

**ITEM #48-A**

**ADDITIONAL MATERIAL**

**PUBLIC HEARING**

**APRIL 14, 2026**

**SUBMITTED AT THE REQUEST OF**

**PLANNING COUNCIL**

**ADDITIONAL AGENDA MATERIAL**

**AGENDA ITEM NUMBER 48**

**PC 26-1**

**Correspondence from Interested Parties Received between  
April 2, 2026 and 12:00 p.m., April 10, 2026**

- **Exhibit A - Email correspondence from Roger Zlotoff dated April 2, 2026, received April 2, 2026 - Opposed**
- **Exhibit B - Email correspondence from Shaundrika Taylor dated April 6, 2026, received April 6, 2026 - Opposed**

# EXHIBIT A

**From:** [Roger Zlotoff](#)  
**To:** [Planning Council](#)  
**Subject:** Plan Amendment PC 26-1  
**Date:** Thursday, April 2, 2026 3:42:12 PM

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## External Email Warning

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I am the owner at 3605 Lime Hill Road in Lauderhill, Florida and I am opposed to the Plan Amendment 26-1 because it will increase traffic and change the entire character of our neighborhood. The subject site was a golf course and should remain open space.

Roger Zlotoff, President  
Uniprop  
280 Daines Street, Suite 300  
Birmingham, MI 48009  
Mobile: 248-885-2603

# EXHIBIT B

**From:** [SHAUNDRIKA TAYLOR](#)  
**To:** [Planning Council](#); [SHAUNDRIKA TAYLOR](#)  
**Subject:** formal written concern re: PlanAmendment PC 26-1  
**Date:** Monday, April 6, 2026 11:03:47 AM  
**Attachments:** [Scanner\\_20260406\\_105735.pdf](#)

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Good morning

Please see my attached formal opposition to the plan mentioned

**Subject: Formal Opposition to Proposed Development on 132.6 Acres Between Oakland Park Blvd/NW 44th St and Inverrary Blvd West/Rock Island**

Dear Planning Council,

I am writing to express my strong, formal opposition to the proposed development on the 132.6-acre parcel, currently the former Inverrary Golf Course, located between Oakland Park Boulevard and NW 44th Street, and between Inverrary Boulevard West and Rock Island. This development is fundamentally flawed, illegal under current covenants, and detrimental to the long-term well-being and financial stability of the existing community residents. The developer is now sending out ballots to vote but fail to include what the actual plan is. They are also using scare tactics to state if we don't approve then they will build 10,000 units under the Florida Live Local Act. This Act makes for affordable housing which this is not.

**Violation of Deed Restrictions and Homeowner Rights**

The most critical issue is the developers' attempt to bypass the **Deed Restrictions and Covenants** governing the Inverrary community. The use of this land **cannot be changed without a vote by the Inverrary property owners**. To proceed with any planning or approval without first securing the legally mandated consent of the community constitutes a clear violation of our rights as property owners and must be immediately addressed and halted by the city/county. The developer is fully aware of this pre-existing legal requirement.

**Lack of Financial Transparency and Community Impact**

The developer has failed to provide a complete and transparent accounting of the project's financial obligations and impact on the community. Specifically:

- **Golf Course Maintenance:** The claim that the golf course will be "given back to the community" is irresponsible. No concrete plan has been presented detailing **who will pay for the extremely high costs of maintaining the golf course** after the developer leaves, nor has a mechanism been established for how existing owners will be assessed. Owners should not be forced to bear this immense financial burden.
- **Security Costs:** The promised "high-tech security" system has no defined ongoing maintenance or operational cost structure. The community will inevitably be left to fund these expensive systems, placing an unfair financial strain on residents.
- **Property Tax Increase:** The proposed homes, costing from **\$600,000 to \$1.2 million**, will significantly raise the property values in the area. This dramatic increase in comparable sales will inevitably lead to higher property taxes that will displace long-time, fixed-income **elderly and middle-income families** who can no longer afford to live in their homes.

**Equity and Fair Compensation Concerns**

The proposed "mitigation fund" payments of **\$425 per unit** to various HOAs are entirely **inequitable** and unfair. This calculation scheme disproportionately benefits larger HOAs, while smaller ones receive a fraction of the total funds. For example:

- International Village (832 units) would receive \$353,600.
- Sienna Greens (122 units) would receive \$51,850.

This unequal distribution of funds is designed to divide the community and is not a fair solution for mitigating the impact on all affected residents.

### **Absence of Affordable and Workforce Housing**

The community is in need of affordable and workforce housing to support essential workers. The proposed price points (\$600,000 to \$1.2 million) completely exclude working families, such as teachers, police officers, and local Publix managers, who cannot afford these luxury homes. What happened to the commitment to affordable and workforce housing for the community's essential employees?

### **Traffic, Infrastructure, and Environmental Hazards**

- **Traffic and Infrastructure:** The existing two-lane roads surrounding the property cannot be widened and are wholly inadequate to handle the massive increase in traffic and construction vehicles that this development would generate. The resulting traffic congestion and prolonged construction will be a nightmare for current residents.
- **Drainage Issues:** The area is already prone to significant drainage and flooding issues, which will only be exacerbated by this dense development on critical open land.
- **Arsenic Hazard:** The removal of the existing golf course grass and soil poses a significant hazard due to the presence of **arsenic materials**. The developer must provide a comprehensive, independently verified plan for the safe and complete remediation of this environmental risk.

Thank you for your time and consideration

Shaun Taylor, homeowner

## THE HIGH COST OF VOTING NO

**NOT  
VOTING**



**A VOTE  
AGAINST  
THE PLAN**

**IF WE DON'T VOTE IN SUPPORT OF THIS PLAN NOW,  
THEN WE FORCE THE DEVELOPMENT OF  
OVER 10,000 HOUSING UNITS UNDER FLORIDA'S LIVE LOCAL ACT.**

**A VOTE  
AGAINST  
THE PLAN**



**OVER  
10,000  
UNITS**

**WITHOUT THE PLAN,  
Residents Get Nothing**

- No restored golf course or new clubhouse
- No ownership of the golf course
- No guaranteed association funding
- No community-wide safety investment
- No protected green space plan
- No public relations investment to revitalize Inverrary's brand
- No millions of dollars in financial benefits
- No expected increase in property values

**VOTE YES FOR THIS PLAN**

**See the front for what the plan delivers**

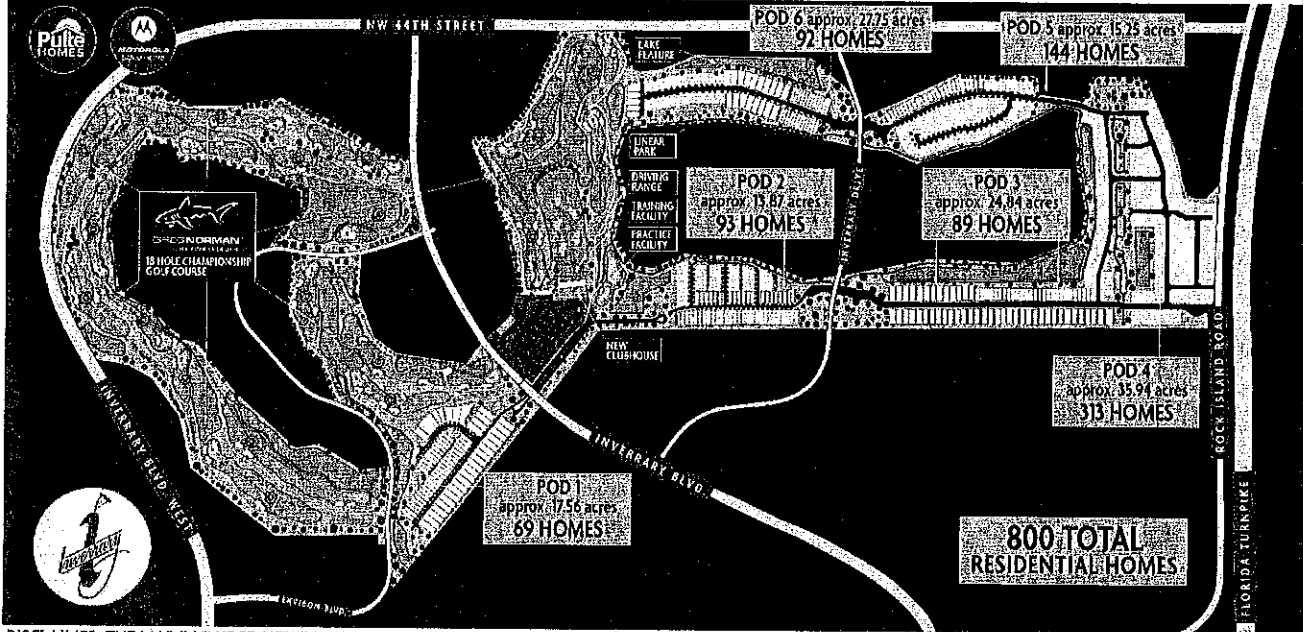
# THE NEW INVERRARY PLAN

**RESTORES THE GOLF COURSE**

**CREATES AMENITIES & GREEN SPACES**

**INVESTS IN SAFETY**

**SECURES INVERRARY'S FINANCIAL FUTURE**



DISCLAIMER: THE MAP INCLUDED HEREIN IS AN ARCHITECTURAL RENDERING REPRESENTATIVE OF THE PROPOSED DEVELOPMENT AND IS SUBJECT TO CHANGE DURING THE CITY/COUNTY APPROVAL AND PERMITTING PROCESS. IN ADDITION, ALL STATEMENTS MADE IN THIS BROCHURE WITH RESPECT TO ANY PROPOSED DEVELOPMENT OR DENSITY ON THE PROPERTY IS SUBJECT TO APPLICABLE REGULATORY REQUIREMENTS.

## WHAT A YES VOTE DELIVERS

- 18-hole Greg Norman Signature Golf Course
- New clubhouse + practice facilities
- Parks, lakes, water features, and walking trails
- 162 acres of protected green space
- Community-wide Motorola safety & security system
- No cost to residents
- No special assessments
- Projected increase in property values

## DEVELOPER-FUNDED INVESTMENTS

Golf course land gifted to the community	\$20M
Golf course construction	\$16M
Clubhouse + parks construction	\$10M
Community-wide Motorola safety investment	\$2M
Direct financial contributions to the 32 associations	\$3.3M
Public relations campaign to revitalize the Inverrary community brand	\$500K

## ONGOING BENEFITS TO ASSOCIATIONS

New home sale closing fees to associations	Approx. \$1M
New home resale closing fees to associations	Approx. \$150K/YR (in perpetuity)
Golf course profits to associations	Approx. up to \$2M/YR

Funding commitments are documented and verified through your community association and legal counsel. The financial benefits summarized above are estimates only. Some of these estimates do not guarantee representation or projection of future performance.

## VOTE YES FOR THIS PLAN

More information on the back