 miles of their twenty parks respectively. Six Flags parks occupy 4,600 acres of land with an additional 800 acres that could be further

parks occupy 7,000 acres of land with an additional 500 acres that could be further

developed. The existing parks offer engaging and unique experiences including classic thrill rides, water attractions, themed areas, concerts, shows, restaurants, game venues, and retail outlets. During 2017, the company had 850 rides - including 140 roller coasters – which made it the leader in the “thrill rides” space. The company also holds licenses with Warner Bros. and DC Comics that can be used at all theme park locations.

Vail Resorts: Vail owns and operates mountains, lodges, and real estate in Australia, Canada, and the United States. Their mountain segment consists of eleven world-class resorts and three urban ski areas that include ski schools, dining, and retail/rental operations. These properties include Breckenridge (the most visited US mountain resort), Perisher (the most visited Australian mountain resort), and Whistler Blackcomb (host of the 2010 Winter Olympics and the most visited North American mountain resort). Vail’s lodging segment owns and/or manages luxury hotels, located within close proximity to their resorts, under their RockResort brand and other strategic lodging properties. This segment also includes the Colorado resort ground transportation company and the Mountain resort golf course. Vail is considered to be a market leader in the recreation and leisure sector.

Recommendation

Based on our DCF, comparable company analysis, and qualitative analysis, we believe that TWC enterprises is undervalued in the market and has the potential to create a solid return. Even though the golf industry as a whole may face long-term issues, we believe that the brand recognition and scale of the organization will allow it to thrive and grow into new markets in Canada and the United States. We also see a large upside with port and rail operations in Alaska given that it has improved substantially over the last few years. We believe that the infrastructure and quality management TWC has built up in their Skagway operation will continue to make it an attractive destination for the cruise ship industry for the foreseeable future.

Above and beyond regular business operations, the real estate portfolio of the company is impressive. Based on TWC’s deal with Geranium on the Highland Gate Development, a potential partnership with 13th Floor in Florida, and a redevelopment of the Glen Abbey property, the company has many plausible big revenue items. This potential upside, even though not for certain, is not being accurately reflected in the current share value of the company.

Due to all of these factors, we have initiated a buy rating on TWC Enterprises Limited with a target share price of \$13.50 which reflects a 20.7% upside.

Risks

Economic Downturn

All of TWC's segments rely on strong economic performance and macroeconomic trends given that revenue is largely from discretionary spending. The golf industry as a whole (both in Canada and the United States) has significantly higher revenue when the economy is performing well. The same principle applies to the other two sectors of the business, rail and port operations, given that they both rely on tourism. Tourism as a whole generally follows macroeconomic trends meaning that control over the number of passengers on cruise ships and the rail route is largely out of the control of TWC's management and marketing strategies. Considering the sustained strength of the Canadian and American economies over the last few years, it is likely that an economic downturn is imminent in the next few years. As a result, TWC takes on the risk of decreased revenues in all of its segments if the macroeconomic environment faces a downturn. We believe that this has been adequately priced into the model by the conservative and/or negative growth estimates made for certain segments.

In addition to regular business operations, revenue from real estate venture may also decrease if the housing market slows down. Although the market in Ontario has been extremely hot in recent years, this does not mean that the record-setting prices and low days on market will continue. If the market does slow down, it may delay and/or decrease the cash flows that will come from the real estate portions of the business.

Even if a recession were to hit, it's important to note that TWC did not see a significant decrease in revenue during the 2008 financial crisis. The following table, with data from the 2011 annual report, displays TWC's key statistics from 2007-2011.

Category	2011	2010	2009	2008	2007
Total Operating Revenue (in millions)	\$200.2	\$190.4	\$190.7	\$196.8	\$160.9
Net Earnings (in millions)	\$16.4	\$10.1	\$11.2	\$6.1	\$8.9
Championship Rounds - Canada	1,018,000	1,064,000	1,020,000	975,000	1,004,000
Rail Passengers	382,000	368,000	396,000	438,000	461,000
Port Passengers	712,000	697,000	781,000	779,000	820,000

On the upside, an economic downturn would give TWC a chance to purchase other golf courses and/or land holdings as they did following the 2008 recession. Many of these acquisitions can be made at a discounted price that will provide value in the long run for shareholders. With this in mind, although an economic downturn would be a short-term harm to operations, it could allow for the increase in the book value of the company and land that could be redeveloped when the market rebounds.

Weather

Adverse weather conditions - including sustained drought, rain, cold, or heat – would have a large material impact on the condition of golf courses and the demand for golf. Given the diversity in geographical locations (courses in Ontario, Quebec, and Florida along with port and rail in Alaska), management believes that they have mitigated some of that risk; however, it could still hurt revenue and operating expenses for a few years after the event. Rail and port operations face a similar issue of adverse weather affecting the ability to operate either the port or the railroad.

Ontario Minimum Wage Legislation

Considering the majority of operations and employees for the company are based in Ontario, the new legislation that pushes the minimum wage to \$15 will have an effect on the margins of the business. Management is still evaluating the extent of the impact that the new legislation will have on the business; however, it can be assumed that there will be an increase in the cost of SG&A and OPEX when the legislation is implemented.

Foreign Currency and Exchange Rate

Since the ClubLink Florida and rail and port segments operate in the United States, they are prone to the changes in exchange rates between Canada and the United States. In the past few years, the exchange rate has been relatively low allowing for revenue (in Canadian currency) to perform well. According to Bloomberg, the exchange rate is supposed to rise slightly over the next few years which will have a minimal effect on the overall revenue for the segments.

Appendices

Appendix 1: Operating Model

Operating Model																			
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Revenue	27.4	32.4	37.4	42.4	47.4	52.4	57.4	62.4	67.4	72.4	77.4	82.4	87.4	92.4	97.4	102.4	107.4	112.4	117.4
Cost of Sales	1.3	1.1	1.0	0.9	0.8	0.7	0.6	0.5	0.4	0.3	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Gross Profit	26.1	31.3	36.4	41.5	46.6	51.7	56.8	61.9	67.0	72.1	77.2	82.3	87.4	92.5	97.6	102.7	107.8	112.9	118.0
SG&A	3.8	3.7	3.6	3.5	3.4	3.3	3.2	3.1	3.0	2.9	2.8	2.7	2.6	2.5	2.4	2.3	2.2	2.1	2.0
Operating Income	22.3	27.6	32.8	38.0	43.2	48.4	53.6	58.8	64.0	69.2	74.4	79.6	84.8	90.0	95.2	100.4	105.6	110.8	116.0
Net Income	16.5	21.7	26.9	32.1	37.3	42.5	47.7	52.9	58.1	63.3	68.5	73.7	78.9	84.1	89.3	94.5	99.7	104.9	110.1
Free Cash Flow	11.5	15.5	19.5	23.5	27.5	31.5	35.5	39.5	43.5	47.5	51.5	55.5	59.5	63.5	67.5	71.5	75.5	79.5	83.5
Capital Expenditures	(2.0)	(2.0)	(2.0)	(2.0)	(2.0)	(2.0)	(2.0)	(2.0)	(2.0)	(2.0)	(2.0)	(2.0)	(2.0)	(2.0)	(2.0)	(2.0)	(2.0)	(2.0)	(2.0)
Net Change in Cash	9.5	13.5	17.5	21.5	25.5	29.5	33.5	37.5	41.5	45.5	49.5	53.5	57.5	61.5	65.5	69.5	73.5	77.5	81.5
Balance Sheet																			
Current Assets	26.1	31.3	36.4	41.5	46.6	51.7	56.8	61.9	67.0	72.1	77.2	82.3	87.4	92.5	97.6	102.7	107.8	112.9	118.0
Current Liabilities	1.3	1.1	1.0	0.9	0.8	0.7	0.6	0.5	0.4	0.3	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Total Assets	24.8	30.2	35.4	40.6	45.8	51.0	56.2	61.4	66.6	71.8	77.0	82.2	87.4	92.6	97.8	103.0	108.2	113.4	118.6
Total Liabilities	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Equity	24.8	30.2	35.4	40.6	45.8	51.0	56.2	61.4	66.6	71.8	77.0	82.2	87.4	92.6	97.8	103.0	108.2	113.4	118.6
Shareholders' Equity	24.8	30.2	35.4	40.6	45.8	51.0	56.2	61.4	66.6	71.8	77.0	82.2	87.4	92.6	97.8	103.0	108.2	113.4	118.6

Appendix 2: Comparable Company Analysis

Comparable Company Analysis									
Company	Ticker	Equity Value	Enterprise Value	EV/EBITDA Multiple			PE Multiple		
				NTM	2018E	2019E	NTM P/E	2018E P/E	2019E P/E
Casper Ice Sports	TSE:ICE	\$2.9	\$0.3	6.9x	6.9x	6.5x	18.1x	18.1x	17.3x
BK Flaggs Entertainment Corporation	NYSE:BXK	\$,205.5	7,189.2	12.4x	12.4x	11.6x	22.2x	22.2x	20.2x
Vail Resorts	NYSE:MTH	\$,439.0	10,424.3	16.0x	17.0x	14.9x	34.5x	25.2x	29.1x
TWC Enterprises Limited		307.1	607.1	9.9x	9.9x	9.6x	15.0x	15.0x	15.2x
Median				12.4x	12.4x	11.6x	22.2x	22.2x	20.2x
Mean				11.8x	12.1x	11.1x	25.0x	21.9x	22.7x
High				16.0x	17.0x	14.9x	34.5x	25.2x	29.1x
Low				6.9x	6.9x	6.5x	18.1x	18.1x	17.3x
				EV/EBITDA Implied Price			PE Implied Price		
Median				\$ 17.00	\$ 17.00	\$ 18.90	\$ 16.67	\$ 16.67	\$ 14.92
Mean				\$ 15.53	\$ 16.31	\$ 14.89	\$ 18.71	\$ 16.39	\$ 16.41
High				\$ 24.94	\$ 27.30	\$ 23.77	\$ 26.00	\$ 18.03	\$ 21.00
Low				\$ 4.84	\$ 4.84	\$ 4.85	\$ 13.07	\$ 13.57	\$ 12.81

Appendix 3: Discounted Cash Flow Analysis

Discounted Cash Flow Analysis

	Dec-17	Dec-18	Dec-19	Dec-20	May-21	Aug-21	Nov-21	Dec-22	Dec-23	Dec-24	Dec-25	Dec-26	Dec-27	Dec-28
	2017	2018	2019	2020	2021	2021	2021	2021	2021	2021	2021	2021	2021	2021
WACC Calculation														
Cost of Equity														
Risk-free rate	1.9%													
Expected market return	9.0%													
Market risk premium	7.1%													
Beta	0.34													
Adjusted Risk	5.0%													
Cost of equity	6.9%													
Cost of Debt														
Pre-tax cost of debt	4.2%													
Effective tax rate	23.0%													
Cost of debt	3.2%													
WACC														
Total shareholders' equity	232.0													
Total outstanding debt	309.8													
Total capitalization	541.8													
Cost of equity	6.9%													
Cost of debt	3.2%													
WACC	5.3%													
Free Cash Flow														
EBIT	34.6	11.6	10.2	6.8	(0.7)	14.2	34.9	(36.9)	10.4	18.5	13.5	21.2	11.3	11.3
Less: Tax expense	(11.6)	(6.2)	(11.6)	(11.7)	0.4	(3.8)	(8.7)	9.2	(2.6)	(11.1)	(12.7)	(11.2)	(13.2)	(13.9)
Add: Depreciation and amortization	15.3	6.8	26.8	28.9	6.5	6.3	6.4	6.6	20.2	19.2	15.6	17.0	17.7	18.9
Less: Capital expenditures	(13.0)	(8.0)	(7.2)	(10.2)	(1.3)	(8.6)	(8.7)	(5.2)	(7.8)	(23.7)	(23.1)	(23.8)	(20.1)	(23.1)
Less: Change in net working capital	(2.1)	(2.2)	(1.7)	(0.5)	13.0	(11.9)	(12.1)	(4.7)	(10.4)	(7.7)	(0.1)	1.1	0.1	0.1
Unlevered free cash flow	12.2	0.9	16.5	13.3	24.9	(0.2)	16.7	(30.9)	9.9	15.4	10.4	13.2	15.7	13.3
Discount factor	0.97	0.94	0.91	0.88	0.85	0.82	0.79	0.76	0.73	0.70	0.67	0.64	0.61	0.58
Present value of unlevered free cash flow	11.8	0.8	15.0	11.7	21.2	(0.2)	13.1	(23.5)	7.2	10.8	7.3	8.5	9.6	7.7
Enterprise Value														
Perpetuity Growth Method														
Perpetuity growth rate	2.0%													
PV stream terminal PVP	119.2													
PV of terminal value	419.9													
Enterprise value	539.1													
Add: Cash	0.8													
Less: Debt	(319.8)													
Less: Other EV adjustments														
Equity value	219.3													
Share outstanding	27.7													
Implied share price	\$ 7.92													
Exit Multiple Method														
Terminal EBITDA multiple	18.0x													
PV sum of unlevered EBIT	119.2													
PV of terminal value	513.7													
Enterprise value	632.9													
Add: Cash	0.8													
Less: Debt	(319.8)													
Less: Other EV adjustments														
Equity value	313.9													
Share outstanding	27.7													
Implied share price	\$ 11.33													
WACC														
Perpetuity Growth Rate														
1.00%	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00
1.50%	\$ 18.75	\$ 18.75	\$ 18.75	\$ 18.75	\$ 18.75	\$ 18.75	\$ 18.75	\$ 18.75	\$ 18.75	\$ 18.75	\$ 18.75	\$ 18.75	\$ 18.75	\$ 18.75
2.00%	\$ 19.50	\$ 19.50	\$ 19.50	\$ 19.50	\$ 19.50	\$ 19.50	\$ 19.50	\$ 19.50	\$ 19.50	\$ 19.50	\$ 19.50	\$ 19.50	\$ 19.50	\$ 19.50
2.50%	\$ 20.25	\$ 20.25	\$ 20.25	\$ 20.25	\$ 20.25	\$ 20.25	\$ 20.25	\$ 20.25	\$ 20.25	\$ 20.25	\$ 20.25	\$ 20.25	\$ 20.25	\$ 20.25
3.00%	\$ 21.00	\$ 21.00	\$ 21.00	\$ 21.00	\$ 21.00	\$ 21.00	\$ 21.00	\$ 21.00	\$ 21.00	\$ 21.00	\$ 21.00	\$ 21.00	\$ 21.00	\$ 21.00
Exit Multiple														
Terminal EBITDA Multiple														
9.0x	\$ 10.77	\$ 10.77	\$ 10.77	\$ 10.77	\$ 10.77	\$ 10.77	\$ 10.77	\$ 10.77	\$ 10.77	\$ 10.77	\$ 10.77	\$ 10.77	\$ 10.77	\$ 10.77
10.0x	\$ 11.93	\$ 11.93	\$ 11.93	\$ 11.93	\$ 11.93	\$ 11.93	\$ 11.93	\$ 11.93	\$ 11.93	\$ 11.93	\$ 11.93	\$ 11.93	\$ 11.93	\$ 11.93
11.0x	\$ 13.09	\$ 13.09	\$ 13.09	\$ 13.09	\$ 13.09	\$ 13.09	\$ 13.09	\$ 13.09	\$ 13.09	\$ 13.09	\$ 13.09	\$ 13.09	\$ 13.09	\$ 13.09
12.0x	\$ 14.25	\$ 14.25	\$ 14.25	\$ 14.25	\$ 14.25	\$ 14.25	\$ 14.25	\$ 14.25	\$ 14.25	\$ 14.25	\$ 14.25	\$ 14.25	\$ 14.25	\$ 14.25
13.0x	\$ 15.41	\$ 15.41	\$ 15.41	\$ 15.41	\$ 15.41	\$ 15.41	\$ 15.41	\$ 15.41	\$ 15.41	\$ 15.41	\$ 15.41	\$ 15.41	\$ 15.41	\$ 15.41

Disclosure: I/we have no positions in any stocks mentioned, and no plans to initiate any positions within the next 72 hours. I wrote this article myself, and it expresses my own opinions. I am not receiving compensation for it (other than from Seeking Alpha). I have no business relationship with any company whose stock is mentioned in this article.

Picture 1

Received: 10:38 am
Submitted by: Ms Lieberman



SW corner of Rock Island Road and Commercial Boulevard looking north.

Picture 2

Received : 10:35 am
Submitted by: Ms Lieberman



SE corner of Rock Island Road and Commercial Boulevard

Picture 3

Received 10:36 am
Submitted by: Ms. Liebman



SE corner of Woodlands Boulevard and Comercial Boulevard.

Picture 4

Received 10:36 am
Submitted by Ms. Lieberman



SE corner of Woodlands Boulevard and Comercial Boulevard.

Picture 5

Received 10:37 am



SW corner of Rock Island Road and Commercial Boulevard.

Duplicate



SW corner of Woodlands Boulevard and Commercial Boulevard

EXHIBIT H

SUBMITTED BY COUNTY COMMISSIONER NAN RICH



Policy 13.3 The City of Tamarac shall utilize standards for redevelopment along major thoroughfares, to encourage transit oriented designs and residential densities which will in turn serve as a buffer between major roadways and low-density neighborhoods.

Objective 14

Maintain a concurrency management system to assure the availability of facilities and services, which meet the adopted level of service standards as identified in the City's Comprehensive Plan, concurrent with the impacts of new development.

Monitoring and Evaluation:

- Ensure adequate facilities and services are available prior to development approval.

Policy 14.1 The City shall continue to ensure that adequate facilities and services are in place to accommodate proposed development and to assess the impacts which proposed development will have on existing public facilities and services and monitor ongoing concurrency findings for cumulative impacts on public services and facilities.

Policy 14.2 The City of Tamarac Land Development Code site plan approval process shall require that the necessary regional and municipal facilities and services are available concurrent with the impacts of development through any of the following scenarios:

1. The necessary facilities are in place at the time the City of Tamarac issues site plan approval; or
2. The necessary facilities are under construction at the time of issuance of a site plan approval; or
3. The necessary facilities are the subject of a binding contract executed for the construction of those necessary facilities at the time the City of Tamarac issues site plan approval; or
4. The necessary facilities have been included in the City of Tamarac or Broward County annual budget at the time the City of Tamarac issues site plan approval, although the facilities are not yet the subject of a binding contract for their construction, the City shall make the determination that it will not remove the budgetary provision for the necessary facilities from its budget.

In addition, applicants for development approval will demonstrate such determination from Broward County before the City will approve a site plan in cases where county services or facilities are necessary.

Policy 14.3 The City will discourage any activities in the vicinity of the Local Area of Particular Concern (LAPC) which would have a detrimental effect on it.

Objective 15

The City will ensure that its public facilities and services meet those applicable level of service standards established by the City Comprehensive Plan.

Monitoring and Evaluation:

- Provide for and maintain level of service standards.

Policy 15.1 The following level of service standards are established by the City of Tamarac for each public

facility within the municipal boundary.

1. Public Parks, Recreation, and Open Space: 3.0 acres/1,000 population
2. Private Parks, Recreation, and Open Space: 3.5 acres of improved private park land per 1,000 population, exclusive of stormwater management areas; up to fifteen percent of this may be met by golf course land.
3. Potable Water: 110 gpcd, Tamarac Public Services
115 gpcd, Broward County
179 gpcd, Fort Lauderdale
4. Sanitary Sewer: 131 gpcd, Tamarac Utilities
124 cd, Broward County
5. Solid Waste: 8.9 pounds per capita per year.
(Contractually available capacity at the Broward County Landfill and Resource Recovery Facility.)
6. Transportation: In addition to Broward County's Transit Oriented Concurrency System, the City will maintain the following LOS standards:

LOS "D" for:

Florida Turnpike – two-way peak hour
Sawgrass Expressway – two-way peak hour
County collector roadways – two-way peak hour
City collector roadways – two-way peak hour

LOS "C" for:

City local roadways – two-way peak hour

7. Drainage:
 - FEMA criteria for minimum floor elevation and protection of floodplains;
 - Standards as established by the Broward County Environmental Protection and Growth Management Department of Natural Resources Protection, South Florida Water Management District, Broward County Water Management Division and the City of Tamarac for off-site discharge, on-site retention and best management practices for pollutant discharge; and
 - Ten (10) year storm will produce a headwater no higher than four (4") inches above the lowest catch basin rim in parking lots of two (2") inches below the edge of pavement in subdivisions.

Policy 15.2 Prior to issuance of building permits, the City shall ensure that the public facilities and services necessary to meet the level of service standards established within the City of Tamarac Comprehensive Plan and the Broward County Land Use Plan will be available concurrent with the impact of development, consistent with Chapter 163.3202(g), Florida Statutes, and goal 8.00.00 of the Broward County Land Use Plan.

Policy 15.3 The City of Tamarac shall coordinate its land use planning and implementation activities with

those of adjacent cities in order to enhance consistency and compatibility among the cities' plans.

Policy 15.4 The City will continue to work with Broward County, other local municipalities, and the School Board of Broward County to establish joint processes for collaborative planning and decision making on population projections and public school siting to accomplish coordination between the City's adopted Comprehensive Plan and the long range plans of the School Board and in compliance with the Interlocal Agreement.

Objective 16

The City of Tamarac Land Use Element and Land Use Plan amendments shall successfully complete the Chapter 163, Florida Statutes, Local Comprehensive Plan requirements and maintain Recertification by the Broward County Planning Council.

Monitoring and Evaluation:

- This objective shall be implemented by its policies.

Policy 16.1 The compatibility of existing and future land uses shall be a primary consideration by the Community Development Department in review and approval of amendments to the City Land Use Element.

Policy 16.2 Tamarac's utilization of the Broward County Land Use Plan "Flexibility Rules," as per Policy 2.10.1 of Broward County Land Use Plan Policies 1.01.03, 1.01.04, 1.02.01, 1.02.02, 2.04.04, 2.04.05, 3.01.06, and 3.02.02, shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered.

~~Allocations of "Flexibility Units" or "Redevelopment Units" for "affordable" housing or "special residential facilities" or "urban infill, urban redevelopment and downtown revitalization areas," as defined within the Broward County Land Use Plan shall be exempt from this Policy, consistent with the conditions outlined in Broward County Land Use Plan, unless the subject site is located adjacent to a Broward County or regional park, or an Environmentally Sensitive Land, as defined within the Broward County Comprehensive Plan.~~

Objective 17

~~Development in the Westpoint DRI project and the Tamarac Commerce Park shall comply with goals and objectives of the City's Economic Development Strategy.~~

Monitoring and Evaluation:

- ~~Ensure development in the Westpoint DRI project and the Tamarac Commerce Park complies with goals and objectives of the City's Economic Development Strategy.~~

Policy 17.1 The Community Development Department will work with the property owners, developers, Planning Board, City Commission and interested members of the public to ensure the proper planning of this area with the goal of establishing a world class Business Center.

Policy 17.2 The City Commission, Planning Board, City Manager and the Community Development Department will continue to promote the economic development of the Tamarac Commerce Park ~~and Westpoint Centre~~, by actively recruiting business and industry to provide employment opportunities for Tamarac residents while building the community's tax base.

Objective 18

EXHIBIT I
SUBMITTED BY COUNTY COMMISSIONER NAN RICH

Woodlands Country Club LUPA/REZ (AGAINST)



Name	Telephone	Address	Section	Email	
Abraham Khan	954-326-9000	6304 white oak lane tamarac fl 33319	2	akhan01@comcast.net	1 70
Alan Lombardi		5707 S travelers palm lane		rowiern@comcast.net	1 70
Alan R. Shane		4615 Norfolk Island Pine Drive			1 70
Annette Zylinski		4510 KING PALM DR		azyliniski1@aol.com	1 70
Becky Ford				letter in U drive	1 70
Bill Lewis	(954) 714-8066	5504 Red Oak Circle		linda@travelplannersonline.com	1 70
Carmen McMahan Dumas				mmcmahon1000@gmail.com	1 70
Carol Blatt-Meyerson			8	csb152@aol.com	1 70
Chuck Thompson				chuckthompson2222@gmail.com	1 70
Clyde Yarde	954-793-6708 & 954-882-7093	5400 White Oak Lane, Tamarac, FL 33319	3	sygrinnage@comcast.net	1 70
Corey Callier	954-675-9900	4600 Norfolk Island Pine Dr		CCallier@fortlauderdale.gov; mobetterco	1 70
Courtney Kirkland Dr.		5204 Yellow Pine Lane		New post on Defend the Woodlands webpage	1 70
Dan Trahan		5701 Coco Palm Drive		d.trahan@sympatico.ca	1 70
Deborah Ward				djward0420@gmail.com	1 70
Denise Benjamin	202-536-8851	5802 Australian Pine Drive, Tamarac, FL 33319	6	jacinta6@gmail.com	1 70
Donald Clarke			7	donfjr@aol.com	1 70
Ed Ward				djward0420@gmail.com	1 70
Ellen Gettenberg	305-205-5301	4702 Queen Palm Lane		ellengetty@comcast.net	1 70
Eltis Spence	954-708-5036	5509 Water Oak Circle, Tamarac, FL 33319	2	wrightbetty703@gmail.com	1 70
Ermine Yarde	954-793-6708 & 954-882-7093	5400 White Oak Lane, Tamarac, FL 33319	3	sygrinnage@comcast.net	1 70
Giovanna Shomburg		4715 Banyan Lane			1 70
Holly R. Buisson		5205 Bayberry Lane			1 70
Iva Lue-Martin	954-226-6586	5708 White hickory Circle		letter in U drive	1 70
Janner Libreros		6006 Royal Poinciana Ln. Tamarac FL,33319	8	jannermlibreros@hotmail.com	1 70
Jeffrey Smoley				jeff@smoley.net	1 70
John Herin				4jherinjr@gmail.com	1 70
José Spena		5721 Coco Palm Dr		josespena@gmail.com	1 70
Joselito Ramos		5311 Buttonwood Court		New post on Defend the Woodlands webpage	1 70
Judith Jagoda				judith.jagoda@aol.com	1 70
Judith M. Fain	954-677-2975	4406 King Palm Drive		judifain@yahoo.com	1 70
Judy Margolis	954-733-5787		8	judithmargolis@hotmail.com	1 70
Karen Long				karenlong422@gmail.com	1 70
Karen Wallace	416-677-7996	4608 Queen Palm Lane, Tamarac FL 33319		karen@wallacettransport.ca	1 70
Kerri O'Neill		6303 White Oak Lane		koneill27@gmail.com	1 70
Larry Mellgren	954-730-7617	4509 King Palm Drive		pilotasa@bellsouth.net	1 70
Leon Reid	954 383-4909	5408 White Oak lane	3	trish1017@gmail.com	1 70
Leonhard Kurten	954-577-3641	5123 White Oak Lane, Tamarac	3	LKURTEN@INTER-INVEST.COM	1 70

Woodlands Country Club LUPA/REZ (AGAINST)

Name	Telephone	Address	Section	Email
------	-----------	---------	---------	-------

70
70
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70
70
70
70
70

Woodlands Country Club LUPA/REZ (For)

Name	Telephone	Address	Section	Email	
Allen DiAlberto		4607 King Palm Dr		allendialberto@outlook.com	1 39
Andres Obrador		4605 Bayberry Ln		Andyoby21@gmail.com	1 39
Barry A. Bleidt		5007 North Travelers Palm Lane		barrybleidt@gmail.com	1 39
Bonnie Schultz		5800 S. Bayberry Lane		bschultz927@gmail.com	1 39
Carlton Anglin		5300 Woodlands Blvd		Callanglin@gmail.com	1 39
Carol Burciaga		5209 Banyan Lane		carol@joeburciaga.com	1 39
Cecilia Kleinrichert		6203 Hazelwood circle		Mshouse13@att.net	1 39
Cesar Sastre	(305) 733-7997	6101 Umbrella Tree Lane		csastre@att.net	1 39
Dan Galan		5710 Guava Dr, Tamarac, FL 33319	2	dan.j.galan@gmail.com	1 39
David McAlpine		4503 Queen Palm Lane		David.claron@gmail.com	1 39
David Rose		5607 Mulberry Drive		dbrose5607@icloud.com	1 39
Debbie Gonzalez	(919) 539-6350	6201 Royal Poinciana Lane	8	dbrgnzlj@earthlink.net	1 39
Dipnarine Maharaj		6307 TAMARIND CIRCLE, 15		dipmaharaj@comcast.net	1 39
Ed Brown		Norfolk IslandPine Dr		Ergoman@comcast.net	1 39
Eric Royes		5010 n travelers palm way		Emitoday@live.com	1 39
Fakhir Khalil		2882 CORAL SPRINGS DR		Ali.k@allinoneac.com	1 39
Gail Jones		6008 Red Plum Court			1 39
Gilder Washington		5211 yellow pine ln		GilderWashington@bellsouth.net	1 39
Harvey Quinton				haquinton@yahoo.com	1 39
Heather Cox		5006 sago Palm circle		lass4x4@hotmail.com	1 39
James McDaniel		6203 Royal Poinciana Lane		jmmcdan@aol.com	1 39
Jennifer Anglin		5300 Woodlands Blvd		Janglin1211@gmail.com	1 39
Joanne Henry		5105 Banyon Lane		jmmcdan32@gmail.com	1 39
Joe Burciaga		5209 Banyan Lane		carol@joeburciaga.com	1 39
JOHANNE CUSICK		6109 WHITE OAK LANE		johannecusick@gmail.com	1 39
John Henry		5105 Banyon Lane		jmmcdan32@gmail.com	1 39
Jonathan Dahari		5672 Rock Island Road, Unit 243		jdahari21@gmail.com	1 39
Karen Malkoff		4806 Banyan Ln		Noidea007@bellsouth.net	1 39
Kenney, Linda	Concerns before going forward			kikenney@bellsouth.net	
Lizbeth cruz		6004 magnolia circle		lizgcruz@gmail.com	1 39
marguerite sankarlall		4801 holly dr		msflorida2010@live.com	1 39
Marilyn K. Solomon		6302 White Oak Lane		earlylearn@indy.rr.com	1 39
Mark Wadsworth		4604 Bayberry Ln		markwadsworthsr@hotmail.com	1 39
Maryelle Brown		4605 Norfolk island pine dr.		ergoman@comcast.net	1 39
Michael Coard	954.303.5400	5609 Mulberry Drive	7	michaelsunserve@gmail.com	1 39
Nelsy Munevar		5706 Melaleuca Dr		Munevarnelsy@hotmail.com	1 39
Patricia Anderson-Reid		5408 White Oak Lane		trish1017@gmail.com	1 39
Ronald Rothaus		5003 Banyan Lane		ronrothaus@gmail.com	1 39
Sara Jane Rose	(954) 274-6336	5607 Mulberry Drive		callsarajane@gmail.com	1 39
Stacey Miller	Concerns			letter sent in mail	
Walt Siwierka		6203 Royal Poinciana Lane		jmmcdan@aol.com	1 39

"blue" indicates a neutral email where the writer had comments but did not take a position

"yellow" indicates duplicate names that also appears on the 76 Support Cards submitted to us by the Applicant

EXHIBIT J



January 22, 2020

Dear Members of the Broward Planning Council,

I am writing this last minute as I am dealing with a death in the family as well as two family members currently in the hospital.

First, I would like to introduce myself. My name is Marie Gagnon and I reside at 4502 King Palm Drive, Tamarac FL in The Woodlands Country Club, Section Seven. Our Sections 7 Board has determined through resident polling that we do NOT want the zoning changed from Recreational to Residential.

Furthermore, I have not seen a comprehensive plan to satisfy my concerns for Traffic, Flooding, Contamination and Infrastructure.

My Husband and I moved to this community for its quiet beauty. It is the jewel of Tamarac. We love the peace and serenity we feel as we drive down Woodlands Boulevard from work. We exhale happily to be out of the extreme traffic and fast pace of Commercial Boulevard.

I'd like to know what happens to our lives if you choose to rezone our neighborhood. Beyond the concerns above, what about the inconvenience of construction, noise, home values and crime? Not being able to use our back yards which is why we live in south Florida. If you vote for this zoning change you have decided to destroy our way of life.

There is a lot of money to be made by the Developer, 13th Floor, and Club Link. Since I have lived here, Club Link has purposely mismanaged the golf courses to effect a charade that golf is not profitable. Because it is a land grab, plain and simple. In addition, our lovely City Officials only desire the increased Tax revenues while owning its own golf course funded with our taxes. Talk about a conflict of interest. But yet I keep hearing about how golf courses are not profitable from of course the developer and city.

Please do not vote on anything until all the comprehensive studies are done. For the sake of the residents in this community. Our quality of life rests in your capable hands.

VOTE NO for the Zoning Change!

Sincerely,

Marie Gagnon

(813) 391-2667

EXHIBIT K

From: [Mari DOnofrio](#)
To: [Teetsel, Dawn](#)
Subject: Planning Board Mtg (plan amendment PC-20-2)
Date: Wednesday, January 22, 2020 8:24:49 PM

Dawn,

As per our telephone conversation last week about the planning board meeting scheduled for Thursday, January 23, 2020 about re-zoning the Woodlands Country Club land, I am submitting my comments that support the re-zoning.

I have lived at the Woodlands Country Club since 2008. It is a lovely, quiet location with all the available amenities needed for comfortable living.

I have been to the 13th Floors meetings and presentations of the proposed new redevelopment and the homes proposed are single family, midcentury homes that would nicely fit in with our community as well provide a needed upgrade.

Unfortunately, the homeowners against the redevelopment are the very people who have outdated deteriorating original landscaping, poor upkeep of the exteriors of their homes, DIY Home Depot solar lighting, kitschy or downright tacky lawn ornaments, DIY poorly installed retaining wall blocks that are unlevel just to name a few examples.

I am in favor of proceeding with 13th Floors plans now instead of the possibility of the property being re-developed like Inverrary with condos and high-rise buildings.

Thank you for your consideration.

Mari Donofrio
5908 Caribbean Pine Circle
Tamarac, FL 33319
Section 6 The Woodlands of Tamarac, FL
954-740-1093

EXHIBIT L

From: [Herin, John R.](#)
To: [Planning Council](#)
Subject: Letter to Chair Stermer
Date: Wednesday, January 22, 2020 8:31:23 PM
Attachments: [107048074_1_Ltr to Chair Stermer-C1.PDF](#)
Importance: High

Please provide a copy of this correspondence to Chair Stermer prior to the start of tomorrow's Planning Council meeting.

Thank you.

John R. Herin, Jr.

Partner

Florida Bar Board Certified in City, County
and Local Government Law

Fox Rothschild LLP

2 South Biscayne Boulevard

One Biscayne Tower, Suite 2750

Miami, FL 33131

(786) 501-7377 – direct

(305) 409-0107 – mobile

(305) 442-6541 – fax

JHerin@foxrothschild.com

www.foxrothschild.com

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Fox Rothschild LLP
ATTORNEYS AT LAW

2 South Biscayne Boulevard
One Biscayne Tower, Suite 2750
Miami, FL 33131
Tel (305) 442-6540 Fax (305) 442-6541
www.foxrothschild.com

RECEIVED
1/23/2020

JOHN R. HERIN, JR.
Direct No: 305.442.6544
Email: JHerin@FoxRothschild.com

January 22, 2020

Via E-Mail – planningcouncil@broward.org

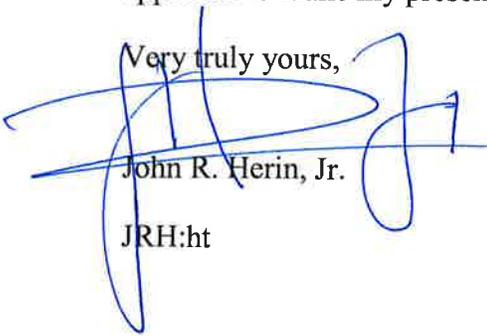
Daniel J. Stermer, Chair
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida

Re: Broward County Planning Council Agenda Item PH 1 - Amendment PC 20-2

Dear Mayor Stermer:

Fox Rothschild represents Defend the Woodlands, Inc., a Florida not-for-profit corporation that is opposed to the proposed residential development that is the subject of Amendment PC 20-2, which is currently scheduled for consideration at tomorrow's Planning Council meeting. The purpose of this correspondence is to respectfully request a suspension of the Planning Council's three minute limitation on comments by the public. On behalf of my client, I will be making a presentation to the Planning Council that includes the testimony of a stormwater engineer, and various audio visual aids that I don't believe can be completed within the three minute allotment of time. Accordingly, I respectfully request additional time similar in length to that provided to the applicant to make my presentation.

Very truly yours,


John R. Herin, Jr.

JRH:ht

EXHIBIT M

From: [Cecilia Kleinrichert](#)
To: [Teetsel, Dawn](#)
Subject: Woodlands development plan by 13th floor
Date: Wednesday, January 22, 2020 9:56:18 PM

External Email

To whom it may concern:

I have lived in the Woodlands since 2003 and have watched this community go down hill and especially the golf course. I watch it deteriorate on a daily basis and that is sad. Many people who are fighting 13th floor just do not want change. I pray this goes forward and we can turn this development back into the Jewel it used to be. As long as 13th floor does what they promise I am behind them 100%.

Please consider how this can enhance western Broward also!

Thank you!

Sincerely,
Cecilia Kleinrichert

Sent from my iPad

EXHIBIT N

From: [Michelle J. Gomez](#)
To: [Blake Boy, Barbara](#)
Subject: FW: [EXTERNAL] Planning Board letter
Date: Thursday, January 23, 2020 10:21:49 AM
Attachments: [Planning Board letter.docx](#)

From: judith margolis <judithmargolis@hotmail.com>
Sent: Sunday, January 19, 2020 8:27 PM
To: Michelle J. Gomez <Michelle.Gomez@tamarac.org>
Subject: [EXTERNAL] Planning Board letter

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

4704 Queen Palm Lane
Tamarac, Florida 33319
January 17, 2020

To: Members of the Planning Board

From: Judith Margolis

Resident of the Woodlands golf course community

Six days a week , from Monday to Saturday, around 9:30 A.M., I travel the main thoroughfare , Woodlands Boulevard, to get to work. This is a one mile , meandering, lovely single – lane roadway with a bicycle-walking-dog and baby carriage use . Every day, no matter what the weather, there are golfers. Sometimes they are sparing in numbers. Other times you can tell organizations have rented it for an event. These comprise both men and women in both cases. The path to the exit is gorgeous, luxurious, peaceful, lushly green and full of trees. The houses are attractively ‘planted’ beside the golf course. Visitors I have had havd commented on the beauty of the neighborhood. The builders were uniquely talented in building on this mile square property . To destroy it would be as big a catastrophe as any

building or property the FLORIDA PRESERVATION saves from extinction. For this reason, I URGE YOU TO KEEP THE ZONING RESIDENTIAL. It is time to consider the future of this city, state, world and act boldly, as Governor DeSantis has done in purchasing a piece of the Everglades to prevent drilling for oil. A second reason to preserved The Woodlands golf course is environmental. Green space is needed to control flooding, to cool the environment, to clean the air through plants and trees. Consequently I URGE YOU TO REJECT A CHANGE OF ZONING KEEP THIS LAND RECREATIONAL. Do not strictly adhere to land-use plans that no longer serve current needs. It is time to draw up new criteria.

.

Thank you for your time and attention.

The City of Tamarac is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.

ATTACHMENT 23

Correspondence and Materials from Interested Parties Received at the January 23, 2020 Planning Council Meeting

- **Exhibit A - Materials submitted by William Goffinet on January 23, 2020 - Opposed**
- **Exhibit B - Materials submitted by Veletta Maxwell on January 23, 2020 - Opposed**
- **Exhibit C - Materials submitted by Alice Swanson on January 23, 2020, on behalf of the Cypress Hollow Association, Inc. - Opposed**
- **Exhibit D - Presentation submitted by Andy Felix on January 23, 2020 - Opposed**
- **Exhibit E - Presentation submitted by Jose Spena on January 23, 2020 - Opposed**
- **Exhibit F - Presentation submitted by Chris Lips on January 23, 2020 - Opposed**
- **Exhibit G - Email correspondence from City of Tamarac Commissioner Mike Gelin dated January 23, 2020, also submitted to, provided by and read into the record by County Commissioner Nan Rich at the Planning Council meeting - Opposed**

EXHIBIT A

MATERIALS SUBMITTED BY WILLIAM GOFFINET AT THE PLANNING COUNCIL MEETING



2018 MAY - 3.7 MILLION cost ^{just hire just 2} ~~CAO ANTONIO TRIP~~ 60K Threshold must bring before PUBLIC

45 K + NEW FURNITURE for offices ?

\$42K + INVESTIGATION into U.M. - Bolton ?

1-TIME - MENTOR BONUS for CHERNECH, 5 X ?
(Knows all) since '11

- Man Rich fund raiser at section 7
Ground vested by Jeff Smoley who is
for who against
Development

CITY Complicity Commission -

13TH FLOOR Shoddy Developer - Corruption

CWBLINK - Bad faith actor ✓

COMCZ - "I've been to all the meetings."
"CWBLINK is going to sell to somebody!"

Never once advocated for residents
- known BACKMAN since 2010
- ^{Backman 2014}

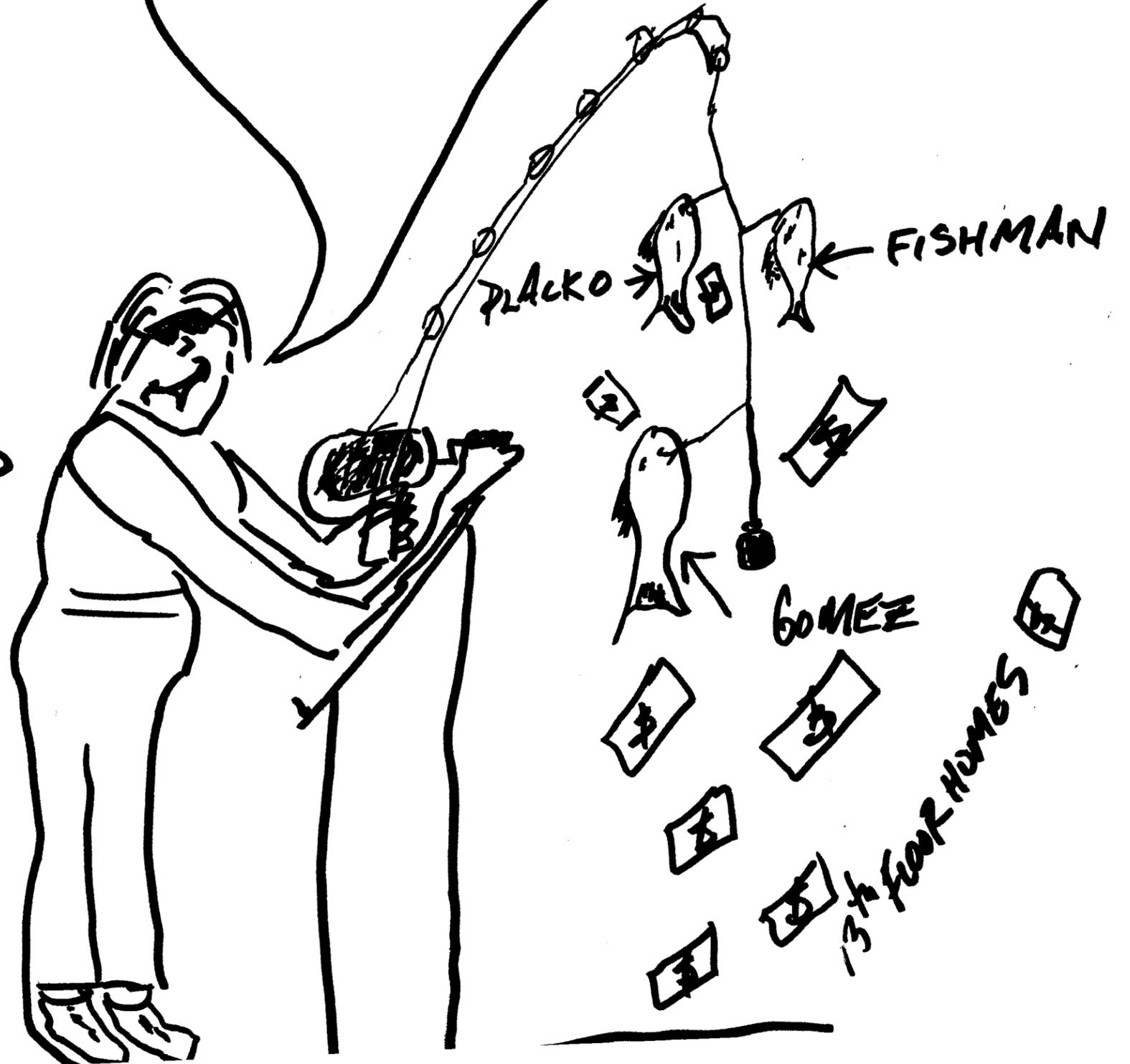
Address for Sewage - CITY? 13TH FLOOR?
^{MANOR PARK / PARE MANOTE}

- EXHIBITS : A - Dead Canary Palm ^{my fines (4000)}
- B - FISH TALE PUMPS at entrance
- C - Sewage Blow out
- D - Streets - No street parking overnight

INTERACTIVE DIAS 838.016

FISHING PRETTY GOOD
AT CITY COMMISSION!

BUY
THE
KID





1-

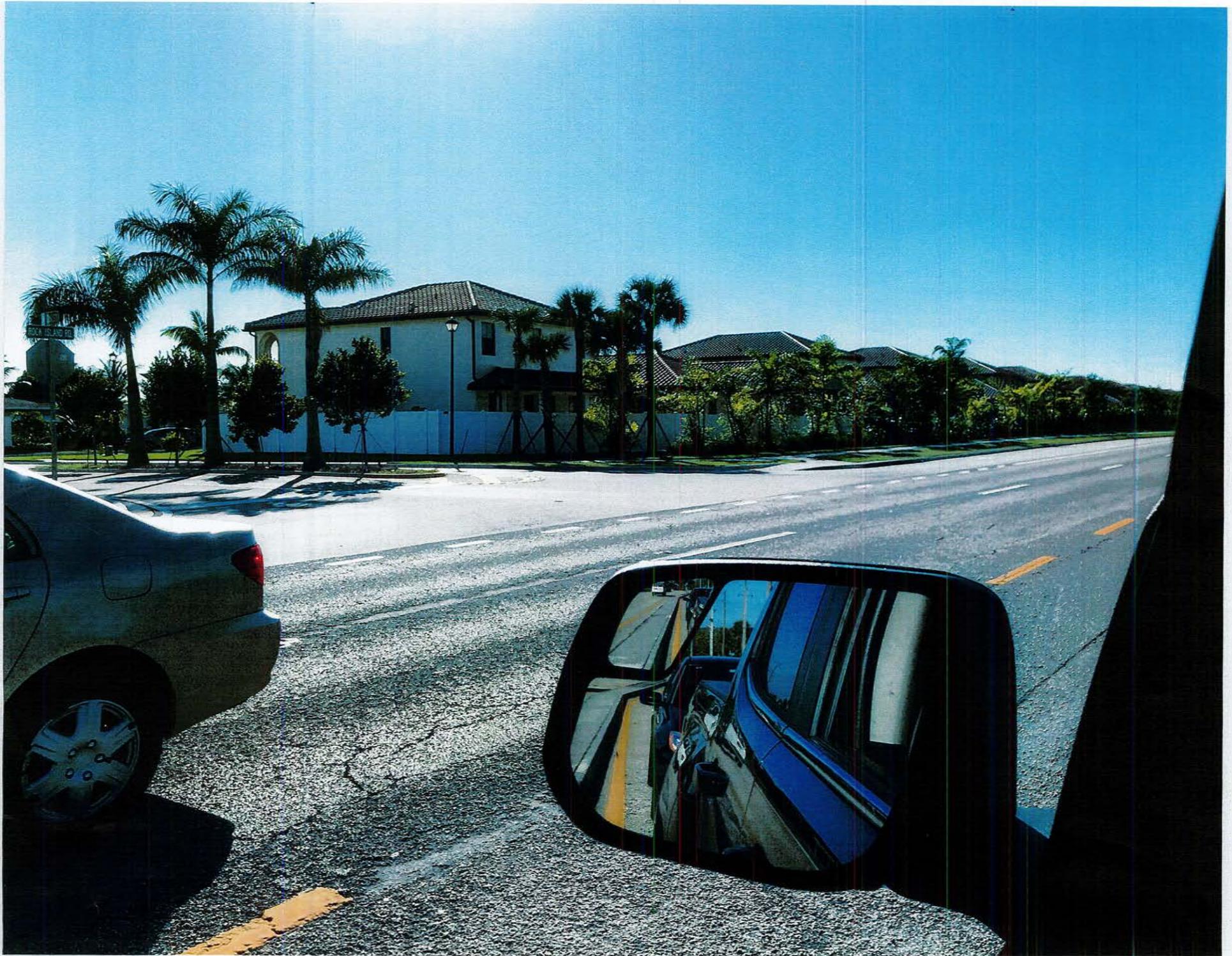




EXHIBIT B

MATERIALS SUBMITTED BY VELETTA MAXWELL AT THE PLANNING COUNCIL MEETING

RECEIVED
1/23/2020

open areas GONE!

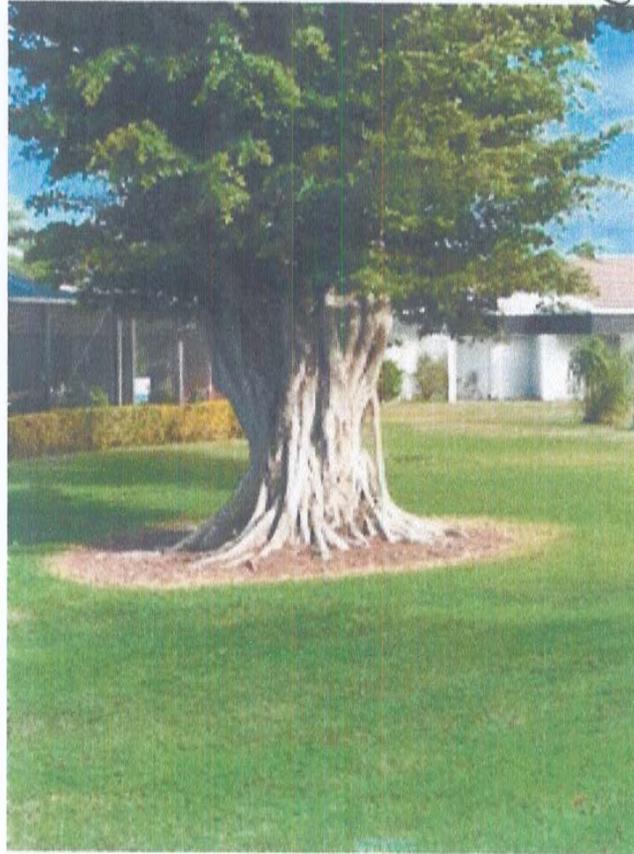


Beautiful TREES

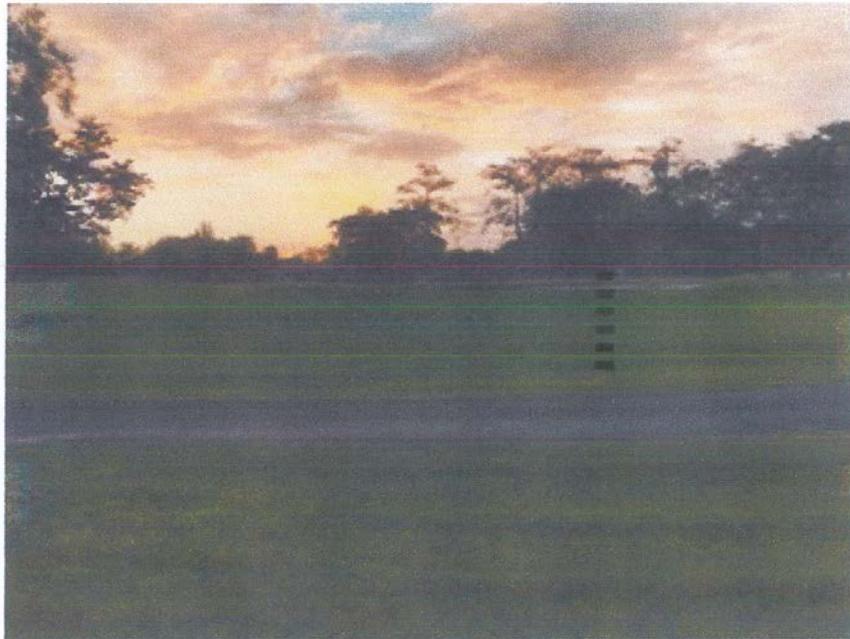


G
O
2
12
N.

old trees Gone!



my backyard view



my backyard view



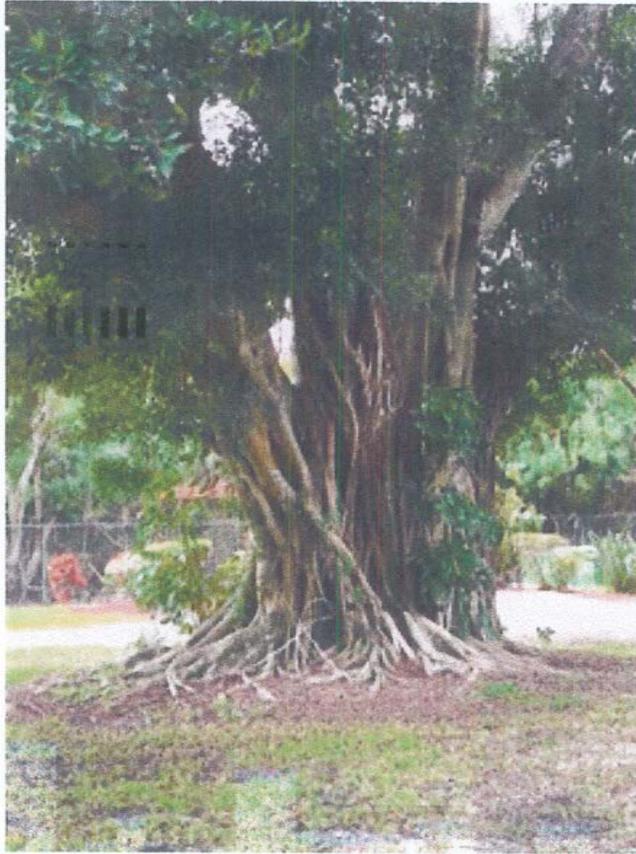
view backyard



our open space



these old trees will be gone
forever!



TREES GONE?



wild life - gone?



Don't take my play area



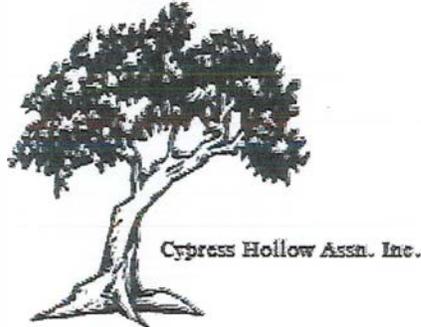
234711

EXHIBIT C

MATERIALS SUBMITTED BY ALICE SWANSON AT THE PLANNING COUNCIL MEETING

Cypress Hollow Association, Inc.

A Homeowner's Association Located in Lauderhill, Florida 33319



RECEIVED
JAN 23 2020
BROWARD COUNTY
PLANNING COUNCIL

PETITION OPPOSING PROPOSED LAND USE and VEHICULAR TRAFFIC INGRESS/EGRESS OPTION ON NW 64TH AVENUE FROM WOODLANDS C.C. LOCATED IN THE CITY OF TAMARAC.

CYPRESS HOLLOW HOMEOWNERS:

Complete & return this petition by 5pm 1/22/2020 (Wednesday)

Email to: cypresshollow@ymail.com

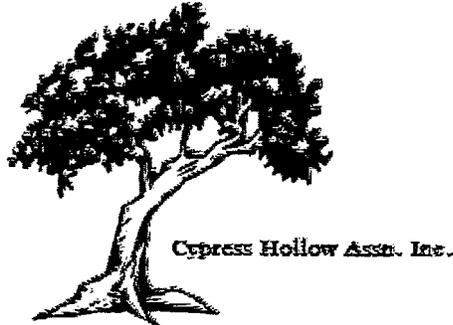
Please type OPPOSED: HOMEOWNER NAME(S) and CH ADDRESS

OPPOSED: Alice Swanson & Brian Ruff - 6432 NW 51 CT LAUDERHILL FL 33319
OPPOSED: Paula Lamson-Ruggiero Alfonso Ruggiero 5225 N.W 65th Avenue Lauderhill, Florida 33319
OPPOSED: Christopher Hood & Lee Vaughn Hood 5101 NW 66th Ave. Lauderhill Florida 33319
OPPOSED: Larry & Tamela Starks 5116 NW 64th Terrace Lauderhill, FL 33319
OPPOSED: Dianne Goldbach-Bridgers 5209 NW 66th Avenue, Lauderhill 33319
OPPOSED: Kathleen & George Maheras / 5109 NW 66 Ave / LAUDERHILL FL 33319
OPPOSED: SANDRA SLEMP / 6421 NW 51 CT / LAUDERHILL, FL 33319
OPPOSED: JIMMY MAS/ 6500 NW 65 AVENUE / LAUDERHILL, FL 33319
OPPOSED: Gail Bouie Ward. 6433 NW 53rd street Lauderhill FL 33319
OPPOSED: BARBARA HUBBARD / 5208 NW 65 AVENUE / LAUDERHILL, FL 33319
OPPOSED: CARMEN RUAN / 5221 NW 65 AVENUE / LAUDERHILL, FL 33319
OPPOSED: Michael & Tanya Floyd / 5205 NW 66th Ave / LAUDERHILL FL 33319
OPPOSED: Andrea & Paul Anderson 5216 NW 66 AVENUE Lauderhill, FL 33319
OPPOSED: Joe & Jo Ellen Lantowski/ 6437 NW 54th St, Lauderhill, Fl
OPPOSED: Linda & Naser Ghneim 6420 NW 51st ST Lauderhill Fl 33319
OPPOSED: Garon and Tamica Gaynor 6432 NW 53rd St. Lauderhill, FL 33319
OPPOSED: Chris and Elyse (Jamie) Paolini 5309 NW 66th Ave. Lauderhill 33319
OPPOSED: Sonia Brant 5209 nw 65th Avenue Lauderhill, Fl 33319
OPPOSED: Garnethia Pettiford 5229 NW 65th Avenue lauderhill 33319
OPPOSED: LaToya London 6421 NW 51 Street Lauderhill, FL 33319
OPPOSED: Angelo & Andree Di Pasquo 6429 NW 51 CT Lauderhill, Fl 33319
OPPOSED: William & Debbie Snow 6505 NW 54 St Lauderhill Fla. 33319
OPPOSED: Stephenie & Aaron Whitfield 6420 NW 54th Court. Lauderhill 33319
OPPOSED: Sonia Smith Davidson 5404 NW 64 Terrace Lauderhill, Fl 33319
OPPOSED: John & Bettie Jenkins 5317 NW 66 Avenue Lauderhill, FL 33319
OPPOSED: Patricia & Elvis White 6441 NW 52nd Avenue, Lauderhill, FL 33319
OPPOSED: Lemuel & Carmen Nelson 6420 NW 52 CT Lauderhill Fl 33319

OPPOSED: Darrell & Tenisha Williams 5128 NW 64 Terrace Lauderhill, FL 33319
OPPOSED: Barry & Michelle Brown 5120 NW 64 Terrace LAUDERHILL FL 33319
OPPOSED: Anita & Philip Hagin, 5217 NW 65th Avenue, Lauderhill, FL 33319
OPPOSED: JANICE COLEMAN 6424 NW 51 CT LAUDERHILL, FL 33319
OPPOSED: Paul Naipatt 5213 NW 65 Ave Lauderhill Fl 33319
OPPOSED: Dewitt & Nichelle Stephens 5113 NW 65 Avenue Lauderhill, Fl 33319
OPPOSED: Lillian Durivage 5105 NW 65 Avenue Lauderhill, FL 33319
OPPOSED: Tony & Olivia Aztiazrain 5117 NW 66 AVE Lauderhill, fl 33319
OPPOSED: BERNICE HENRY 5100 NW 64 TERR Lauderhill 333319
OPPOSED: TRAVES & ANASTASIA KNOWLES 6432 NW 54 ST LAUDERHILL 33319
OPPOSED: Michael & Lauren Bush 6513 NW 54 ST Lauderhill, FL 33319
OPPOSED: Kevin Herr 5304 NW 64 Terr Lauderhill, Fl 33319
OPPOSED: ANH DANG & HOANG PHAN 6436 NW 54 St Lauderhill Fl 33319
OPPOSED: Iris Azulay, 5200 NW 64 Terr Lauderhill 33319
OPPOSED: Simon Gedz 6420 nw 51 ct Lauderhill, fl 33319
OPPOSED: Irma Ayala-Anderson 6429 NW 54 CT Lauderhill FL 33319
OPPOSED: Irene Zepeda 5220 NW 66 Avenue Lauderhill FL 33319
OPPOSED: Maurice & Aliza Deray 6421 NW 54 ST Lauderhill FL 33319
OPPOSED: Ronald Sensbach 5124 nw 64 TERR Lauderhill, FL 33319
OPPOSED: Wesley Edmond & Donya Lester 6513 NW 54 CT Lauderhill Fl 33319
OPPOSED: ROBERTO & ROSIELYN QUIROZ 5201 NW 66 AVE LAUDERHILL, FL 33319
OPPOSED: Deanah McDonald 6428 NW 51 Ct Lauderhill, Fl 33319
OPPOSED: Claudia Williams 6424 NW 54 CT Lauderhill Fl 33319
OPPOSED: Omesh Chowdhury 5112 NW 64 Terr Lauderhill FL 33319
OPPOSED: Cynthia Borders-Byrd 5300 NW 66 AVE Lauderhill Fl 33319
OPPOSED: Ignacio & Kathleen Pendas 5204 NW 65 Ave Lauderhill, FL 33319
OPPOSED: Karl & Lisa Liin 6504 NW 54 St Lauderhill, Fl 33319
OPPOSED: Isaiah & Gloria Francis 5117 NW 65 Avenue Lauderhill, Fl 33319
OPPOSED: Richard Hullett 5108 NW 64 Terr Lauderhill fl 33319
OPPOSED: Tommy Parks 6424 nw 54 st Lauderhill fl 33319
OPPOSED: Vicki Flournoy 6444 NW 54 STREET Lauderhill, FL 33319
OPPOSED: D'wayne & Tracey 6432 NW 54 Court Lauderhill, Fl 33319
OPPOSED: Charles Bourque & Marie Josee Goulet 5212 NW 66 Avenue Lauderhill, Fl 33319
OPPOSED: Lorenzo & Zenaida Carlini 6428 NW 54 ST Lauderhill, FL 33319
OPPOSED: Erika & Mesmin Augustin 5408 NW 64 Terr Lauderhill, FL 33319
OPPOSED: Janet Graham 5304 NW 66 Ave Lauderhill fl 33319
OPPOSED: Carleen & Dave Levitz 5200 NW 66 Ave Lauderhill fl 33319
OPPOSED: Robin & Nadine Turner 6425 NW 51 ST Lauderhill, Fl 33319
OPPOSED: Willie King & Corine King 6428 NW 52 Court Lauderhill fl 33319
OPPOSED: Theodora Williams 6421 NW 54 Ct Lauderhill fl 33319
OPPOSED: Paul Walker 6425 NW 51 Court Lauderhill FL 33319
OPPOSED: Merleen Kandappa NW 5100 NW 66 Ave Lauderhill. Fl 33319
OPPOSED: Ben & Vivian Flores 6505 NW 51 St Lauderhill FL 33319
OPPOSED: Barbara Lamb 6508 NW 54 Ct Lauderhill. Fl 33319
OPPOSED: Robert Novajosky 6424 NW 53 ST Lauderhill FL 33319
OPPOSED: Alain Lecusay & Tom Pence 5204 NW 66 Ave Lauderhill, Fl 33319
OPPOSED: O'neal James 6500 NW 54 Court Lauderhill, FL 33319
OPPOSED: Barbara Glymph 5213 NW 66 Avenue Lauderhill Fl 33319
OPPOSED: Gary & Brenda Tanner 6501 NW 54 CT Lauderhill FL 33319
OPPOSED: Kenny & Ruchelle Hobbs 6420 NW 53 ST Lauderhill, FL 3331

Petition will be delivered to Broward County Planning Council Staff for consideration.

Cypress Hollow Association, Inc.
A Homeowner's Association Located in Lauderhill, Florida 33319



**PETITION OPPOSING PROPOSED LAND USE and VEHICULAR TRAFFIC INGRESS/EGRESS
OPTION ON NW 64TH AVENUE FROM WOODLANDS C.C. LOCATED IN THE CITY OF TAMARAC.**

CYPRESS HOLLOW HOMEOWNERS:

Complete & return this petition by 5pm 1/22/2020 (Wednesday)

Email to: cypresshollow@ymail.com

Please write OPPOSED: HOMEOWNER NAME(S) / CH ADDRESS

OPPOSED: Christopher Hood & Lee Vaughn Hood 5101 NW 66th Ave. Lauderhill Florida 33319

Comment:

This new housing proposal lacks a traffic study as well as a requirement for energy efficient building methods for the proposed builder.

Thank You,
Chris Hood

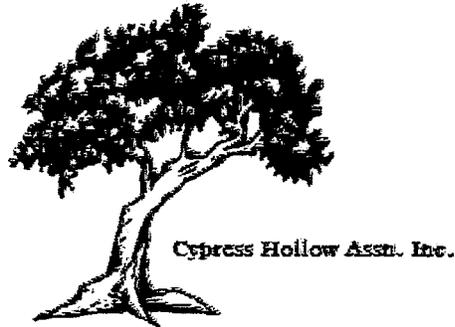
Transcontinental Sun Power Inc.

Green Solutions For Our Changing Planet

CLEO Climate Speaker & Certified EAI / EEA Energy Efficiency Auditor

LIC# EA 13-1097 Office - 954.578.1533 Cell -954.495.5480

Cypress Hollow Association, Inc.
A Homeowner's Association Located in Lauderhill, Florida 33319



**PETITION OPPOSING PROPOSED LAND USE and VEHICULAR TRAFFIC INGRESS/EGRESS
OPTION ON NW 64TH AVENUE FROM WOODLANDS C.C. LOCATED IN THE CITY OF TAMARAC.**

CYPRESS HOLLOW HOMEOWNERS:

Complete & return this petition by 5pm 1/22/2020 (Wednesday)

Email to: cypresshollow@ymail.com

Please write OPPOSED: HOMEOWNER NAME(S) / CH ADDRESS

OPPOSED: SANDRA SLEMP / 6421 NW 51 CT / LAUDERHILL, FL 33319

Feel free to include comments.

Correspondence will be delivered to Broward County Planning Council Staff for consideration.

I recently moved to this area and purchased my home. I love the area, and quietness. This will certainly change with if this new development. I also understand that the residence living on the west side and in Lauderhill are opposed to this new development and the usage of 64th Avenue as a means of entering and exiting the area. I find it hard to understand how such a proposal can be approved. Is it about money for Tamarac as it certainly can't be for the quality of life for the residence that live off 64 Ave..

Are the people who are approving this development actually living off of 64th Avenue and the area? Do they realize how much traffic this will create? This will also back up to Commercial Avenue when entering and the exiting will extend back on 64th Avenue. Is it the Property tax money they will be receiving when the development is in place the reason for approving this development?

This area and road can not handle the traffic that will be imposed by adding this additional community. The traffic is going to be backed up both ways – and coming and going and lots of traffic. 64th Ave is a Dead End Road and almost like a County Lane with no means of 'U' turns to go back out.

My Property taxes are very high here in Lauderhill and this new development doesn't even help us in lowering our taxes but only adds in traffic problems every day of the week. With the increase of the traffic on the Lauderhill side, it means more repairs to the road – who pays for that – us, the residence in Lauderhill? When the problem is being created by the residence in Tamarac? Not Fair here either.

This is very unfair to us the residence in Lauderhill.

I ask that other members in this community join and stop this development and the usage of 64 Avenue.

Thank you for listening AND I DO NOT RECOMMEND APPROVAL OF THE LAND USE AMENDMENT.

Sandra Slemp
6421 NW 51 Ct
Lauderhill Fl 33319

CERTIFICATION

I certify this to be a true and correct copy of the record in my office.

WITNESSETH my hand and official seal of the City of Lauderhill, Florida, this the

14 day of January 2020
Andrea M. Andriano City Clerk

RESOLUTION NO. 19R-04-64

A RESOLUTION OF THE CITY OF LAUDERHILL OBJECTING TO AND OPPOSING THE USE ON N.W. 44TH STREET AND N.W. 64TH AVENUE FOR INGRESS AND EGRESS TO THE RESIDENTIAL DEVELOPMENT PROPOSED BY THE DEVELOPER 13TH FLOOR WOODLANDS HB GP IN THE CITY OF TAMARAC; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY MAYOR KEN THURSTON)

WHEREAS, the City of Lauderhill and the City of Tamarac share boundaries on N.W. 44th Street and N.W. 64th Avenue; and

WHEREAS, N.W. 44th Street and N.W. 64th Avenue are border an established community in the City of Tamarac commonly known as the Woodlands; and

WHEREAS, the residents of the Woodlands do not use, and have never used, N.W. 44th Street and N.W. 64th Avenue for ingress and egress to their homes in Tamarac; and

WHEREAS, in 1995 the City of Tamarac voluntarily de-annexed its interest in N.W. 44th Street to the City of Lauderhill via Resolution No. 95R-199 so that the City of Lauderhill would be solely responsible for ownership and maintenance of the local road; and

WHEREAS, it has come to the attention of the Lauderhill City Commission and City of Lauderhill residents that a developer, 13th Floor Woodlands HB GP, has plans to rezone over 200 acres of golf course land in the Woodlands community in order to construct up to 423 additional residential units; and

WHEREAS, the development of 423 additional residential units will generate a tremendous amount of vehicular traffic on local roads in the City of Lauderhill and the City of Tamarac; and

WHEREAS, the Lauderhill City Commission adamantly opposes any plan by the developer, 13th Floor Woodlands HB GP, to use N.W. 44th Street and N.W. 64th Avenue for ingress and egress to the planned 423 residential units; and

WHEREAS, the additional traffic generated by 423 residential units will severely impact the local roads that are already severely overcrowded;

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

SECTION 1. The City Commission of the City of Lauderhill adamantly opposes any plan by 13th Floor Woodlands HB GP to use N.W. 44th Street and N.W. 64th Avenue to ingress and egress to the planned 423 residential units.

SECTION 2. The City Commission of the City of Lauderhill finds that the additional traffic generated by 423 residential units will severely impact local roads in the City of Lauderhill.

SECTION 3. A copy of this resolution shall be provided to the City Commission of the City of Tamarac.

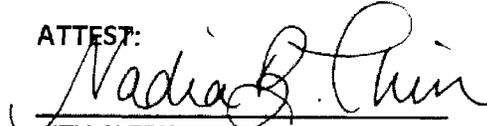
SECTION 4. This Resolution shall take effect immediately upon its passage.

DATED this 8 day of July, 2019.

PASSED AND ADOPTED on first reading this 8 day of July, 2019.



PRESIDING OFFICER

ATTEST:


CITY CLERK

MOTION Campbell
SECOND Bates

M. BATES Yes
H. BERGER Yes
R. CAMPBELL Yes
D. GRANT Yes
K. THURSTON Yes

Approved as to Form


W. Earl Hall
City Attorney



City of Lauderhill

City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 19R-3183

File ID: 19R-3183	Type: Resolution	Status: Agenda Ready
Version: 1	Reference:	In Control: City Commission Meeting
		File Created: 03/27/2019
File Name: Woodlands local roads ingress/egress		Final Action:

Title: RESOLUTION NO. 19R-04-64: A RESOLUTION OF THE CITY OF LAUDERHILL OBJECTING TO AND OPPOSING THE USE ON N.W. 44TH STREET AND N.W. 64TH AVENUE FOR INGRESS AND EGRESS TO THE RESIDENTIAL DEVELOPMENT PROPOSED BY THE DEVELOPER 13TH FLOOR WOODLANDS HB GP IN THE CITY OF TAMARAC; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY MAYOR KEN THURSTON).

Notes:

Sponsors:

Enactment Date:

Attachments: RES-19R-04-64-Oppose Woodlands local roads access.pdf, Woodlands Country Club Golf Course Redevelopment-Tamarac.pdf, Tamarac-City Future Land Use Map.pdf, Tamarac-Zoning Map.pdf, Tamarac-Concept Plan.pdf, RES 95R-199.pdf, Lauderhill Pointe Meeting Overview 3-18-19.pdf

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** apetti@laudershill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Commission Meeting	04/08/2019					

Text of Legislative File 19R-3183

RESOLUTION NO. 19R-04-64: A RESOLUTION OF THE CITY OF LAUDERHILL OBJECTING TO AND OPPOSING THE USE ON N.W. 44TH STREET AND N.W. 64TH AVENUE FOR INGRESS AND EGRESS TO THE RESIDENTIAL DEVELOPMENT PROPOSED BY THE DEVELOPER 13TH FLOOR WOODLANDS

**HB GP IN THE CITY OF TAMARAC; PROVIDING FOR AN EFFECTIVE DATE
(REQUESTED BY MAYOR KEN THURSTON).**

Request Action:

Resolution opposing the use of N.W. 44th Street and N.W. 64th Avenue for ingress and egress into the proposed Woodlands residential development.

Need:

To prevent local roads from being used for ingress and egress into the proposed new Woodlands residential community.

Summary Explanation/ Background:

The developer 13th Floor Woodlands HB GP is proposing to construct a new residential development of up to 423 units on the golf course land in the Woodlands community. The developer is proposing to use N.W. 44th Street and N.W. 64th Avenue as the ingress/egress roads into the new community which would cause a large increase in vehicular traffic on the local roads. Mayor Ken Thurston has requested a Resolution opposing the use of these local roads for ingress/egress into the new community.

Attachments:

1. Letter regarding golf course redevelopment
2. Tamarac Future Land Use Development
3. Tamarac - Zoning Map
4. Tamarac - Concept Plan
5. Resolution . 95R-199
6. Memo re: meeting overview

Cost Summary/ Fiscal Impact:

None.

Estimated Time for Presentation:

Master Plan:

Goal 1: Clean, Green Sustainable Environment

- Increase mass transit ridership
- Reduce City energy consumption
- Reduce water consumption

Goal 2: Safe and Secure City of Lauderhill

- Crime in lower 50% in Broward
- Residents feel safe in neighborhood
- Reduce emergency fatalities

Goal 3: Open Spaces and Active Lifestyle for all ages

- Increase participation in youth sports
- Add new park land and amenities
- Increase attendance at cultural programs and classes

Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas

- Increase commercial tax base
- Increase employment in Lauderhill businesses
- Decrease noxious and blighted uses in commercial areas

Goal 5: Quality Housing at all Price Ranges and Attractive Communities

- Neighborhood signs and active HOAs
- Housing & streets improved, litter reduced
- Increase proportion of single family homes and owner occupied housing

Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity

- Improves City efficiency
- Increase use of Information Technology
- Increases residents perception of Lauderhill as an excellent place to live



Gary Dunay	Dwayne Dickerson	Heather Jo Allen
Bonnie Miskel	Ete Zachariades	Lauren G. Odom
Scott Backman	Matthew H. Scott	Zach Davis-Walker
Hope Cathoun	Christina Bilenki	

March 4, 2019

Subject: Pre-Application Neighborhood Meeting

Dear City of Tamarac Adjacent Property Owner:

13th Floor Homes is conducting an open house styled, neighborhood meeting to inform you of an application that has been submitted to the Community Development Department. The meeting will be held at the date, time, and location shown below:

Date of Meeting: Monday, March 25, 2019; And
Wednesday, March 27, 2019

Time of Meetings: 5:00pm – 8:00pm

Location of Meeting: Woodlands Clubhouse 4600 Woodlands Blvd., Tamarac, FL 33319

13th Floor Woodlands HB GP (“Applicant”), Designated Agent for the property owner, Clublink US Corporation, has filed an application with the City of Tamarac Community Development Department to allow for a future land use plan amendment to amend the future land use of approximately 165.53 acres within the Woodlands Country Club from Commercial Recreation (CR) to Low (5) Residential and a rezoning of approximately 115.9 acres from Recreation (RC) to, Residential Estates (RE), and approximately 51.5 acres from Recreation (RC) to Two-Family Residential (R-2). The subject property is located north of NW 44th St., south of W Commercial Blvd, east of NW 64th Ave., and west of Rock Island Rd (property aerial is attached hereto as Exhibit “A”). The plan includes the development of no more than 423 for sale single-family homes, gated entrances, improved entry features, extensive lake and landscape buffers, over 160 acres of open space, walking trails, and more.

As you may know, 13th Floor has had several meetings with the community thus far regarding the repositioning of the Woodlands Country Club Golf Course and the Woodlands 2020 Vision Plan. As a reminder, the plan includes all for sale, single family homes, gated entrances, improved entry features, extensive lake and landscape buffers, over 160 acres of open space, walking trails and more. During the Open House, the Applicant shall explain the development proposal and application, inform attendees about the application process, respond to questions and concerns, and propose ways to resolve conflicts and concerns. Please stop by at your leisure, we welcome your input.

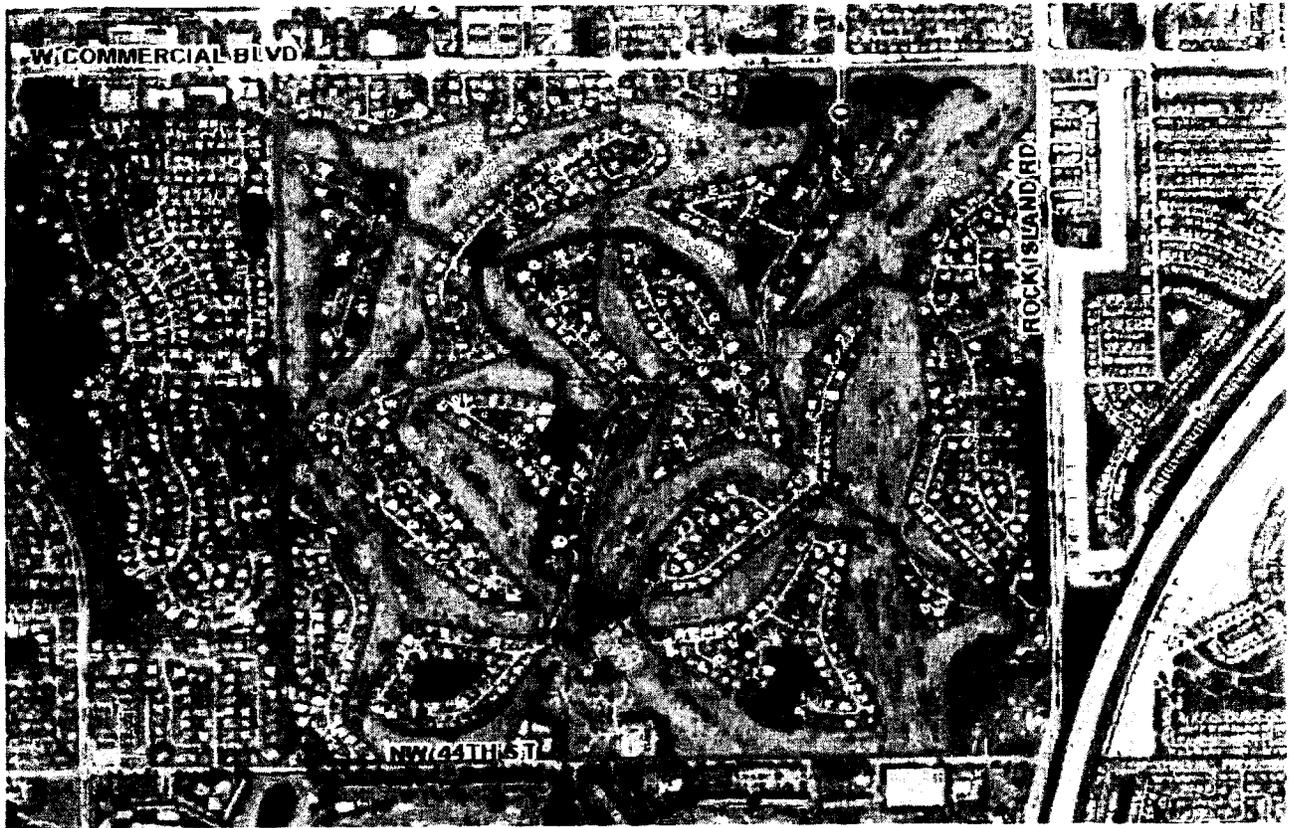
As an adjacent property owner within four hundred feet (400’), you will have the opportunity to ask questions and present your opinions on the subject application(s) at the neighborhood meeting. Pursuant to Section 10-5.3(C)(3)(e) of the City of Tamarac Land Development Code, a written summary of the neighborhood meeting proceedings shall be submitted to City staff and made available for public view prior to the consideration of the application by any advisory or decision-making board.

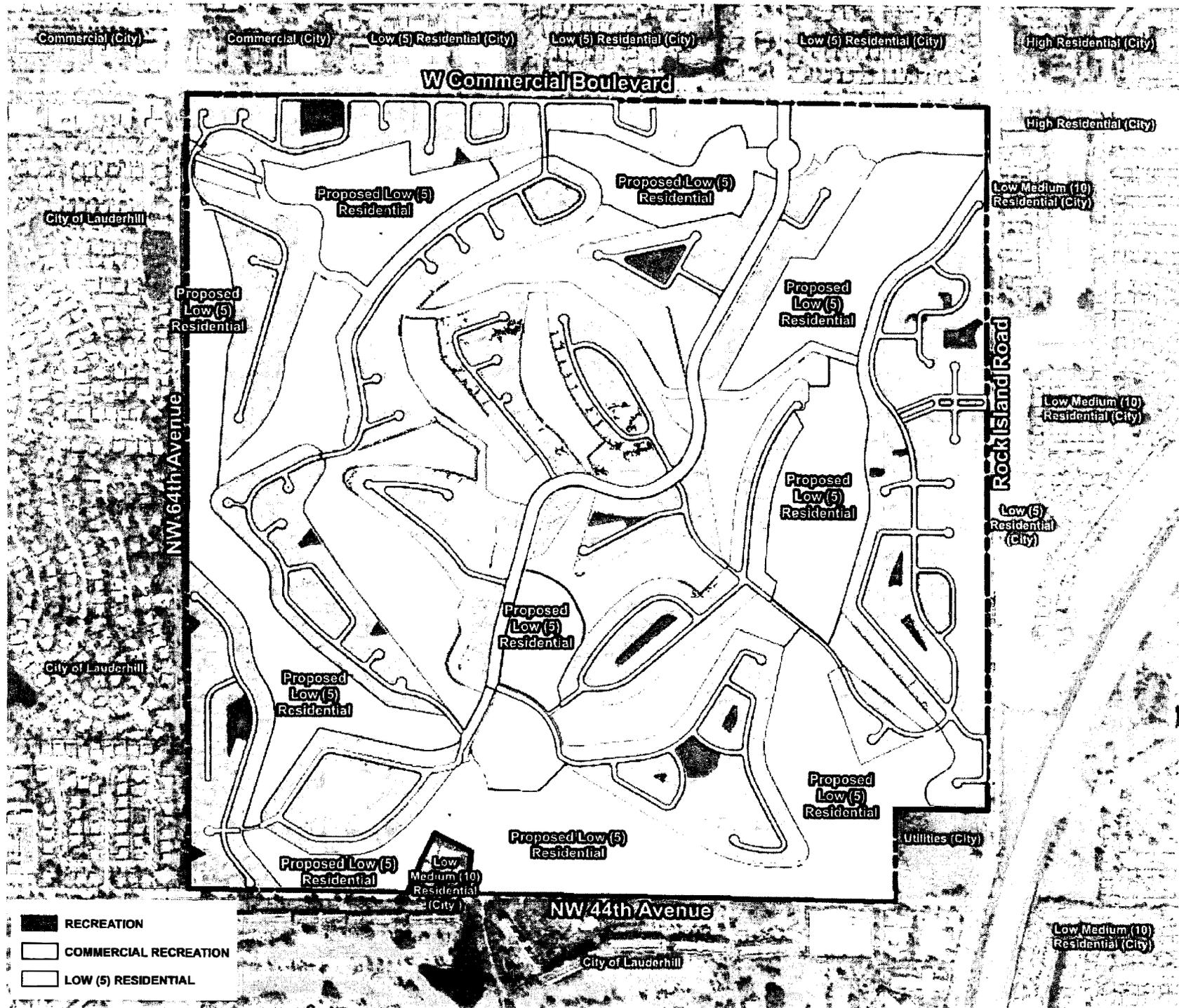
If you have any questions regarding this application, please contact 13th Floor Investments at 954-884-0816 and support.w@13thfloorhomes.com.

Sincerely,

Michael Nunziata, 13th Floor Homes

Exhibit A



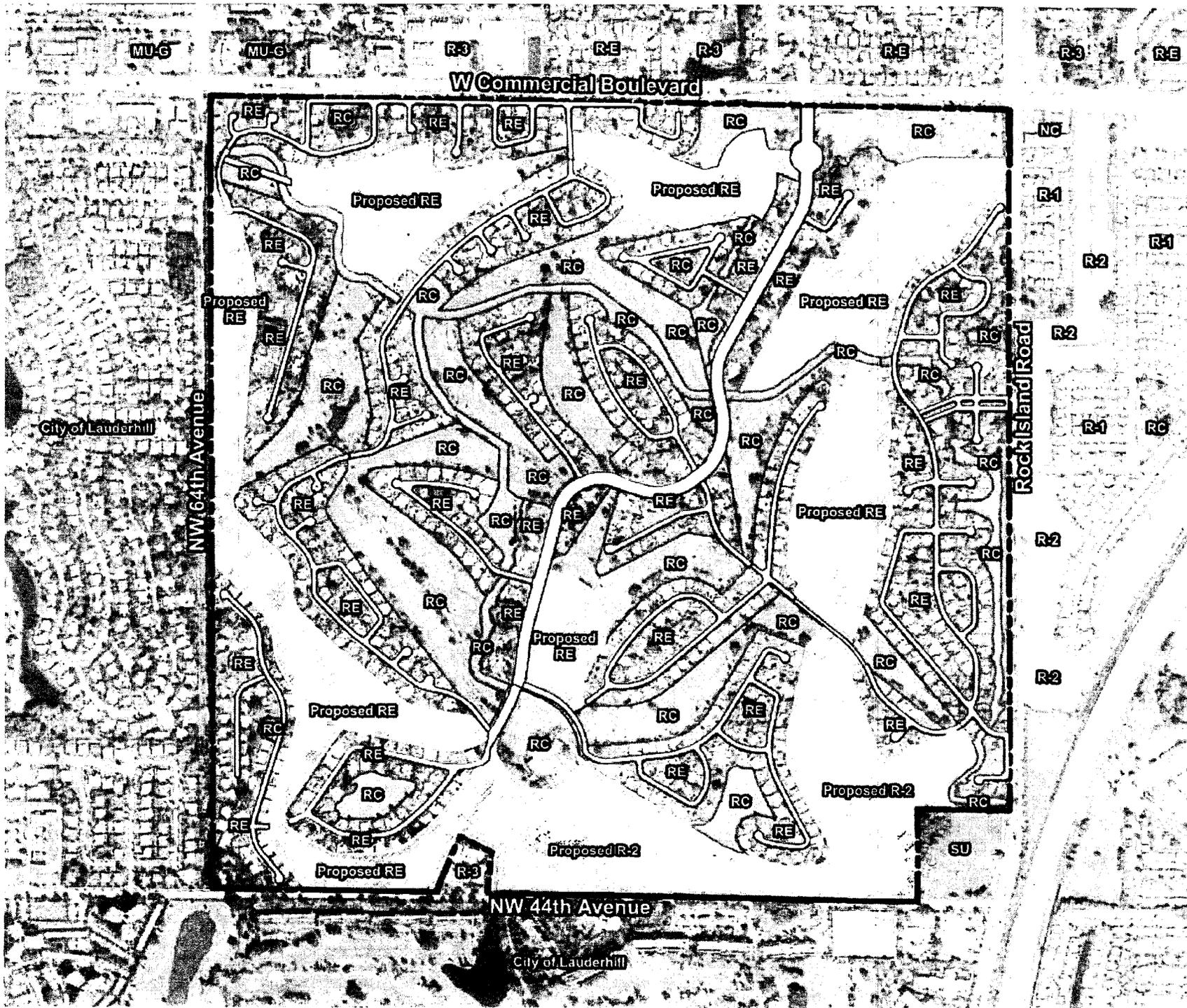


Woodlands Country Club
 City of Tamarac, Florida
 Future Land Use Map - City

North

Scale: 1" = 500'

Project No. _____
 Project Name _____
 Project Location _____
 Project Date _____
 Project Status _____



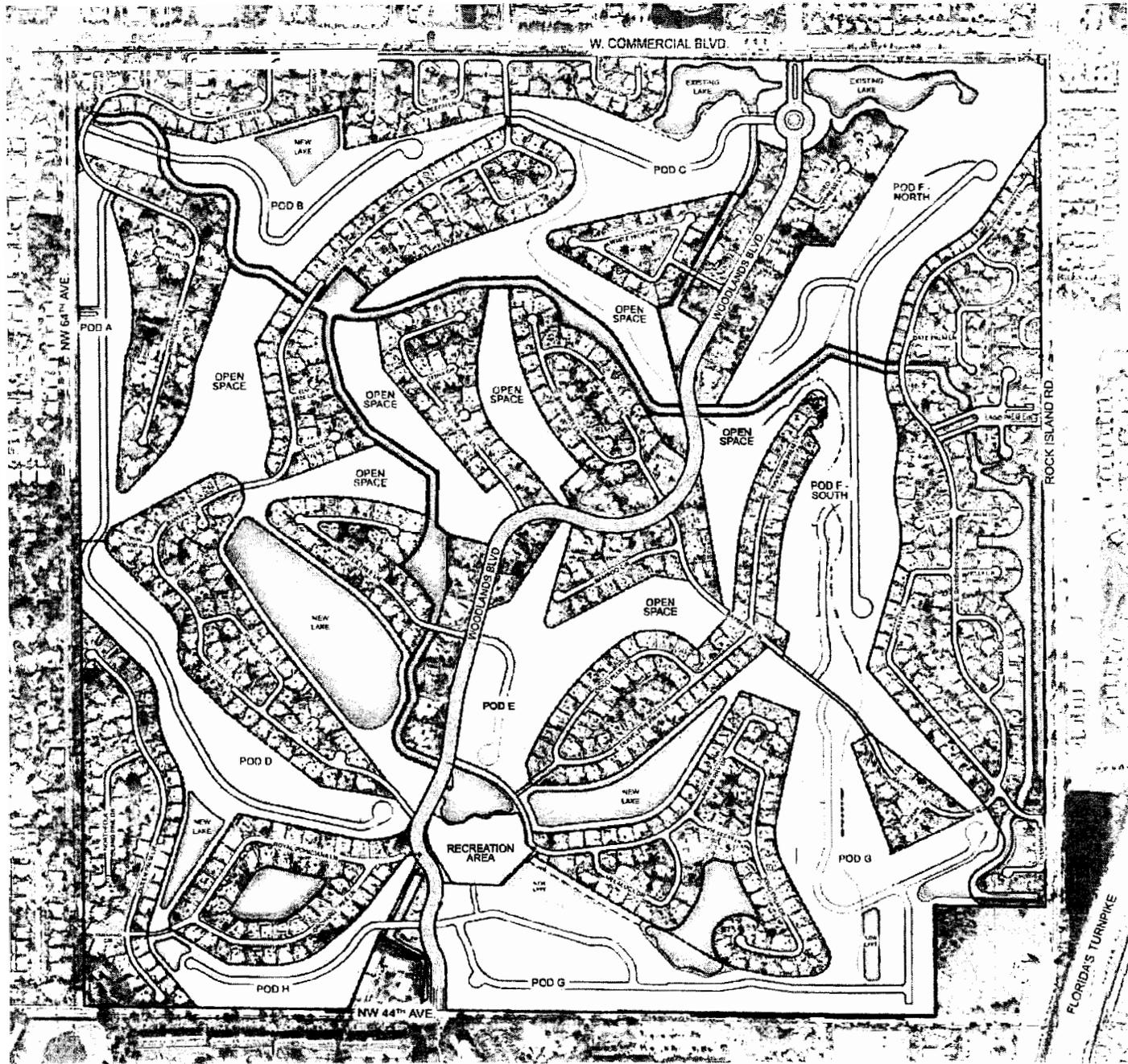
**Urban design
Kilobay
STUDIOS**
 Interior Planning & Design
 Landscape Architecture
 Construction Management

Woodlands Country Club
 City of Tamarac, Florida
Zoning Map


 NORTH
 Scale: 1" = 100'

City: _____
 Project No: _____
 Date: _____
 Prepared by: _____
 Checked by: _____
 Approved by: _____

Exhibit B



Site Data

Pod A - 10.62 Ac.
19 D.U.

Pod B - 15.36 Ac.
33 D.U.

Pod C - 12.51 Ac.
36 D.U.

Pod D - 20.05 Ac.
36 D.U.

Pod E - 7.67 Ac.
5 D.U.

Pod F North - 19.76 Ac.
22 D.U.

Pod F South - 19.17 Ac.
27 D.U.

Pod G - 49.67 Ac.
227 D.U.

Pod H - 10.72 Ac.
18 D.U.

Total Dwelling Units - 423 D.U.
Total Pod Area - 165.53
Total Density - 2.6

WOODLANDS COUNTRY CLUB



NORTH
SCALE: 1" = 200'

Concept Plan

EXHIBIT C

RESOLUTION NO. 95R-199

A RESOLUTION OF THE CITY OF LAUDERHILL REQUESTING THE BROWARD COUNTY, FLORIDA LEGISLATIVE DELEGATION TO APPROVE THE DE-ANNEXATION OF CERTAIN LAND FROM THE CITY OF TAMARAC AND THE ANNEXATION OF THAT LAND BY THE CITY OF LAUDERHILL.

WHEREAS, the City of Lauderhill desires to annex the road right of way for N.W. 44th Street which is currently in the City of Tamarac; and

WHEREAS, the City of Tamarac has expressed its desire to allow the annexation of said right of way to occur; and

WHEREAS, the right of way will be used for improvements to the transportation system on N.W. 44th Street; and

WHEREAS, the City of Lauderhill will notify the affected property owners as required by Florida Statutes; and

WHEREAS, there will be an economic benefit and quality of life benefit to the City of Lauderhill because the annexation will give the City of Lauderhill the ability to make improvements to N.W. 44th Street.

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

Section 1. The City of Lauderhill requests the Broward County Florida Legislative Delegation to annex the property described in Exhibit A to the City of Lauderhill.

Section 2. There is a waterline in the N.W. 44th Street right of way. An easement of twenty (20) feet in width for the length of the line will be granted by the City of Lauderhill to the City of Tamarac for the purposes of maintenance and upgrade of the waterline.

Section 3. Repair of N.W. 44th Street when construction or maintenance is done on the City of Tamarac waterline shall be the responsibility of the City of Tamarac.

Section 4. Notice of such water line work by the City of Tamarac to the City of Lauderhill is required at least forty-eight (48) hours before such work is to commence.

Section 5. This resolution shall take effect immediately upon its passage.

DATED this 13th day of November, 1995.

PASSED AND ADOPTED on first reading this 13th day of November, 1995.


PRESIDING OFFICER
ATTEST:

Jane Luberman
MAYOR

James Logan
CITY CLERK

OR BK 31756 PG 1239

MOTION	Elfers
SECOND	Kaplan
W. ELFERS	Yes
T. JONES	Yes
R. KAPLAN	Yes
G. MYLES	Yes
A. REITER	Acting Mayor

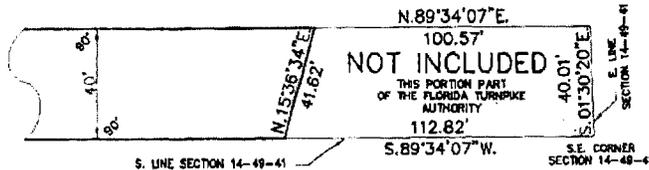
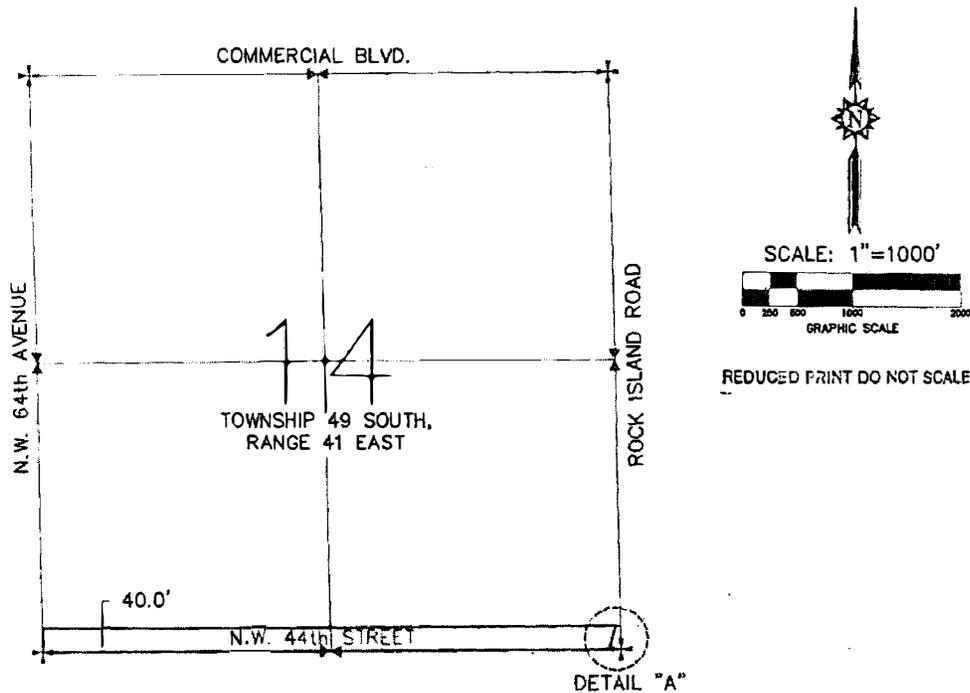
**SKETCH AND DESCRIPTION OF
ANNEXATION PARCEL OR BK 31756 PG 1240**

DESCRIPTION:

THE SOUTH 40 FEET OF SECTION 14, TOWNSHIP 49 SOUTH, RANGE 41 EAST, LESS THE FOLLOWING PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 14;
THENCE S.89°34'07"W. ALONG THE SOUTH LINE OF SAID SECTION 14 A DISTANCE OF 112.82 FEET;
THENCE N.15°36'34"E. A DISTANCE OF 41.62 FEET TO A POINT ON A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 14;
THENCE N.89°34'07"E. ALONG SAID PARALLEL LINE A DISTANCE OF 100.57 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 14;
THENCE S.01°30'20"E. ALONG SAID EAST LINE A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA AND CONTAINING 4.75 ACRES (206,970 SQUARE FEET), MORE OR LESS



DETAIL "A"
(NOT TO SCALE)

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE STONER/KEITH RESURVEY NO. III OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, AS RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 81G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.017, FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY.

REVISION	DATE	BY

RICHARD G. CRAWFORD JR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 8371 - STATE OF FLORIDA
DATE OF SURVEY: 10/31/98
DRAWN BY: R.G.C.
CHECKED BY: J.D.S.
FIELD BOOK: N/A

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL.

LAW OFFICES
CONRAD & SCHERER, LLP

REX CONRAD (1936-1999)
WILLIAM R. SCHERER, P.A.
GARY S. GENOVESE, P.A.
WILLIAM V. CARCIOPPOLO, P.A.
LINDA R. SPAULDING, P.A.
REID A. COCALIS, P.A.
W. EARL HALL, P.A.
ALBERT L. FREVOLA, JR., P.A.
RONALD A. FITZGERALD, P.A.
JAMES F. CARROLL
PAUL R. LARKIN, JR., P.A.
DOMINIC L. BRANDY, P.A.

WILLIAM R. SCHERER, III
VANESSA A. REYNOLDS
DOUGLAS T. MARX
JANINE R. KALAGHER
ANGEL PETTI
NICHOLAS W. ROMANELLO
SHARI L. MCCARTNEY
CATHERINE M. RODRIGUEZ
WENDY A. DELVECCHIO
SUSANNE E. RIEDHAMMER
DAVID P. YON

OF COUNSEL

MARK J. LEEDS
ANDREW S. MAURODIS
JOHN M. MILLEDGE
JOEL STOCKER

EIGHTH FLOOR
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FORT LAUDERDALE, FLORIDA 33302
BROWARD (954) 462-5500
DADE (305) 944-0131
PALM BEACH (561) 736-0118
FACSIMILE (954) 463-9244

19 WEST FLAGLER STREET
SUITE M-115
MIAMI, FLORIDA 33130
TELEPHONE (305) 856-9920

PLEASE REPLY TO:

Fort Lauderdale
July 12, 2001

Ms. Judith Higgins,
City Clerk
City of Lauderhill
2000 City Hall Drive
Lauderhill, FL 33313

Re: City of Lauderhill
Resolution 01R-04-54
Resolution 95R-199
Our File No. 94-572D

Dear Judy:

Enclosed please find Resolution No. 01R-04-54 and Resolution No. 95R-199, which have been recorded in the Public Records of Broward County. Please file these documents accordingly.

Thank you for your attention to this matter.

Very truly yours,

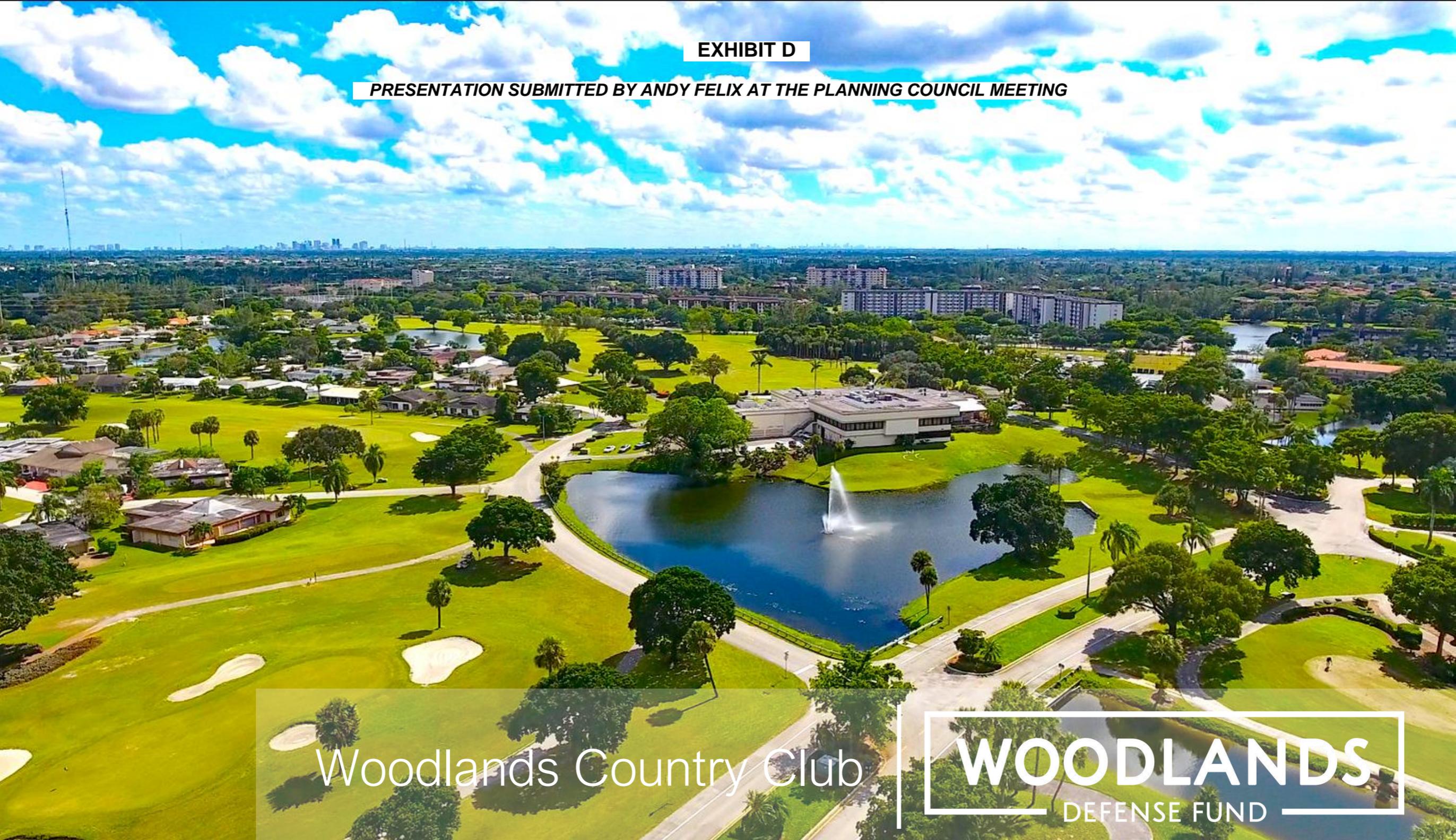

W. EARL HALL
For the Firm

WEH:ajv
Enclosure

cc: Mr. Charles Faranda

EXHIBIT D

PRESENTATION SUBMITTED BY ANDY FELIX AT THE PLANNING COUNCIL MEETING



Woodlands Country Club

WOODLANDS
DEFENSE FUND

photo credit: www.flickr.com/photos/woodlandstamarac

January 2020

RECEIVED
1/23/2020

TWC ENTERPRISES LIMITED

Q3 2019

CLUBLINK
one membership. more golf.



MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

RESULTS OF OPERATIONS BY BUSINESS SEGMENT (continued)

Review of US Golf Club Operations for the Period Ended September 30, 2019

Summary of US Golf Club Operations

(statistics)	For the nine months ended		% Change
	September 30, 2019	September 30, 2018	
18-hole equivalent championship golf courses	11.0	11.0	-
Championship golf rounds	254,000	252,000	0.8%

(thousands of dollars)	For the nine months ended		% Change
	September 30, 2019	September 30, 2018	
Operating revenue	\$ 13,222	\$ 12,906	2.4%
Disposal operating expenses	12,394	12,748	(2.8%)
Net operating income	828	158	424.1%
Amortization of intangible assets	188	186	(.5%)
Depreciation and amortization	(1,045)	(1,383)	(24.4%)
Other items	54	76	(28.9%)
Segment earnings (loss) before interest and income taxes (US dollars)	35	(963)	N/A
Exchange	(1)	(353)	N/A
Segment earnings (loss) before interest and income taxes (Cdn dollars)	\$ 34	\$ (1,316)	N/A

Golf was making a comeback even before Tiger Woods won the Masters. Here's one way investors can capitalize. (ELY)

Jonathan Garber

© Apr. 20, 2019, 10:51 AM

SHARE



Mike Spizz/Reuters

Best Savings Accounts & Rates — January 2020



MONEY MARKET ACCOUNT
Member FDIC

APY	1.95% Jan 23, 2020
MIN. BALANCE	\$5,000
EST. EARNINGS	\$488 Over 1 Year

NEXT



SAVINGS ACCOUNT
Member FDIC

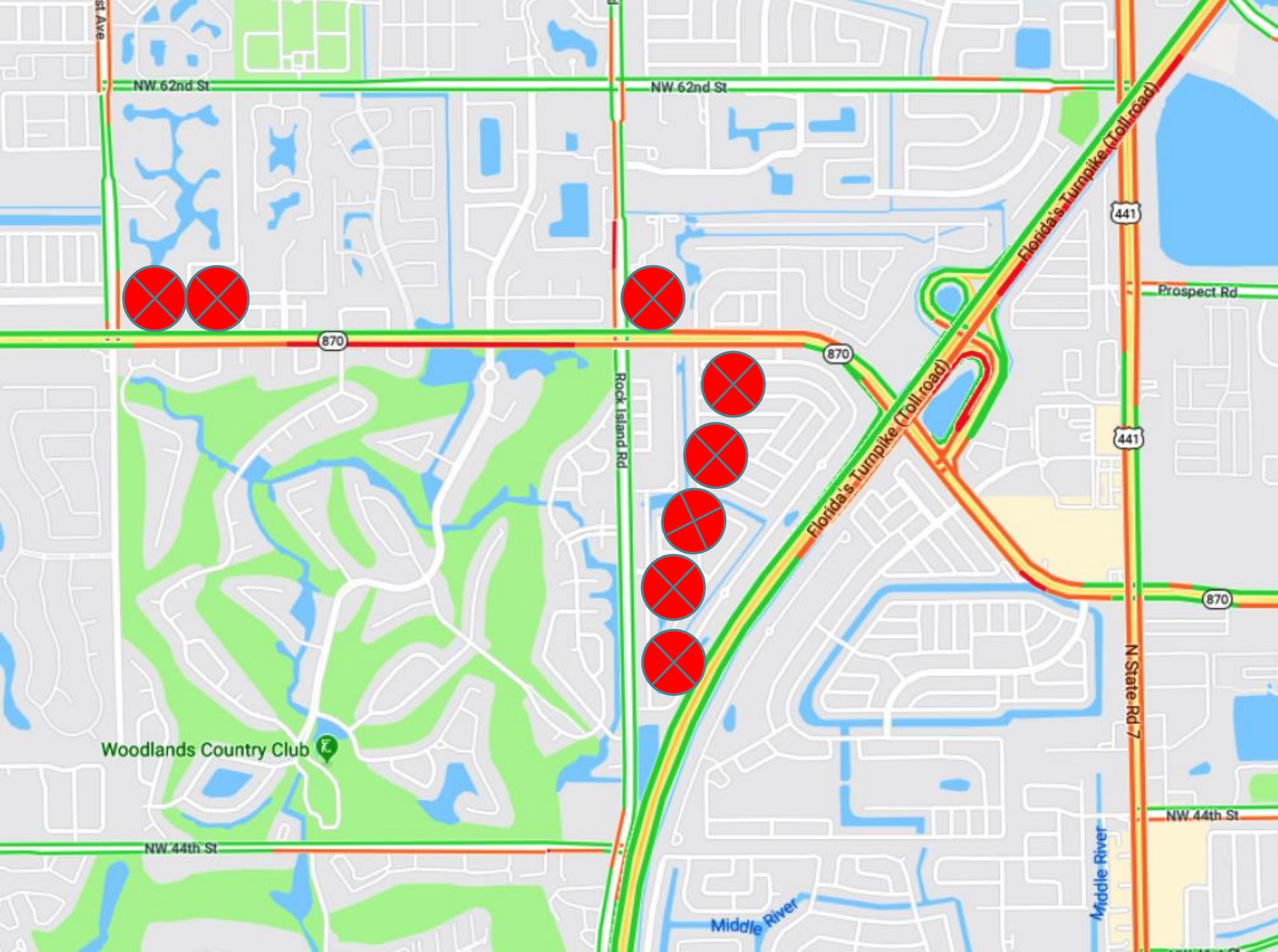
The number of on-course golf participants in the US rose 2% in 2018 to 24.2 million, making for the first increase in 14 years, according to Jefferies analyst Randal Konik. Still, the sport has a long way to go to get back to the 29.8 million golfers in 2006, the year after Woods won his fourth green jacket.

"Sure, 2% growth may not sound heroic, but for those who view the sport of golf as 'dead,' we believe this should serve as a potent correction, particularly given that it was driven by a healthy, sustained level of beginners to the sport," he wrote.

More than 2.5 million Americans started golfing last year, the highest since at least 1987, eclipsing the levels seen during the "Tigermania" of the late 1990s and early 2000s, according to Konik.

And while more players are heading to the golf course, the real growth for the sport is coming in the form of off-course play. The number of off-course golfers surged 12% last year to 23 million, nearly equal to the number of on-course golfers.

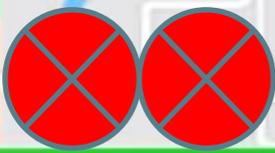
Konik says the entertainment venue **Topgolf**, which provides golf games for players of all skill levels, a full-service bar and restaurant, and a climate-controlled setting, has been a boon for the game. He estimates half of Topgolf's visitors, or about 13 million annually, are trying out golf for the first time.



st Ave

NW 62nd St

NW 62nd St



870

870

441

Prospect Rd

441

Rock Island Rd



Florida's Turnpike (Toll road)

Florida's Turnpike (Toll road)

870

N State Rd 7

Woodlands Country Club

NW 44th St

NW 44th St

Middle River

Middle River



EXHIBIT E

PRESENTATION SUBMITTED BY JOSE SPENA AT THE PLANNING COUNCIL MEETING

RECEIVED
1/23/2020

DENY APPLICATION FOR
BROWARD COUNTY LAND USE
PLAN
AMENDMENT PC 20-2
(The Woodlands - Tamarac)

By Jose Spena
5721 Coco Palm Dr
Tamarac FL 33319

BROWARDNEXT Enhance and Protect encourages the preservation of golf courses (Page 20)



**BROWARD COUNTY
LAND USE PLAN**

of the Broward County Comprehensive Plan

➔ STRATEGY EP-4:

- “Green open space areas promote healthy lifestyles for all age groups.... and promote a sustainable environment by providing natural habitats for various species of wildlife and vegetation”.
- “Broward County should protect and enhance its remaining recreation, open space and conservation areas to promote healthy residents, a robust economy and a sustainable environment”.

Page 19

BROWARDNEXT Enhance and Protect encourages the preservation of golf courses (Page 20)

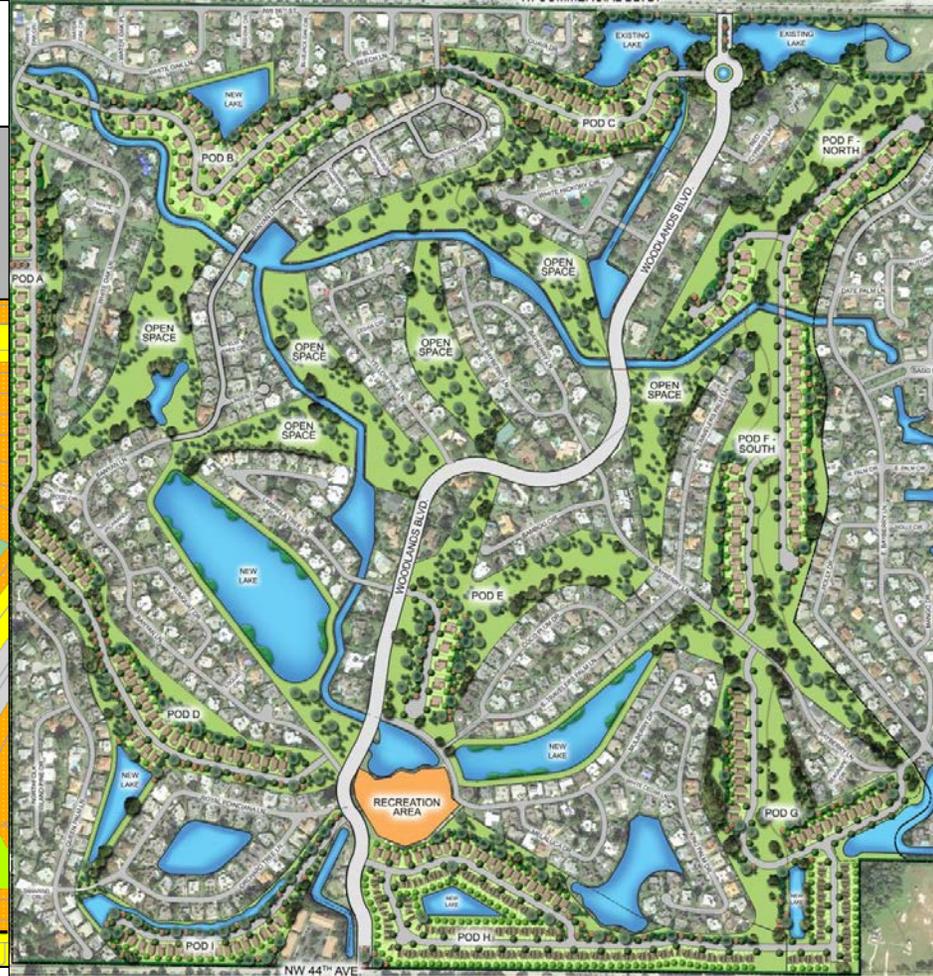
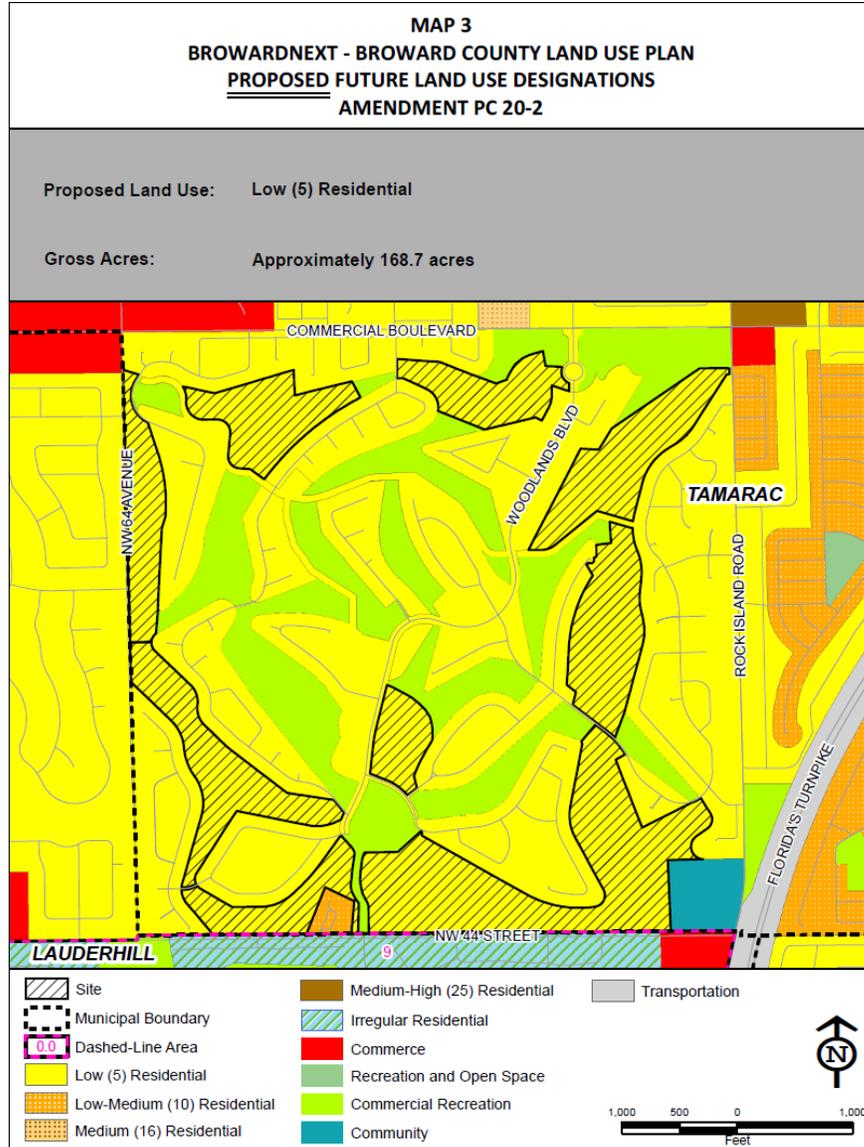
BROWARDNEXT 

BROWARD COUNTY LAND USE PLAN

of the Broward County Comprehensive Plan

- The two golf courses in The Woodlands have provided a source of green space, recreational and social space, a habitat for wildlife and plants for the last 50 years.
- Parks/Conservation Policy 2.5.4: *"Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged".*
- Parks/Conservation Policy 2.5.5: *"Amendments to the Broward County Land Use Plan containing golf courses shall address.....The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood".*

BROWARDNEXT Strongly discourages loss of open space and requires mitigation of impacts



- The Woodlands community currently has access to an interconnected system of greens and trails surrounded by long-lived nature and prospering wildlife, for sport, relaxation, fitness and socialization that has a unique attractiveness given its architecture conceived to blend with its natural environment.
- 278.7 acres of open green space with four major lakes and water canals.
- The report considers that 160 acres that include all the existing lakes and six new ones, a few fragmented patches of grass and a walking trail that goes below the high-voltage cables of FPL are enough mitigation for the loss of all the acres of interconnected green spaces.

BROWARDNEXT Strongly discourages loss of open space and requires mitigation of impacts

- About 90% of the walking trail goes bellow high-voltage cables and homes' sidewalks with hundreds of driveways to watch out for.

The Woodlands High-Voltage lines path:



BROWARDNEXT Strongly discourages loss of open space and requires mitigation of impacts



- In Manor Parc sidewalks are blocked by cars forcing pedestrians to walk in the asphalt.
- The walking trail mitigation for The Woodlands should be called Extreme Track!



DENY APPLICATION FOR BROWARD COUNTY LAND USE PLAN AMENDMENT PC 20-2 (The Woodlands - Tamarac)

- The staff report does not abide by the county's protection and enhancement vision for its natural resources and recreational open space areas which serve the interests of residents and visitors. Also, the report fails to convey the negative impacts that this project will have on the residents of The Woodlands.
- Despite Strategy EP-4 and policies 2.5.4 and 2.5.5, the report says that it is OK to reduce the existing golf course acreage by 168.7 acres.
- The Woodlands has also sustained, for the last 50 years, jobs, tourism and retail sales, all parts of a local golf-related economy. The staff report supports the loss of local economic opportunity that will bring an exorbitant benefit to a foreign corporation.
- Deny the application or send it back to staff to get the community's input, most of the residents of The Woodlands oppose the amendment. Neighboring communities also oppose the amendment.

EXHIBIT F

PRESENTATION SUBMITTED BY CHRIS LIPS AT THE PLANNING COUNCIL MEETING



Woodlands 2020

Drainage Concerns

Fort Lauderdale, FL 33319

441

870

91

7

NW 50th St

NW 44th St

NW 41st St

NW 39th St

Claveray Blvd

Rock Island Rd

Lauderdale Lakes

W Oakland Park Blvd

816

31st St

NW 64th Ave

NW 5

Florida's Turnpike (I-75)

NW 49th

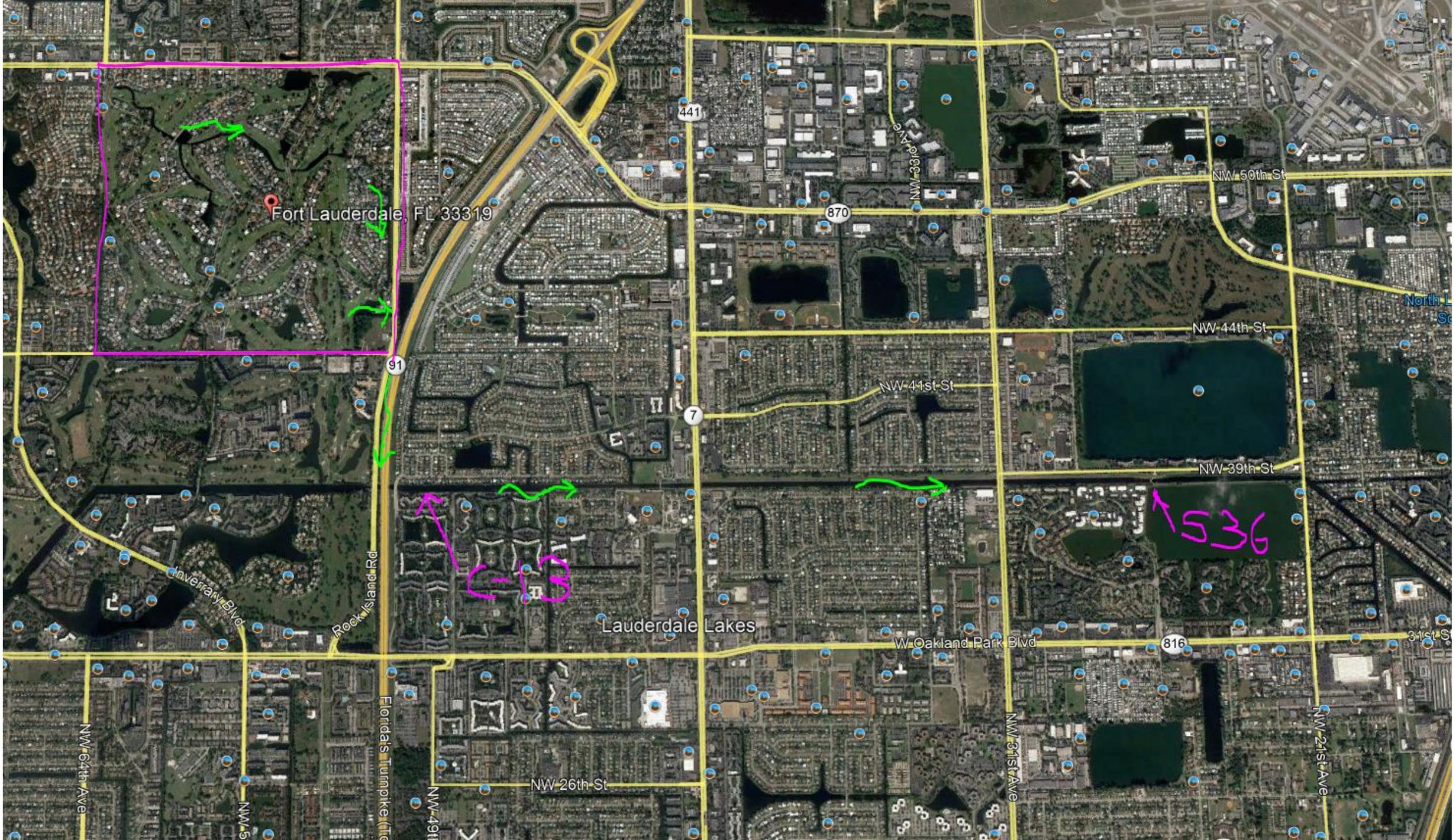
NW 26th St

NW 31st Ave

NW 21st Ave

CS

536





KING TIDES AND TIDAL SURGES

2019 Summary of NOAA Tide Predictions for South Port Everglades

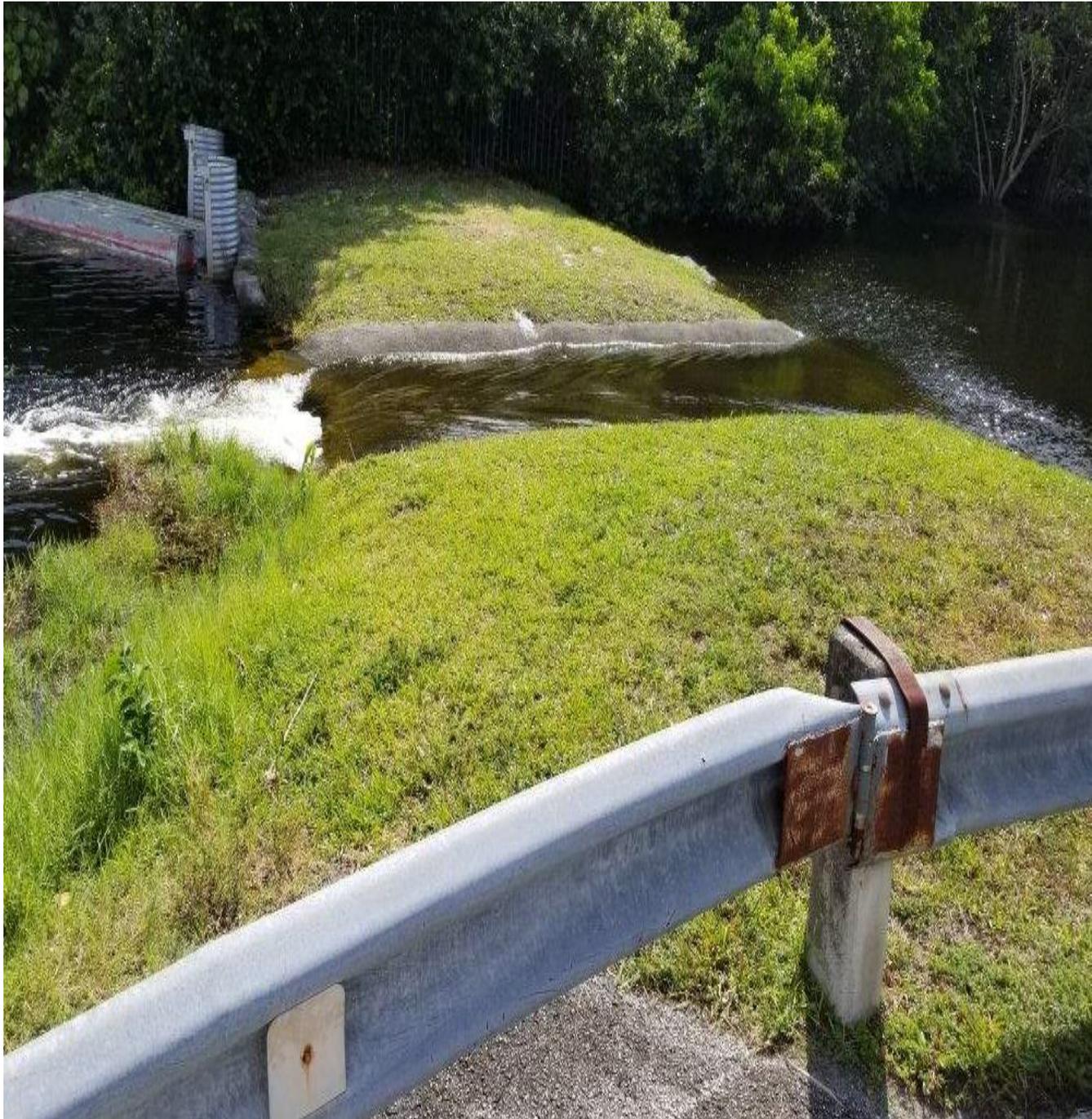
Highest Tides by Month

	Date	Day	Time	Pred(Ft)	Pred(cm)
Jan	1/22/2019	Tue	8:55 AM	0.85	26
Feb	2/20/2019	Wed	8:36 AM	0.81	25
Mar	3/21/2019	Thu	9:41 PM	0.9	27
Apr	4/19/2019	Fri	9:24 PM	0.99	30
May	5/18/2019	Sat	9:07 PM	0.88	27
Jun	6/4/2019	Tue	10:05 PM	0.74	23
Jul	7/31/2019	Wed	8:40 PM	0.91	28
Aug	8/31/2019	Sat	9:54 PM	1.26	38
Sep	9/30/2019	Mon	10:02 AM	1.54	47
Oct	10/28/2019	Mon	8:55 AM	1.56	48
Nov	11/26/2019	Tue	7:41 AM	1.26	38
Dec	12/13/2019	Fri	8:45 AM	0.82	25
Dec	12/14/2019	Sat	9:28 AM	0.82	25

* Highest tide of year

StationName: South Port Everglades
 State: FL
 Stationid: 8722956
 Prediction Type: Harmonic
 From: 20190101 04:43 - 20191231 17:57
 Units: Feet and Centimeters
 Time Zone: LST_LDT
 Datum: NAVD
 Interval Type: High/Low

Statistics	ft	cm
Average High	0.4	12.9
Average Low	-2.1	-65.0
Highest High	1.6	48.0
Lowest High	-0.3	-9.0
Lowest Low	-3.15	-96
Highest Low	-1.24	-38

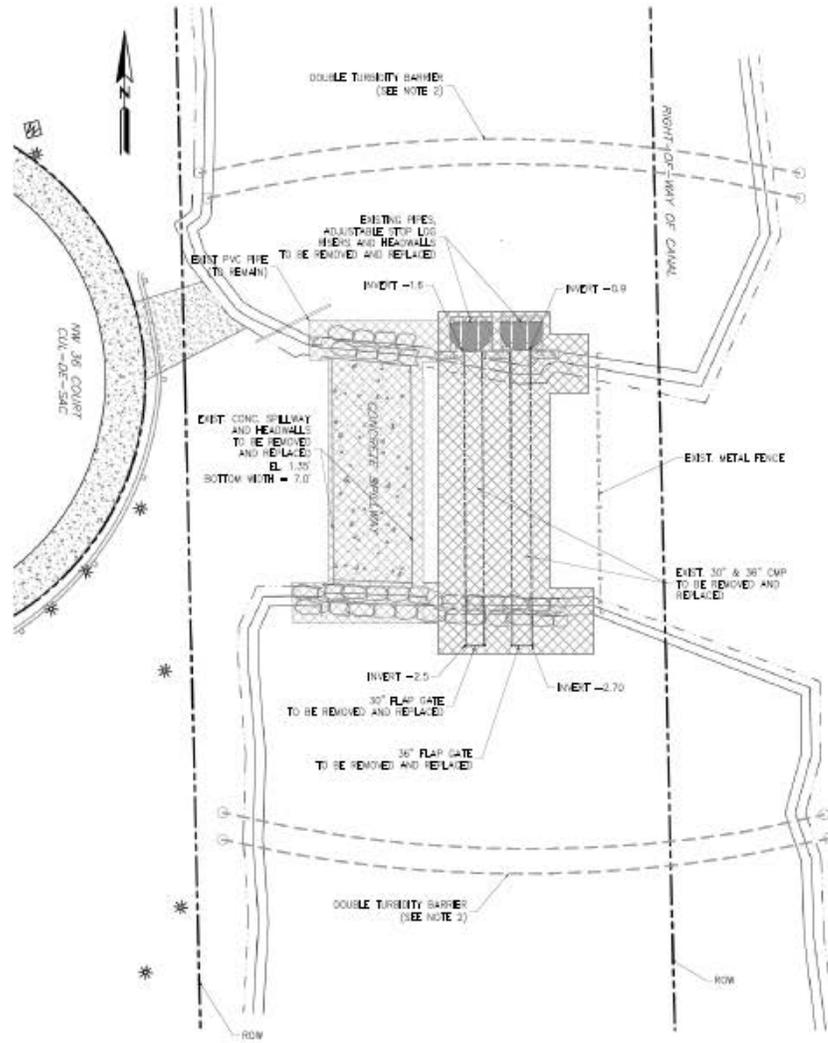


KING TIDES FLOWING INTO A FRESHWATER CANAL

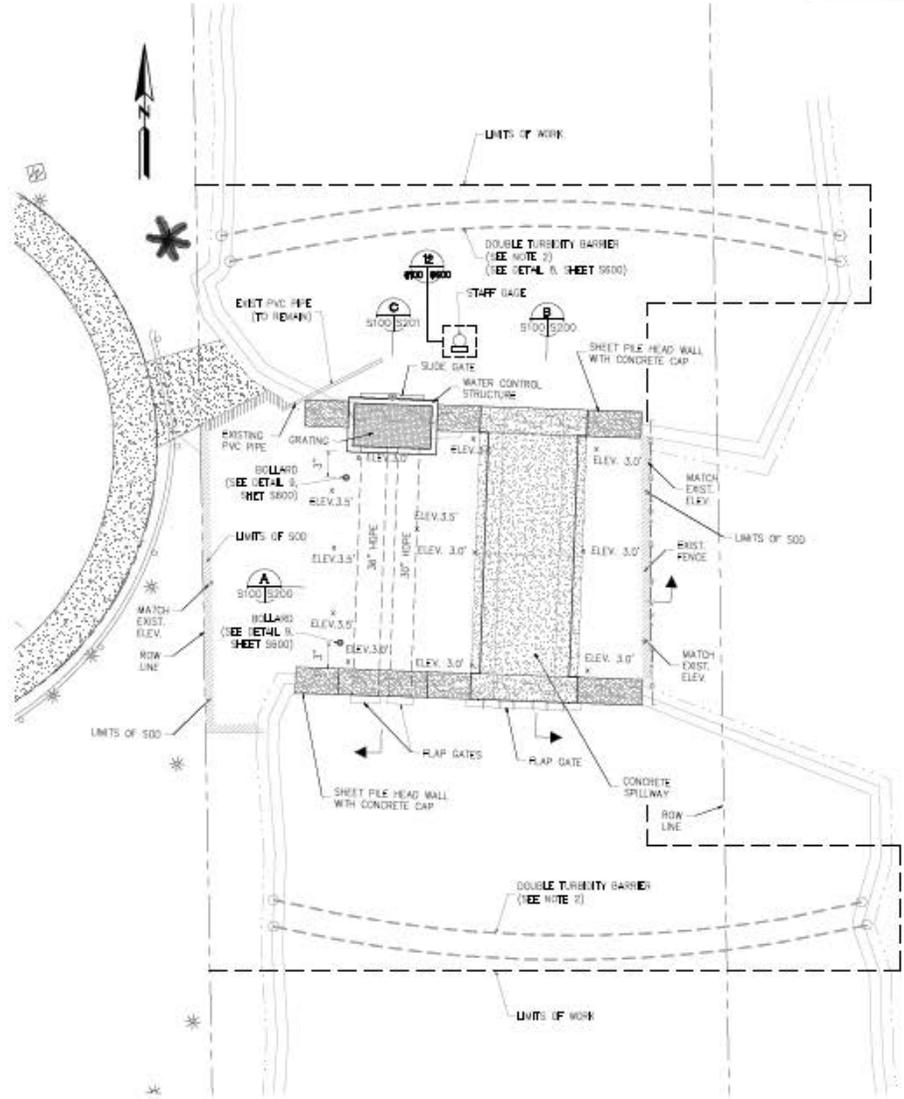
TIDAL PORTION
OF C-13 CANAL

FRESHWATER
CANAL





DEMOLITION PLAN
 N.T.S.

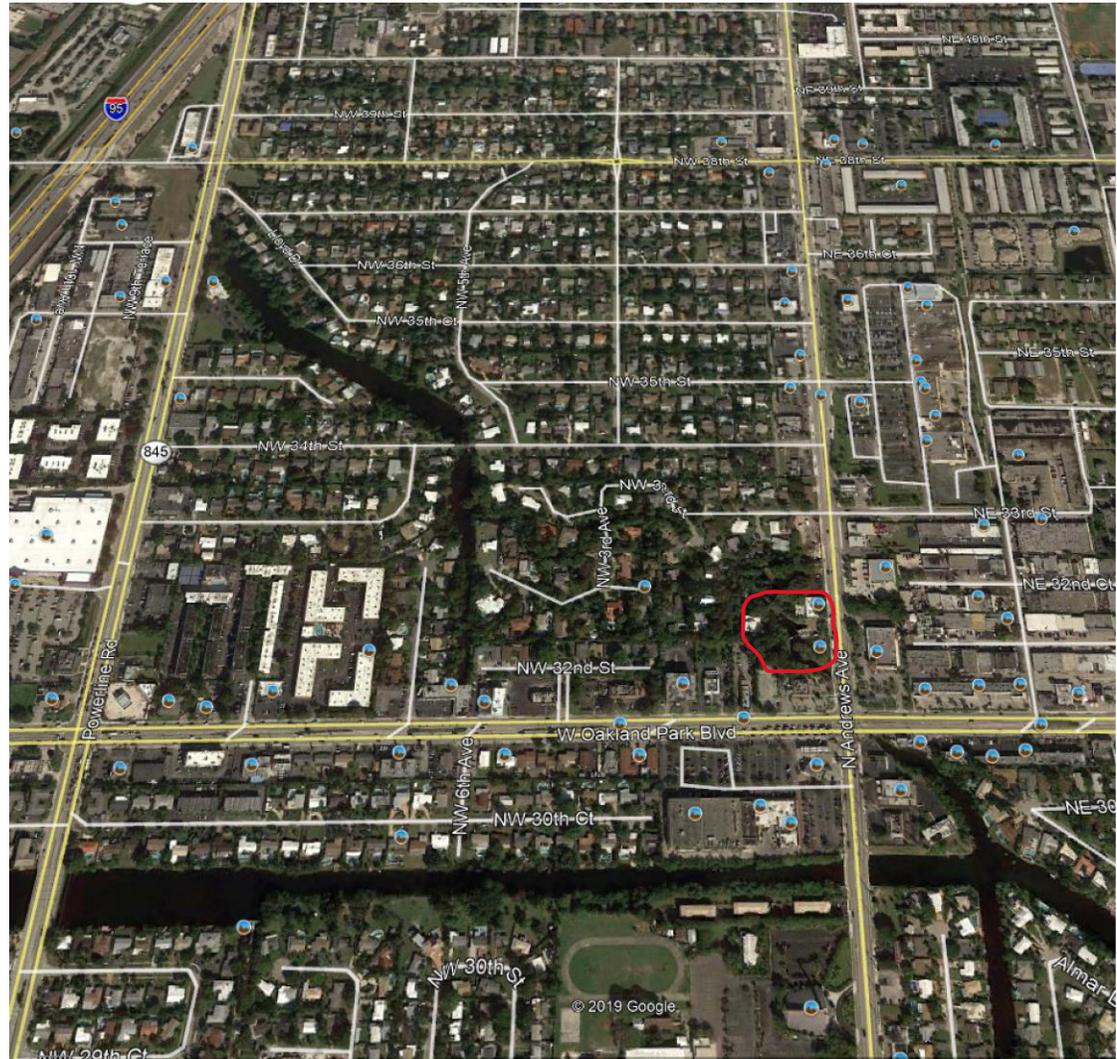


PROPOSED SITE PLAN
 SCALE 1/8" = 1'-0"



- NOTE**
1. ALL ELEVATIONS SHOWN ARE ON NAVD83
 2. TURBIDITY BARRIERS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PROJECTS DURATION UPSTREAM AND DOWNSTREAM OF THE WORK AREA.
 3. EXISTING ELEVATIONS ARE BROOKDALE/EEF PUBLIC WORKS SURVEY DATE: 11/15/2012





FLOOD GATES WITH LARGE PUMPS

Why do I show examples outside of
Tamarac?

What does this have to do with
Woodlands?

Eastern Cities were the first areas to develop when there were little standards for stormwater management or environmental concerns.

What's in a name?

The Napoleon B. Broward Drainage District was created in 1917 pursuant to 7430, Laws of Florida for the purposes defined therein; and thereafter in 1961 by Chapter 61-1439, Laws of Florida, the Florida Legislature created the Central Broward Drainage District as the successor to the Napoleon B. Broward Drainage District. It was later amended by Chapters 65-1006, 67-1002, 69-528, 70-479, 71-388, 72-486, 79-432, 80-462, 82-268, 85-388,

86-359, 86-363, 87-506, 88-523, 91-350, 94-426 and 96-536, Laws of Florida. The name change to Central Broward Water Control District was accomplished in 1961 by chapter 96-536, Laws of Florida. Re-codification was accomplished by Chapter 98-501, Laws of Florida and by said legislative acts, Central Broward Water Control District is authorized to acquire lands for the installation of ditches, canals, dams and other facilities as may be necessary.

(1916 "Back To Broward" political cartoon courtesy of Florida State Archives)



Why do I show examples outside of Tamarac? What does this have to do with Woodlands?

- A. Eastern Cities were the first areas to develop when there were little standards for stormwater management or environmental concerns.
 - i. These neighborhoods were developed very dense, mostly without lakes to collect stormwater runoff, and now these Cities have limited options which are much more costly.
 - ii. Drainage originally consisted of unrestricted discharge of stormwater into adjacent right of ways or waterways.

Drainage has evolved into Stormwater Management including water quality standards and restricted discharge into waterways regulated by SFWMD.

- i. The western communities were mostly developed under these regulations that required large lakes to be dug to store runoff for drainage relief.
- ii. Discharge into SFWMD canals were clearly identified based on each canals drainage area and ability to discharge into the downstream areas. These discharge rates were determined with the understanding that sea level was constant.



Fort Lauderdale, FL 33319

441

870

91

7

NW 50th St

NW 44th St

NW 41st St

NW 39th St

Claveray Blvd

Rock Island Rd

Lauderdale Lakes

W Oakland Park Blvd

816

31st St

NW 64th Ave

NW 5

Florida's Turnpike (I-75)

NW 49th

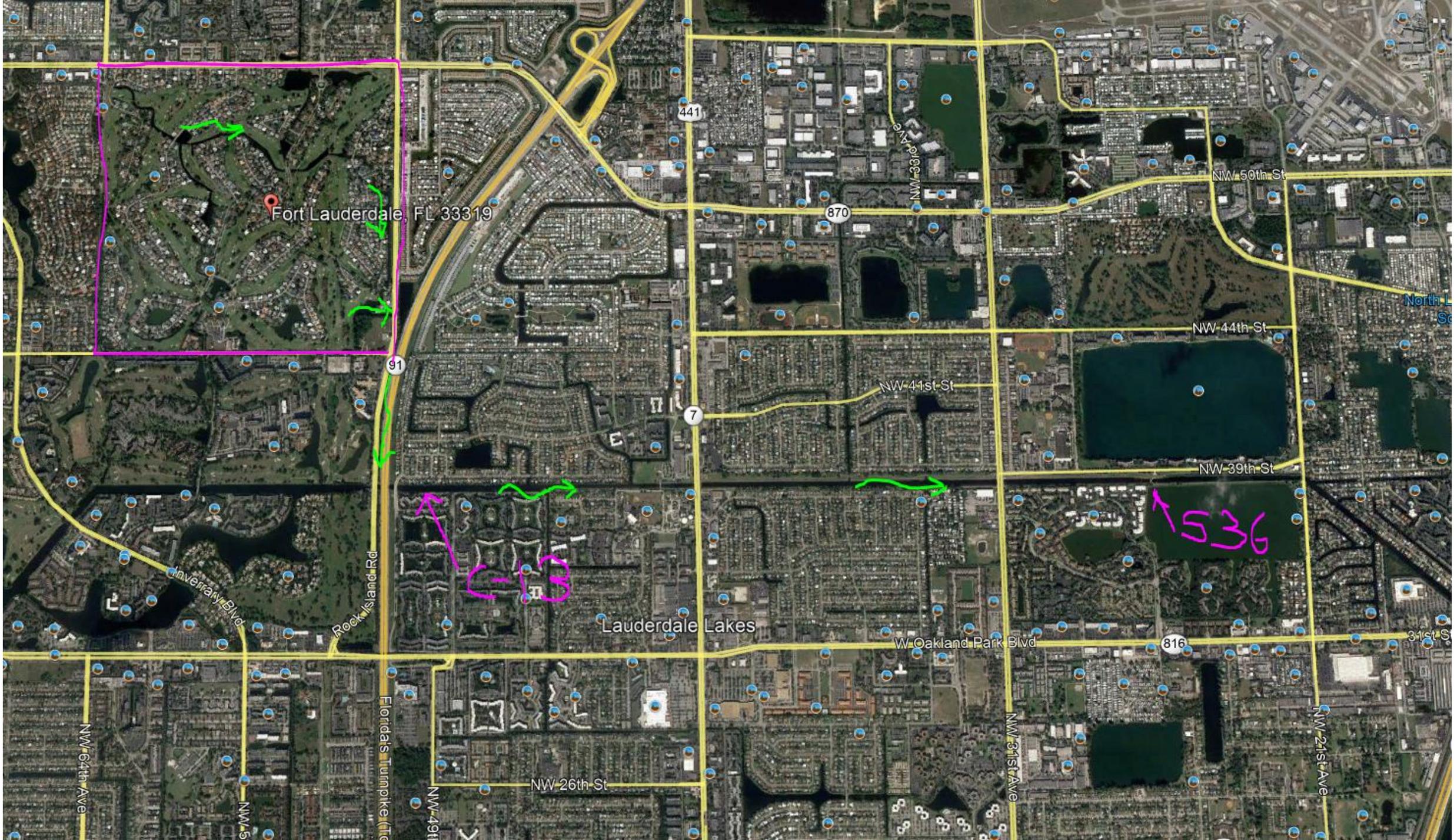
NW 26th St

NW 31st Ave

NW 21st Ave

CS

536



Florida Creates Task Force on Sea-Level Rise

By The Associated Press

Jan. 21, 2020



- A. Recent concerns of global warming, climate change and sea level rise are causing scientists and engineers to re-evaluate current standards.
- i. **On Tuesday of this week, January 21, 2020 the State of Florida created a task force to investigate how best to protect the state’s 1350 miles of coastline amid sea level rise.....**

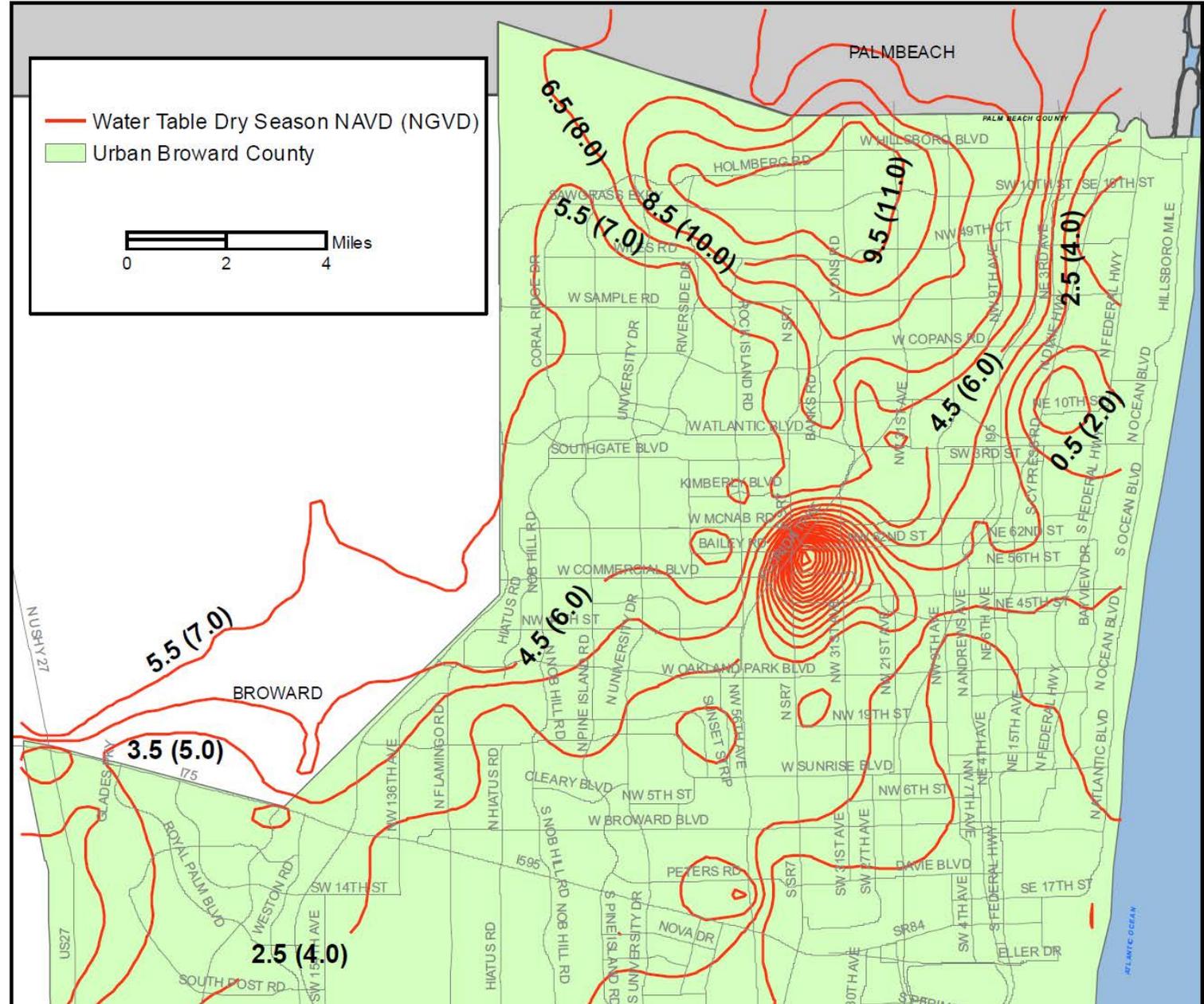
TALLAHASSEE, Fla. — After years of mostly ignoring climate change, Florida lawmakers waded deeper into the matter on Tuesday, advancing a proposal that would create a statewide Office of Resiliency and establish a task force to begin looking into how best to protect the state's 1350 miles (2,173 kilometers) of coastline from rising oceans.

It's a marked change from just a few years ago, when the issue of climate change couldn't get any traction in Florida's Republican-run Capitol under then-Gov. Rick Scott, who is now a U.S. Senator.

But with Gov. Ron DeSantis exerting political muscle behind the effort, environmentalists see an opportunity to begin addressing the problem, even if they say the current legislative proposals fall short of a comprehensive response to climate change.

“We've seen bills that will help communities plan for rising sea levels — all of which is very, very important, and we need to do that — but without focusing on the cause of the problem, it just seems kind of lackluster. It's not addressing the full problem,” said Jonathan Scott Webber, the deputy director of Florida Conservation Voters.

- A. Recent concerns of global warming, climate change and sea level rise are causing scientists and engineers to re-evaluate current standards.
 - i. On Tuesday of this week, January 21, 2020 the State of Florida created a task force to investigate how best to protect the state's 1350 miles of coastline amid sea level rise.....
 - ii. **When sea level rise occurs, to minimize salt water intrusion which would compromise drinking water sources, the salinity structures must be modified to raise water elevations behind the gate.**



- A. Recent concerns of global warming, climate change and sea level rise are causing scientists and engineers to re-evaluate current standards.
 - i. On Tuesday of this week, January 21, 2020 the State of Florida created a task force to investigate how best to protect the state's 1350 miles of coastline amid sea level rise.....
 - ii. When sea level rise occurs, to minimize salt water intrusion which would compromise drinking water sources, the salinity structures must be modified to raise water elevations behind the gate.
 - iii. The parameters that will affect drainage design which are clearly changing but the regulations have not been put into effect yet are:**
 - a. Groundwater elevations**
 - b. Rainfall amounts**
 - c. Discharge rates**
 - d. How to provide water quality treatment if water tables are higher**
 - e. FEMA Flood Maps will continually change as sea level rise occurs.**
 - f. Ultimately, Florida, the US and each Country will have to draw a new line on the map and determine where they can reasonably and economically maintain living areas around the tidal areas.**

- A. Today, we are standing before the Broward County Planning Counsel to make a decision that would allow a current limited resource to change from Open Space to residential homes.
 - i. Open Space is still an open canvas from which future conditions, once realized or more clearly defined, the best or more clear decisions can be made that are in the best interest of Broward County.
 - ii. If the open space is converted, the opportunity to utilize this land for the best interest of Broward County is removed from the options, and much more costly options must be evaluated.

- Encourage the preservation of existing public and private open space areas, including golf courses.

POLICY 2.5.5 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

- a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.
- b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.
- c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.
- d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment.
- e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

THIS IS A PIVOTAL MOMENT, NOT ONLY FOR THE WOODLANDS, IT IS A PIVOTAL MOMEMENT FOR THE BROWARD COUNTY PLANNING COUNCIL, TO LOOK BEYOND TODAY, LOOK BEYOND THE DEVELOPER, BEYOND THE WOODLANDS, BEYOND TAMARAC AND RECOGNIZE THIS DECISION WILL AFFECT THE ENTIRE C-13 BASIN.

BROWARD COUNTY, SOUTH FLORIDA AND THE ENTIRE STATE ARE POURING ENORMOUS EFFORTS TO EMBRACE CLIMATE CHANGE. BY VOTING NO TODAY, GIVES BROWARD COUNTY THE BENEFIT OF MAKING BETTER DECISIONS ON THIS LAND WHEN THE ENVIRONMENTAL FACTORS ARE MORE CLEARLY DEFINED.

EXHIBIT G

**THIS EMAIL CORRESPONDENCE WAS ALSO SUBMITTED TO, PROVIDED BY AND
READ INTO THE RECORD BY COUNTY COMMISSIONER NAN RICH
AT THE PLANNING COUNCIL MEETING**

From: [Mike Gelin](#)
To: [Blake Boy, Barbara](#)
Subject: Fwd: Please Read into Record 13th Floor Investments
Date: Thursday, January 23, 2020 12:58:18 PM

External Email

Sent from my iPhone

Begin forwarded message:

From: Mike Gelin <Mike.Gelin@tamarac.org>
Date: January 23, 2020 at 9:54:42 AM MST
Cc: Commissioner Nan Rich <nrich@broward.org>, Nancy Metayer
<Nancy.Metayer@tamarac.org>
Subject: Please Read into Record 13th Floor Investments

Hi Barbara,

This is Mike Gelin, District 2 Commissioner in the City of Tamarac Florida. I represent the residents of the Woodlands. I am not there today only because I am at a business meeting out of state with a client.

By far the majority of the residents in the Woodlands are against this development and it was clearly expressed after a marathon meeting that lasted until 5:00 am. I voted against this development for several reasons included but not limited to the following:

- 1) The majority of residents are against this development and I represent the will of the majority of people.
- 2) Traffic concerns have not been properly addressed and the City of Lauderhill will not open up a street that is critical to the traffic concerns of the community.
- 3) Traffic in the area is already horrible and will only get worse despite the studies done
- 4) The Tamarac Mayor and some Commissioners failed to negotiate in good faith on behalf of the City to ensure this is a win win for the residents and the developer.
- 5) The value of the existing homes will decrease if the development is approved. Many resident purchased in a golf course community to have the golf view and environment. This would take away that value.
- 6) The golf course is still highly utilized and there are rare species that live in the

environment

There are many more reasons including additional technical reasons as demonstrated by the Tamarac planning board.

This board should reject the application and do what's in the best interest of the residents in this community. The Tamarac Mayor and Commission failed its residents. Broward County Government should not do the same.

Thanks

Commissioner Mike Gelin

Sent from my iPhone

The City of Tamarac is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.