

EXHIBIT 3.A.

Correspondence and Materials from Interested Parties Received by Planning Council Members and Forwarded to Planning Council Staff Subsequent to the January 23, 2020 Planning Council Meeting*

- **Exhibit A - Email correspondence from Joni D'Amico dated January 11, 2020, received January 23, 2020 - Opposed**
- **Exhibit B - Email correspondence from Sue Roberts Daspit dated January 17, 2020, received January 23, 2020 - Opposed**
- **Exhibit C - Email correspondence from Allen Eggman and Harry Lit dated January 21, 2020, received January 23, 2020 - Opposed**
- **Exhibit D - Email correspondence from Linda Kenney dated January 21, 2020, received January 23, 2020 - Opposed**
- **Exhibit E - Email correspondence from Kerri O'Neill dated January 22, 2020, received January 23, 2020 - Opposed**
- **Exhibit F - Email correspondence from Nirupa Achaibar dated January 22, 2020, received January 23, 2020 - Opposed**
- **Exhibit G - Email correspondence from Sallyann Chandler and Family dated January 22, 2020, received January 23, 2020 - Opposed**
- **Exhibit H - Email correspondence from R.A. Messinger dated January 21, 2020, received January 23, 2020 - Opposed**
- **Exhibit I - Email correspondence from Martin L. DeWitt dated January 21, 2020, received January 23, 2020 - Opposed**
- **Exhibit J - Email correspondence from Jeffrey Smoley dated January 20, 2020, received January 23, 2020 - Opposed**
- **Exhibit K - Email correspondence from Larry Mellgren dated January 15, 2020, received January 30, 2020 - Opposed**
- **Exhibit L - Email correspondence from Larry Mellgren dated January 15, 2020, received January 30, 2020 - Opposed**
- **Exhibit M - Email correspondence from Ronald Coles dated January 12, 2020, received January 30, 2020 - Opposed**

***Correspondence may have been received by multiple Planning Council Members.**

EXHIBIT A

From: [Michelle J. Gomez](#)
To: [Blake Boy, Barbara](#)
Subject: FW: [EXTERNAL] Leave The Woodlands zoning alone
Date: Thursday, January 23, 2020 10:21:20 AM

External Email

-----Original Message-----

From: Joni Damico <maxeegirl@icloud.com>
Sent: Saturday, January 11, 2020 6:52 PM
To: Michelle J. Gomez <Michelle.Gomez@tamarac.org>
Subject: [EXTERNAL] Leave The Woodlands zoning alone

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I live in the mainlands 5 and the addition of Hiddin Trails has ruined our retirement community. We don't need anymore development here. No infrastructure to support anymore development. Stop ruining Tamarac.

Joni D'Amico

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EXHIBIT B

From: [Michelle J. Gomez](#)
To: [Blake Boy, Barbara](#)
Subject: FW: [EXTERNAL] Opposition to the Proposed Land Use Amendment PC 20-2
Date: Thursday, January 23, 2020 10:21:44 AM

From: Sue Daspit <sarlbt@bellsouth.net>
Sent: Friday, January 17, 2020 6:54 AM
To: good@browardschools.com; brionb@nova.edu; rex.hardin@copbfl.com; rblattner@hollywoodfl.org; breslau@stiles.com; commission@Deerfield-Beach.com; FBrunson@cityofwestpark.org; acastillo@ppines.com; nrich@broward.org; Gomez@tamarac.org; mryan@sunrisefl.gov; beverlyw@lauderdalelakes.org; rgrosso@nova.edu
Cc: Barbara Sharief <bsharief@broward.org>; Beam Furr <bfurr@broward.org>; Dale Holness <dholness@broward.org>; Lamar P. Fisher <lfisher@broward.org>; Mark D. Bogen <mbogen@broward.org>; Michael Udine <mudine@broward.org>; Steve Geller <sgeller@broward.org>; Tim Ryan <tryan@broward.org>; Debra Placko <Debra.Placko@tamarac.org>; Julie Fishman <Julie.Fishman@tamarac.org>; Marlon Bolton <Marlon.Bolton@tamarac.org>; Michelle J. Gomez <Michelle.Gomez@tamarac.org>; Mike Gelin <Mike.Gelin@tamarac.org>
Subject: [EXTERNAL] Opposition to the Proposed Land Use Amendment PC 20-2

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**Sue Roberts Daspit
5203 Bayberry Lane
The Woodlands Country Club
Tamarac, Florida 33319**

January 17, 2020

Broward County Planning Council
Broward County Government Center
115 South Andrews Avenue, Room 422
Fort Lauderdale, Florida 33301

Broward County Planning Council Hearing January 23, 2020 10:00 AM regarding:
Woodlands Land Use Planning; Golf Courses Land Planning Rezoning from Recreational to Residential
The City of Tamarac, Florida

Dear Council Members,

Thank you for the opportunity of allowing me to express my opinion regarding the request from 13th Floor Builders to remove the two existing 18-hole golf courses within the Woodlands Country Club and replacing this vibrant and vital green space with 398 in-built housing units.

If I had wanted to live within a military housing like development, I would have purchased a home in such a development. The Mayor and Commissioners of Tamarac have seen fit to proceed with this rezoning. This is A COMPLETE AND TOTAL TRAVASTY! Thus far I have not seen much consideration given to concerns of the future for the City of Tamarac and its surrounding cities. I realize that South East Florida is growing at an amazing rate, yet there is only so much room for housing, retail, gas stations, parks, schools, government offices, waste management sites, and on and on. A large part of Florida consists of water, lakes, canals, drainage canals, the protected Everglades, ocean and gulf resources, enough building already! If we doubt any of these concerns, let us to look at Broward Counties' largest city, Fort Lauderdale. The continuous addition of added housing is pushing the sewage and wastewater to its literal breaking points. The infrastructure is and will not be able to keep up with population growth. For example the addition of 398 housing units creates the

TAMARAC — South Florida has a rich history of filling in bodies of water to make way for development.

Decades ago, draining 10,000 acres of the Everglades helped create Weston in the western fringe of Broward County. In the past decade, more than 1,300 acres of lakes, ponds and canals across the county have been filled in for development and other uses.

Now, as Tamarac runs out of room to build, developers are eyeing its lakes: They're offering to fill in a man-made lake near the county's library and the Tamarac Community Center along Commercial Boulevard to become the spot for a new City Hall. The lake encompasses about two-thirds of an acre, according to the city.

In exchange, JKM Developers would use the land currently occupied by the City Hall, at 7525 NW 88 Ave., for rental apartments.

A representative for JKM Developers could not be reached for comment Monday, but its proposal has been discussed in briefings with each city commissioner.

Tamarac's Broward Sheriff's Office substation, next door to City Hall, also would be relocated to the lake.

The Boca Raton developer is now building hundreds of rental apartments at Tamarac Village, which is envisioned as part of a future downtown.

Commissioner Julie Fishman said the rationale for moving the two-story City Hall is that the current space constraints "doesn't work anymore. This is just not functioning for us anymore."

She said details about the proposed rental apartments were generic — the commission was polled "to see if there was a level of interest before going out and doing the full plans."

"I like the concept. Obviously the devil is in the details. And we have to talk about who is paying for this, but it makes sense as far as a concept," Fishman said. "We'll be asking a lot more questions when they come to us with a design."

How much a new City Hall would cost to build and who would be responsible for footing the bill still needs to be discussed. JKM Developers proposed building the new City Hall, which would also need a parking garage on site, officials said.

City spokeswoman Elise Boston said roof repairs are needed for the current City Hall: "As attractive as it is, it leaks significantly."

And, it needs more space "in order to continue to serve the residents at the level they need to be served," she said. "We're running out of room."

Lisa J. Huriash at lhuriash@sunsentinel.com or 954-572-2008 or Twitter@LisaHuriash

Please consider the removal of 168.7 acres of green space, clean air, wildlife habitat, quality of a healthy life and the enjoyment that our community affords us. Add the addition of more people, approximately 2 people per unit = 796 to 5 people per unit = 1990. More cars and trucks, on the average of 2 to 4 cars per unit = 796 to 1,592 additional vehicles. Further more if you multiply 168.7 times 5 you get 843.5 units per acre. I suppose that leaves you with ZERO GREEN SPACE. A totally absurd amount of housing and do not forget the 900 homes that we presently have within The Woodlands, A TOTAL OF $900 + 843.5 = 1,743.5$ homes. Ridiculous!!!!

I implore you to do the RIGHT THING and JUST SAY NO for the betterment of Broward County, The City of Tamarac and Our Surrounding Cities.

Thank you you for your time and consideration.

Respectfully,

Sue Roberts Daspit

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EXHIBIT C

From: [Michelle J. Gomez](#)
To: [Blake Boy, Barbara](#)
Subject: FW: [EXTERNAL] Woodlands Rezoning
Date: Thursday, January 23, 2020 10:21:58 AM

From: alleneggman@aol.com <alleneggman@aol.com>
Sent: Tuesday, January 21, 2020 12:30 AM
To: nrich@broward.com; mbogen@broward.org; mudine@broward.org; lfisher@broward.org; sgeller@broward.org; bfurr@broward.org; tryan@broward.org; bsharief@broward.org; dholness@broward.org; patricia.good@browardschools.com; brionb@nova.edu; rex.hardin@copbfl.com; rblattner@hollywoodfl.org; robert.breslau@stiles.com; FBrunson@cityofwestpark.org web.commission@Deerfield-Beach.com; acastillo@ppines.com; Michelle J. Gomez <Michelle.Gomez@tamarac.org>; mryan@sunrisefl.gov; beverlyw@lauderdalelakes.org; rgrosso@nova.edu; josspena@gmail.com
Subject: [EXTERNAL] Woodlands Rezoning

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

My name is Allen Eggman and I live in the Woodlands with my husband of 26 years at 5706 CoCo Palm Drive. We are faithful voters. We have owned our home since 2015. We love our home and our community. Everyone who visits this community always says, Wow, this is a really cool and unique community. DO NOT CHANGE THE ZONING!

It was brought to my attention that 13th Floor homes submitted my name as in favor of adding more homes to the community. I **DO NOT** want the 13th floor to build homes in this community. In addition, I feel that 13th Floor is working in a shady way. I was never told that this "gathering of information" was being used as evidence to the city and county to move forward on this project. I did not find out that my name was being used until tonight and that makes me very angry. I feel like I was a victim of a Con Job. I feel I was pressured into saying I was in favor of this project when in reality I was unsure at the time due to lack of information. I believe many other residents were roped into saying yes as well.

Since that time, I have seen the 13th Floor homes that were built on Commercial Blvd stacked on top of each other and they are just ugly. Those homes will wreck the "feel" of this community. I dread the problems

that putting in 400+ homes in the Woodlands is going create. After being pressured to sign the 13th Floor Survey, I have done my own research and have decided that it is a horrible idea. I discovered that getting into and out of the Woodlands is going to be much harder especially with the denial by Lauderhill to have road access on 44th and 64th street. The project is going to take 4-6 years to complete! The construction and dust alone are going to be a big problem. Will you pay for my disabled husband's health when the dust causes his Asthma to kick in? **DO NOT CHANGE THE ZONING!** Without a doubt it is going to **DECREASE** our quality of life. And what about the enviroment? What about the animals that live here? What about the beautiful trees that will be ripped out? Do not do this.

If this survey is one of the reason's that you use to approve of this project, **IT IS NOT AN ACCURATE SURVEY!** I am living proof that it is not accurate.

I implore you to **VOTE NO** on the 13th floor project of Rezoning the Woodlands. Be a **CHAMPION FOR THE PEOPLE**. Give us faith in local government. Do what's in the best interest of the residents of the Woodlands and **DO NOT CHANGE THE ZONING**.

Sincerely,

Allen Eggman, 415-297-3746

Harry Lit

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EXHIBIT D

From: [Michelle J. Gomez](#)
To: [Blake Boy, Barbara](#)
Subject: FW: [EXTERNAL] January 23 Planning Board Meeting
Date: Thursday, January 23, 2020 10:22:18 AM

External Email

From: Linda J KENNEY <kjkenney@bellsouth.net>
Sent: Tuesday, January 21, 2020 2:46 PM
To: Michelle J. Gomez <Michelle.Gomez@tamarac.org>
Subject: [EXTERNAL] January 23 Planning Board Meeting

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To: Members of the Broward County Planning Board

From: Linda Kenney, Section I Woodlands

Re: Woodland's Development

At a marathon meeting Tamarac's Mayor (Michelle Gomez)and Commissioners approved a proposal from 13th Floor that could potentially result in 398 home being built on the present site of 2 golf courses. Before the final vote residents in attendance asked for more specificity in the area addressed in the proposal and approved by city personal. The response was that at this early stage specificity was not required. Hopefully it is at your stage of involvement specificity is required.

I would like to share my concerns regarding this development. As a long-time resident of Broward County, I have observed open spaces replaced by concrete. We used to get a little bit of an ocean breeze in Plantation many years ago. As our planet Earth gets warmer there isn't much green space left with the exception of parks, school playgrounds and golf courses. The parks and school playgrounds are protected; but not so the golf courses. Many have closed or are the process of closing to make way for new construction. Yet golf courses offer green spaces that provided oxygen, cooling shade, tree roots that hold our land in place and drainage that addresses some of our torrential rains.

The density of the Woodlands' purposed development is disturbing since it decreases green space as it increases hot concrete. The bulldozers have the potential of releasing chemicals into the atmosphere. Mature trees will be destroyed during construction. The developers will provide landscape but will not be able replica what was lost. The Sun Sentinel ran an article that noted that millions of trees will need to be planted in order to cool down our over-heated planet and here we are cutting down the ones we have. The environment is definitely taking a hit in Tamarac.

Like Fort Lauderdale the Woodland's pipes are rusting. Sewer capacity is questionable. Think of the additional traffic. Three hundred Ninety-eight homes with a potential of at least 2 cars per home will have a significant impact on our already overburdened roads. Presently traffic is backed up daily during the AM and PM prime hours on Commercial Blvd., Oakland Blvd. and 62nd Street. Add in the cars from the proposed development and these roads will become parking lots.

A wish -Stop eradicating the limited open spaces left.

An Observation- One day I drove behind one of Tamarac's small buses with its attractive picture of a golfer on the back of the bus. It would be advantageous if Tamarac could be known as a city committed to the environment with golf courses offering open green space. But the pretty picture probably was just an ad for the city owned golf course.

Thank you for reading this and for your expertise as you review the submitted proposal.

Respectfully,

Linda Kenney

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EXHIBIT E

From: [Michelle J. Gomez](#)
To: [Blake Boy, Barbara](#)
Subject: FW: [EXTERNAL] Broward County Planning Meeting Amendment PC 20-2
Date: Thursday, January 23, 2020 10:22:28 AM

External Email

From: Kerri O <koneill27@gmail.com>
Sent: Wednesday, January 22, 2020 9:02 AM
To: nrich@broward.org; mbogen@broward.org; mudine@broward.org; lfisher@broward.org; sgeller@broward.org; bfurr@broward.org; tryan@broward.org; bsharief@broward.org; dholness@broward.org; patricia.good@browardschools.com; brionb@nova.edu; rex.hardin@copbfl.com; rblattner@hollywoodfl.org; robert.breslau@stiles.com; web.commission@deerfield-beach.com; FBrunson@cityofwestpark.org; acastillo@ppines.com; Michelle J. Gomez <Michelle.Gomez@tamarac.org>; mryan@sunrisefl.gov; beverlyw@lauderdalelakes.org; rgrosso@nova.edu
Subject: [EXTERNAL] Broward County Planning Meeting Amendment PC 20-2

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RE: Amendment PC-20-2

Good Morning Broward County Planning Committee and Broward County Commissioners:

I am writing to you today concerning the plan proposed by 13th Floor Homes for the Woodlands.

I am against their plan. I am a homeowner in the Woodlands for the last 6 years. And have been living here full-time. I have lived in Broward County for 32 years. I have enjoyed living in Tamarac. I have lived in Davie, East Fort Lauderdale, Sunrise, Lauderhill, and North Lauderdale. I feel that Tamarac elected officials and staff do an excellent job and I appreciate everyone's efforts. I was deeply sadden to hear that some of the Tamarac officials (that I helped elected and that will not be the case at time of re-election) voted in favor of 13th Homes application. Unfortunately, money and greed continues to sway votes. I really pray that is not the case with Broward County planning committees and Commissioners.

Like the Tamarac elected officials, I felt obligated to communicate with you, so you understand why I don't want the zoning laws to change. I intentionally bought my house in the Woodlands due the expansive green space with the golf course, NON-GATED community (this is a big deal to me) and many dead-end roads (lack of cars passing through). I pay my property taxes on time. I take out the necessary permits

when I am doing work on my house. My grass is cut every two weeks. I say all this to let you know that I am a good citizen. One that you would want to keep in your community.

I have three main issues with the 13th Homes request to rezone:

- if the plan is approved, the increase of cars in/out of this community will increase by AT LEAST 1,000 (averaging 2 cars per household). I live off White Oak Lane. Currently it take 1-12 minutes to exit the community on White Oak and head west on Commerical and that occurs when there are ZERO cars in front of me. It is just the traffic on Commerical that I am dealing with. Add 1,000 cars and a GATE, it will be chaos. Adding a turning lane to 64th isn't the issue! Commercial Blvd is an extremely busy street and having 1,000 more cars coming in/out during peak times will be catastrophic.
- Gated community. I don't want to live in a gated community. That is why I bought my house here.
- all the amenities that 13th Homes is promoting will come with a price. And I am not interested in them. HOA dues will increase...maybe not the first year, but probably the second and third. I currently pay \$75. Again, the reason why I choose to invest in buying a property in the Woodlands.

I implore each of you to think about the implications of this re-zoning request. I understand that it will bring in additional revenue in taxes, but what will happen to the Woodlands community and surrounding areas? A community that has been Tamarac's shining star for more than 46 years! The rezoning will not be an upgrade for those who live here. I don't want it.

Since the hearings have been scheduled in the mornings during the work week, I have been unable to attend in person. But feel free to let me know if you have any questions regarding this issue , please contact me via email or phone 954.778.9886.

I appreciate your attention to this matter and pray that you do the right thing by reserving the current way of life for the current residents of the Woodlands community.

Warm regards,
Kerri O'Neill
6303 White Oak Lane
Tamarac, FL 33319

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EXHIBIT F

From: [Michelle J. Gomez](#)
To: [Blake Boy, Barbara](#)
Subject: FW: [EXTERNAL] The Tamarac Woodlands Golf Courses Rezoning From Recreational To Residential
Date: Thursday, January 23, 2020 10:23:04 AM

From: Nirupa Achaibar <nirupaachaibar@yahoo.com>
Sent: Wednesday, January 22, 2020 4:51 PM
To: patricia.good@browardschools.com; brionb@nova.edu; rex.hardin@copbfl.com; rblattner@hollywoodfl.org; robert.breslau@stiles.com; web.commission@Deerfield-Beach.com; FBrunson@cityofwestpark.org; acastillo@ppines.com; nrich@broward.org; Michelle J. Gomez <Michelle.Gomez@tamarac.org>; mryan@sunrisefl.gov; beverlyw@lauderdalelakes.org; rgrosso@nova.edu
Subject: [EXTERNAL] The Tamarac Woodlands Golf Courses Rezoning From Recreational To Residential

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 Broward County Planning Council Members,

By now you are most likely at a very close point in voting in favor of Rezoning for The Tamarac Woodlands Golf Courses from Recreational to Residential. However, I do sincerely hope that you will take the time to read and consider the letters and emails from residents of this Community.

I am not going to take a lot of your time and do hope that you read my email before the Council Meeting tomorrow.

Over 5 years ago, when I began my search for a residence in which I would like to retire in and grow old, I searched high and low in Broward County. Cities such as Sunrise/Sawgrass, Plantation, Coral Springs, Margate, and Tamarac were in my favorite cities list to purchase a home. During that search, I saw many many homes (I literally lost count) and when the realtor brought me into The Woodlands, I fell in love which I never thought possible to fall in love with a community! I stood in awe looking at the Unique homes, the golf courses, lakes and most of all the very peaceful golf courses. I said to myself and realized I also said it out loud to the realtor, this is my forever home. We looked at quite a few homes in this community before I made an offer on my current home. In hindsight, I vaguely remembered driving by on Commercial Blvd. and Rock Island at different times several years ago and felt intrigued by the homes and vastness of the golf courses. Little did I know back then that I would be a proud homeowner in this Community.

When the topic of the possible development of these golf courses into hundreds of homes first came up I was in denial. I didn't think it would be coming to fruition. Am I disappointed? Yes indeed very much so as I am going to watch the very Community I fell in love with become just another community with hundreds, possibly a couple of thousand homes, concrete everywhere, and who knows what else. I am very concerned that the current flooding issues this Community has with rain storms will get worse as development begins and completes. I am very concerned

about the rising costs of Flood Insurance as a result of this new development. I am very concerned about our sewer systems getting worse than it currently is and most of all whether the current infrastructure can handle the waste of the new development in this Community and those being built in surrounding areas. **I am very concerned that we can face the same sewer issues that Ft. Lauderdale has been dealing with.** I am extremely concerned about the large amount of traffic that not just The Woodlands new development will create but along with those being developed in other parts of Tamarac, Lauderhill and other cities. I work right now and continue to be working for a number of years to come and my MAJOR concern is will I need 1 hour to leave The Woodlands to get onto Commercial Blvd and another 1 Hour to get to the Turnpike then another hour or so to get to my work destination? We are talking about up to 3 hours commute time and this is not an exaggeration based on current traffic situations on Commercial Blvd and the Turnpike then we add Woodlands Blvd to the mix. Added to this, I am deeply concerned about the exposure of pollutants that will be air-borne once development begins and as a breast cancer survivor and asthma I have a major concern for my health.

My fear with all of the development that is taking place in Broward right now and not leaving much in terms of "green space" is that we are becoming a non-environment friendly place to live and dwell and most of all is that we will be driving out many many residents as a result. To be quite honest, my fear is that the middle to high level wage earners will be rethinking their decisions to remain in Broward or move elsewhere in Florida or possibly out of state. I moved to Florida in 2005 for a more quiet lifestyle and had that quietness until the pace seemed to have been picking up at an alarming rate. I understand that we need to accommodate and move with the times and that change is inevitable (I am always in favor of change) but change must be for the better good for all involved and not just for a handful.

I am at the point now that I will be forced to make some very difficult decisions on my choice of area to live in and I truly do not want to but will have to wait and see the outcome. Many residents I have been in contact with (in the Woodlands and outside of it) are also of the same mind-frame, sadly.

With all of this being said, I plead with you to think about your decision very carefully on the rezoning of The Woodlands Golf Course and many of the other requests that will come before you.

Respectfully,

Nirupa Achaibar
6101 Orchard Tree Lane
Tamarac, FL 33319

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EXHIBIT G

From: [Beverly M. Williams](#)
To: [Blake Boy, Barbara](#)
Subject: Fwd: Woodlands Rezoning/13 Floor
Date: Thursday, January 23, 2020 11:08:19 AM

External Email

Forward from Beverly

Sent from my iPad

Begin forwarded message:

From: "Beverly M. Williams" <beverlyw@lauderdalelakes.org>
Date: January 22, 2020 at 4:11:44 PM EST
To: sallyann chandler <mksgrl08@gmail.com>
Subject: Re: Woodlands Rezoning/13 Floor

Good afternoon, Thank you for your correspondence. Commissioner Beverly Williams

Sent from my iPad

On Jan 22, 2020, at 12:48 PM, sallyann chandler <mksgrl08@gmail.com> wrote:

Good Afternoon

My name is Sallyann Chandler. I am the homeowner at 5107 Bayberry Lane 33319.

This email is to express my firm opposition of the proposed redevelopment of the Woodlands.

The proposed redevelopment plan takes away the serenity and peacefulness from all of the residents, especially on Bayberry Lane and other directly affected zones. If you look at the plans, 13th Floor wants to box us in like sardines, taking away all of the natural beauty we get to see in our backyards, and giving it to proposed new homeowners, whose backside of their new homes, will now become our new view. You will box us in HORRIBLY, like alot of the other "tight" neighborhoods in Florida, and you will be taking away our quality of life. Our beautiful sunsets will be gone, only to be given to the new proposed homeowners. Our vast sea of green, turned into stone. The dust, dirt, and noise from construction, will disrupt and RUIN our lives for years to come. The ending result will be miserable homeowners who will forever have disdain for their proposed new neighbors. My once private and peaceful back patio, will be at the mercy of all the new residents, including their lighted houses, that will forever disrupt my peacefulness and serenity at night. Whoever designed this "rezoning" had no empathy for the current residents. I'm pretty sure they propose to take away my view of the water, as well (!!)

There is also the issue of wildlife. Rezoning will disrupt decades worth of homes for many birds, ducks, reptiles, and aquatic life, that have known the Woodlands to be their home for many, many, years. Some of these creatures live here year round, others have come back seasonally, for decades, to nest and escape the winters up North. 13th Floor's plans will disrupt and destroy the ecosystem of the Woodlands. It is extremely sad that nobody cares about this.

The traffic created by the massive increase in vehicles coming into the Woodlands, will also be disturbing. As it is, you can barely get down Commercial Blvd. during the afternoon rush hour. Traffic is at a stand still and backed up horribly, every day, from the Turnpike entrances all the way west to Rock Island Road. Exiting Bayberry Lane to Rock Island Road, will become ridiculous. Bayberry Lane will be turned into a major thruway. We already have MANY non resident cars using Bayberry Lane to cut thru the Woodlands to avoid waiting on Commercial

Boulevard in heavy traffic. They fly by my house at a high rate of speed, with total disregard for residents, pets, and wildlife. The leisurely walk down Bayberry Lane will become a variable death trap.

While 13th Floor may have been successful developing other neighborhoods, I'm gonna tell you that it looks terrible. There are cookie cutter houses stacked on top of each other like row homes, towering over pre-existing homes. The houses are close enough that you can stand between two, and touch them both at the same time. While the 13th Floor houses may be acceptable in their own freestanding neighborhoods, co-mingled with older neighborhoods is a travesty and an insult to the original neighborhood's homeowners.

My family lives on one of the holes of the Woodlands golf course, and there has been an amazing, nonstop flow of golfers that come by daily. Whether it be for tournaments or leisure, to say that the nobody golfs here anymore, is a lie. And even if golfing was to fade, the land used for golfing, and currently zoned for leisure, needs to stay! This is one of the only developments left with such beautiful greenery. To disrupt this beauty, for the 'almighty dollar' is truly a crime against nature and the residents who live here.

There is a growing concern over nature and wildlife in this country. Man is constantly "paving paradise, and putting up parking lots" I am sickened to the point of losing sleep over this, and now here it is, happening in my back yard. This creates anxiety for me and my family on a daily basis. What the city has approved, and the county is now considering, will ruin the lives of the directly affected families in the Woodlands.

I am imploring the panel, and the commissioners of this fine county, to please not pass this proposed rezoning. The anxiety this is causing us, should not fall on deaf ears!! I would have never (!!) bought this \$300,000+ home, had I known that my peacefulness and serenity were in jeopardy. I find it crude and callous that legislators would expect us to be happy about this. It is both rude and almost unlawful that our Mayor, who also lives in the Woodlands, voted to approve this rezoning, while she previously accepted campaign contributions from 13th Floor. It absolutely seems that her vote to approve rezoning was invariably bought by 13th Floor. She should have recused herself, but she did not. She stands with 13th Floor, while filling her pockets with their campaign contributions!! Dirty Money at best.

My property value will plummet if this rezoning is approved. Those of us who are financially less fortunate than the Mayor, will suffer from homes that will lose value and will cause us to be "out of whack" with the value of our homes and what we owe on the mortgages we hold for them. Where is the financial kickback I should receive from 13th Floor, for trashing the value of my home? I will never be able to sell, because I will never be able to get back what I owe on my home. Nobody will want to purchase my house while the view that I paid for, is gone. Nobody will want to look at the back of cookie cutter houses. At best, I am stuck here until I die, miserable. How dare anybody decide this fate for me!!

I am beyond aggravated at the 13th Floor proposal to rezone the land near my home. I am disgusted that people (13th Floor, the Mayor, and the city Commissioners) think that they have the right to ruin my existence for financial kickbacks. I am horrified that the development of my back yard and all the beautiful greenery of the Woodlands, is at the mercy of "bought" politicians. It is thoroughly disgusting that in the USA (the home of the free, with liberty and justice for all) my freedom, my way of life is being destroyed and determined by greed and the almighty dollar. **YOU WILL BE DESTROYING MY LIFE!! YOU WILL BE DESTROYING HALF A CENTURY OF WILDLIFE THAT ROAM THE WOODLANDS. WE ALL DESERVE TO BE FINANCIALLY COMPENSATED IF THIS REZONING PASSES. YOU CAN'T JUST TAKE, TAKE, TAKE, AND GIVE NOTHING IN RETURN. I AM THOROUGHLY DISGUSTED AND MY ANXIETY LEVEL IS THROUGH THE ROOF.**

Additionally, keep in mind that many homeowners in the Woodlands will not be directly affected by the rezoning. Therefore, you cannot base your ruling on their input or lack thereof. They have nothing to lose, like we do, here on Bayberry Lane and the other directly affected zones.

In closing, Club Link bought and developed this golf course and knew it was zoned for leisure. They should not be allowed to expect the Woodlands to be rezoned so their sales profits can increase exponentially, while the value of our homes decrease exponentially. And of course, there are also the issues of flooding, sewer problems that haunt Broward County. 13th Floor's building of 400 homes on Woodlands golf course, will only add to those already existing problems. Taking away our beautiful scenery and way of life, and making us miserable is no way to act. Please do not pave paradise, take away our serenity, and create a lopsided existence for us. While Club Link and

13th Floor will laugh all the way to the bank, my family, and many others, will be crying for decades to come. It is not right, it is not fair, it is not just.

Thank you
Sincerely,
Sallyann Chandler and Family

EXHIBIT H

From: [Beverly M. Williams](#)
To: [Blake Boy, Barbara](#)
Subject: Fwd: Please VOTE NO on Woodlands Expansion
Date: Thursday, January 23, 2020 11:09:55 AM

External Email

Forwarded from Beverly

Sent from my iPad

Begin forwarded message:

From: "Beverly M. Williams" <beverlyw@lauderdalelakes.org>
Date: January 22, 2020 at 11:54:55 AM EST
To: R Messinger <rmcsi@att.net>
Subject: Re: Please VOTE NO on Woodlands Expansion

Good morning, Thank you for your correspondence. Commissioner Beverly Williams

Sent from my iPad

On Jan 21, 2020, at 5:10 PM, R Messinger <rmcsi@att.net> wrote:

Commissioner Beverly Williams
City of Lauderdale Lakes

Broward County Planning Council

Re: Plan Amendment PC 20-2

Dear Ms. Good,

I am writing about about the upcoming Public Hearing of the Broward County Planning Council 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 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 I

From: [Beverly M. Williams](#)
To: [Blake Boy, Barbara](#)
Subject: Fwd: Cc: Broward County Planning Council: The Woodlands Recreation Use Maintained
Date: Thursday, January 23, 2020 11:11:37 AM

Forwarded From Comm Williams

Sent from my iPad

Begin forwarded message:

From: "Beverly M. Williams" <beverlyw@lauderdalelakes.org>
Date: January 21, 2020 at 12:12:48 PM EST
To: "mdewitt@aol.com" <mdewitt@aol.com>
Subject: Re: Cc: Broward County Planning Council: The Woodlands Recreation Use Maintained

Good morning, Thank you for your correspondence. Commissioner Beverly Williams

Sent from my iPad

On Jan 21, 2020, at 7:34 AM, "mdewitt@aol.com" <mdewitt@aol.com> wrote:

Cc: Broward County Planning Council

January 1, 2020
Broward County Commissioner Nan Rich – District 1
Broward County Governmental Center
115 S. Andrews Ave., Room 414
Fort Lauderdale, FL 33301

Cc: District 2: Mark D. Bogen mbogen@broward.org
District 3: Michael Udine mudine@broward.org
District 4: Lamar P. Fisher lfisher@broward.org
District 5: Vice Mayor Steve Geller sgeller@broward.org
District 6: Beam Furr bfurr@broward.org
District 7: Tim Ryan tryan@broward.org
District 8: Dr. Barbara Sharief bsharief@broward.org
District 9: Mayor Dale V.C. Holness dholness@broward.org

I'm a constituent and existing homeowner of The Woodlands Country Club community [Broward County District 1]. I'm writing formally to inform you that I, and the vast majority of homeowners in The Woodlands Country Club community, want NO rezoning and NO conversion of Recreation Use to Residential Use for this subject area by 13th Floor Homes. Please read my formal writing evidenced here into the record as I'll not be able to attend your meetings. I strongly urge that some type of recreational use be maintained and funded with recreational development funds (e.g., a Walking and Exercise Park, a Nature Preserve Park, etc.).

13th Floor Homes plans to destroy 'The Jewel of Tamarac' that Ken Behring created with its planned distinctiveness, and who was honored, by the City of Tamarac at their 50th Anniversary celebration.

13th Floor Homes plans to rely upon inadequate Environmental Impact data that will have traumatic and serious consequences upon The Woodlands Country Club community and existing homeowners.

13th Floor Homes plans to destroy this wildlife habitat, which is home to burrowing owls, river otters, raccoons,

foxes, rabbits, squirrels, water turtles, Muscovy ducks, Egyptian geese, Canadian geese, parrots, herons, goslings, ibises, egrets, raptors, butterflies, pollinating honey bees, among a much longer listing of wildlife represented in the green ecosystem of The Woodlands Country Club community that also serves as wetlands.

13th Floor Homes plans to destroy much of the green tree canopy in The Woodlands Country Club community, which has half-century-old fig trees, banyans, and every type of tropical tree that makes up this unique arboretum.

13th Floor Homes plans to further overburden the existing inadequate and aging storm sewer system as evidenced by current annual heavy-rain flooding that occurs now in The Woodlands Country Club community.

13th Floor Homes plans to further overburden the existing inadequate and aging roadway system as evidenced by current horrendous traffic congestion along West Commercial Boulevard and adjacent streets every single day that surrounds The Woodlands Country Club community.

13th Floor Homes plans to further overburden the existing inadequate and aging roadway system WITHIN The Woodlands Country Club community and impose further stress upon limited exits and entrances.

13th Floor Homes plans will increase emergency response times that will be hampered by the increase in traffic and additionally will present more risk for existing homeowners, pedestrians, and bicyclists in The Woodlands Country Club community.

13th Floor Homes plans incompatible tiny lot sizes when compared to the current generous lot sizes, which the average lot size for The Woodlands Country Club estate homes is 0.77 acres (range 0.57 to 1.03 acres) and the average lot size for The Woodlands Country Club community home is 0.26 acres (range 0.17 to 0.36 acres), whereas 13th Floor Homes plans 3 lot sizes: 0.08 acres, 0.14 acres, and a few 0.19 acres, which would be incompatibly tiny lot sizes when compared to existing standard lot sizes in The Woodlands Country Club community.

13th Floor Homes plans will decrease property values and desirability, and the incentive for developers that profit from such residential rezoning fuels the redevelopment of green space into projects that will not create opportunities for existing residents and will not contribute to the well-being of The Woodlands Country Club community or surrounding communities.

13th Floor Homes plans to build Zero-Lot-Line homes built as close as 25 feet away from some of our existing back sliding glass doors.

13th Floor Homes plans to build 1/3 (or 33%) of its proposed development with incompatible 2-story houses, whereas only less than 2% of existing houses are 2-story in The Woodlands Country Club community, which will allow new 13th Floor homeowners to peer down from 2nd story windows into the bedrooms of single-story houses in The Woodlands Country Club community.

13th Floor Homes plans to overburden the current aging sewage system in The Woodlands Country Club community that cannot accommodate any more people or houses.

13th Floor Homes plans to inject thousands of new residents into a small area that no one can predict properly the increase in crime that this new development will bring to The Woodlands Country Club community and surrounding communities.

13th Floor Homes plans now for Two-Family Residences in its application that was not transparent nor properly presented to homeowners in The Woodlands Country Club community in its REVISED presentations to existing homeowners.

13th Floor Homes plans to rely upon its non-compliant biased existing homeowner's survey, charades of existing homeowner's presentations, and sales-pitch to existing homeowner's open-house events, which have all been blind to the vast majority of existing homeowner's objections to this rezoning from green to grey.

Please do NOT approve these applications by 13th Floor Homes for Large-Scale Land Use Plan Amendment and Rezoning for The Woodlands Country Club community, instead please maintain some type of recreational use and

fund with recreational development funds.

The 'Vivo' ('Life') statue by Roger Stoller commissioned by the City of Tamarac for \$100,000 and erected east of The Woodlands Country Club community entrance along West Commercial Boulevard will have to be put now in one of the many and abundant nearby storage facilities as the City of Tamarac will now be known as 'The City for NO Life.'

Sincerely,

Martin L DeWitt, JD, MBA, PMP
The Woodlands Country Club Community
5709 White Hickory Circle
Tamarac Florida 33319-3021

MDeWITT@aol.com

EXHIBIT J

From: [Beverly M. Williams](#)
To: [Blake Boy, Barbara](#)
Subject: Fwd: 13th Floor proposal to rezone the Woodlands.
Date: Thursday, January 23, 2020 11:14:04 AM

External Email

From Comm Williams

Sent from my iPad

Begin forwarded message:

From: "Beverly M. Williams" <beverlyw@lauderdalelakes.org>
Date: January 20, 2020 at 5:23:18 AM EST
To: Jeff <jeff@smoley.net>
Subject: Re: 13th Floor proposal to rezone the Woodlands.

Good morning, Thank you for your correspondence. Commissioner Beverly Williams

Sent from my iPad

On Jan 20, 2020, at 5:04 AM, Jeff <jeff@smoley.net> wrote:

Dear Member of the Broward Planning Council,

I am writing this close to the date of the meeting to discuss this item, so my words will be fresh in your mind. I am a resident of the Woodlands, vice president of the Woodlands Section 6 HOA, a retired engineer, US Army veteran and voter.

I have taken 3 informal polls to the Woodlands residents via the Nextdoor web site (1), Facebook (2 polls) and one formal one via mail to the residents of section 6. All had similar results: between 75% and 80% were against this development, 10% were unsure or uninformed and the rest for it. Almost everyone for the development was involved in real estate. I have testified before the Tamarac Planning & Zoning Board, twice and before the city. At the Tamarac Planning & Zoning Board, 13th Floor's representatives had the opportunity to question or challenge my statements, they did not. 13th Floor is still not allowing the people concerned with this situation to see what the exact plans are. Their web site: <https://woodlands2020.com/wp-content/uploads/2018/06/Woodlands-2020-Site-Plan.pdf> still has the site plan from a while back. 13th Floor didn't have an up-to-date site plan for the Tamarac Planning & Zoning Board, and yet they approved it to send to the city.

From Findlaw.com: "The basic purpose and function of zoning is to divide a municipality into residential, commercial, and industrial districts (or zones), that are for the most part separate from one another, with the use of property within each district being reasonably uniform." The proposed development is not even close to uniform with the rest of the Woodlands. The statements made by 13th Floor to the residents of the Woodlands and to the Tamarac Planning & Zoning Board are mostly false and 13th Floor has refused to put any of the concessions they claim to be making into writing.

I have prepare the following from statements made by 13th Floor to the Woodlands residents at various meetings and at the Tamarac Planning & Zoning Board.

13th Floor's Statements vs. the The Facts

Topics:

Gates & Walls.

13th Floor originally said they were going to gate the Woodlands, have fences/walls around the entire site and have a guard at the main entrance. This has morphed to just having automatic gates to having the gates active only at night and the community ungated during the day. This is supposed to provide more security, lower crime and

increase the value of the homes.

The changes to the gating were made because of Florida law stating that if a community is gated, the roads become private and the community must maintain the roads, street lights and underground utilities; the city cannot do any work on the roads etc. except during a declared emergency. The idea that leaving the gates open during the day and closed at night is called "soft gates" by 13th Floor and they claim this will force the city to maintain the roads etc. because they are not private. There are no laws, regulations or court cases to back up that statement. Additionally there is no evidence or proof that gating a community will actually increase security; the gated communities that do have a history of reduced crime also have guards at the entrances and patrolling the community.

Traffic.

13th Floor has stated they have several proposals that will mitigate the additional traffic 423 new homes in the Woodlands and closing off most of the entrances/exits will create. These include adding new entrances/exits on 44th Street and on 64th Avenue; adding a right turn lane from Commercial Blvd. onto Woodlands Blvd; adding a left turn lane from 44th Street, north onto Rock Island Road; adding a right turn lane from Rock Island Road onto Commercial Blvd. and adjusting the timing of the current traffic lights.

At the second Planning & Zoning board meeting 13th Floor stated (and same information was in the documents given to the Board) that there is a possibility that some of these proposals won't be able to be implemented. When asked by the Board, which proposals 13th Floor was referencing, 13th Floor did not answer the question. In reality, none of the proposals would or could be implemented. The City of Lauderhill has unanimously voted they do not approve the entrance/exits on 44th Street or 64th Avenue. None of the additional turn lanes can be implemented because 13th Floor does not and will not own the land that these lanes need to be built on and on Commercial Blvd. there are Florida Power & Light easements and power lines and traffic lights that would have to be moved. Lauderhill would not approve the additional turn lane onto Rock Island Road and the land is owned by the radio station. There is no place to put an additional left turn lane from eastbound 44th Street to northbound Rock Island Rd. There is no way to put a right turn lane from northbound Rock Island Road to eastbound Commercial Blvd. There are high voltage FP&L towers in the way and there is no place to put another lane on Commercial Blvd. for the new lane to turn on to.

To make matters worse, 13th Floor stated that they were basing their traffic calculations and the amount of schools, school buses and traffic on 3 persons per home. Since the homes to be built are 3 and 4 bedrooms, this figure is much too low. This low number will also lower the impact fees 13th would pay to the city and county.

Parking.

There is nothing in any of the documents provided by 13th floor that would indicate that there will be any parking in the development other than in garages and on driveways. There is no provision for parking indicated at the new recreation center. The parking at 13th Floor's two other developments in Tamarac have proven to be inadequate, with vehicles park on the roadway at all hours of the day and night.

13th Floor stated that they are basing their figures on 3 persons per dwelling. This is completely inadequate. The homes will be 3 and 4 bedroom units and a family with 3 children, 2 of whom are older teenagers could easily have 4 vehicles. Some families could have an additional vehicle related to the employment of one of the family members. There is no provision for parking for day care workers, maintenance or repair people, landscapers or exterminators.

Storm Water / Drainage.

13th Floor claims that the addition of 20 acres of new ponds & canals will offset the current lack of sufficient drainage experienced during periods of heavier than average rain.

This number is just wrong. The flooded area of Banyan Lane that occurred in 2018 is 6 acres alone, not counting the side streets & cul de sacs. The flooded areas of the golf course at that time were much more than 20 acres. Many of these acres are where 13th Floor plans on building houses. To build on this land, the low spots will have to be filled in and the height of the land will have to conform to current codes, which are higher than the codes when the Woodlands was built. Additionally, the new homes, driveways and streets will reduce the water absorption capability of the area. The 2 high density, zero lot line pods, G & H are approximately 49 acres. The loss of this area's drainage will more than counter the 20 acres of new water retention. Additionally, the plans submitted show

that some of the current pond & canal areas will be reduced for homes and streets. At the second Planning & Zoning Board meeting, it was stated that the plans submitted have berms to prevent storm water from inundating some houses, but the new engineer from 13th Floor stated that his new plans (that have not been submitted) will not have berms since he determined they won't be needed.

Design / Appearance.

On the Woodlands2020 web site and in their presentations we have been shown several drawings of homes that have a slight resemblance to existing homes, but these are not actual designs, but "concepts." 13th Floor states that there will be three lot sizes and there are 3 concept drawings. One of the concepts is a 2 story house and another has a 2 story house as part of the "series." These images have been mostly removed as of 10/20/19.

There are only about a dozen 2 story homes out of 890 current Woodlands homes. Two of the new sections will be 2 story, zero lot line homes only. None of the concepts actually look like they belong in the Woodlands. One of the concepts on the Woodlands 2020 web site is a two story house. 13th Floor explains that these are only concepts and that they haven't designed the actual homes yet. It is now about 3 years after they began this process, actual homes & floor plans should have been done a long while ago. What are they hiding? The web site no longer uses the word concepts as of 10/20/19.

Lot Size.

13th Floor proposes 4 lot sizes: a 30 foot wide, zero lot line and 3 residential zoned lots, the largest of which is smaller than all but the smallest lots in the Woodlands.

The proposed lot sizes are not compatible with the rest of the Woodlands, where the large lot size is one of the most desirable features.

Density.

13th Floor states that adding 423 homes to the Woodlands will reduce the density.

This is not only physically impossible but mathematically impossible and shows how 13th Floor tries to deceive the people and the city. They reached this conclusion by excluding the golf course property in the current calculation and including the entire area of the Woodlands in the new number. This was stated during a presentation to the Tamarac Planning & Zoning Board. The number still don't work.

Pollution.

In some of the presentations to the Woodlands sections, 13th Floor stated that they did not find any evidence of any toxic remains from the fertilization, weed and pest control of the golf course.

The only way this result could have been produced is by carefully selecting the areas of the course that would have the least possibility of pollution and by not taking samples from proper depths. Every other golf course of this age in Florida has been found to have various pollutants including arsenic.

Wildlife.

13th Floor has not said what they will do to protect the wildlife and plants that have enjoyed over 50 years of living in the community.

There are several families of threatened Florida Burrowing Owls, living in the Woodlands. There is also the question of what will be done to protect current homeowners from rats & mice that live in the area that would be displaced by construction. There are also coyotes, possums, otters, raccoons, other owls, several species of ducks and other water birds (herons, egrets etc.) living in the area. The Woodlands is also home to many native roosting birds, the winter home for many migratory birds and also had a fair number of several species of parrot.

Entrance.

The entrance "concept" shown by 13th Floor on the Woodlands2020 web site can not be built due to FP&L power lines and easements and part of the road improvement promised is not owned by Clublink or 13th Floor. The original image is no longer on the Woodlands2020.com web site.

Recreation Center.

There are several drawings of the proposed recreation center on the Woodlands2020 web site and in the presentation, but they are all "concepts."

On the supposed site plan, the recreation center is just a blob on the drawing. However, part of that blob is the

current pond. Also, part of that land is proposed to be the extension of Woodlands Blvd. to exit at 44th Street and also connections to the roads for the homes that are proposed along 44th Street. This doesn't leave much room for the huge pool in the concept drawing; the actual building and outdoor areas and nowhere is any indication of where there would be sufficient parking for the number of potential users of the facilities.

Supposed Advantages.

On the Woodlands2020 web site, 13th Floor stated the new development will be, "MORE DEFINED, GREENER, LESS DENSE, HIGHER VALUE HOMES, BETTER AMENITIES. TRAFFIC IMPROVEMENTS, MORE RESILIENT, LOWER HOA COSTS. REMOVES UNCERTAINTY." This statement is no longer on the web site as of 10/20/19.

"More Defined" is meaningless. There is no way that building homes, driveways & streets on a golf course makes it "greener". Earlier in this document it has been proven the new development will not be less dense. The homes may be higher priced, but on the smaller lots, with insufficient parking and potential traffic problems, the value may not be as high as claimed. No matter what amenities are built, with almost no place allotted for parking, they will be difficult to use. Other than possibly improving the traffic light timing, the chances of the other traffic improvements being implemented is close to zero. "More Resilient" is also meaningless. There is no way HOA costs can be lowered without losing something. Sections 3 & 4 pay no HOA dues, they can't go lower and the dues for the other six sections are for maintenance & insurance for their clubhouses, insurance for the board, lawn maintenance, the BSO rover and the management company. What will be lower? "Removes Uncertainty." Until 13th Floor presents valid answers to the many questions raised, there will be more uncertainty.

Doesn't Keep Their Word.

After making all sorts of promises, 13th Floor goes back on their word at another proposed development. <http://ntneighborhoodnews.com/2019/05/on-to-the-next-buyer-for-pebble-creek-golf-club-owner/><http://ntneighborhoodnews.com/2019/05/on-to-the-next-buyer-for-pebble-creek-golf-club-owner/?fbclid=IwAR2QjF6DdwZP_-sJbFj40Fsn4_9KsjZuiVHZhGjO-_wFU4-9h6UvA2BaVVc> Nothing else needs to be said on this point.

You will be hearing from a number of Woodlands residents, representatives of other developments and cities who are against this proposed development. Tamarac currently has more than 1500 new residences already approved, some are under construction already. In the Woodlands, there is no way the 51 year old infrastructure will be able to handle a 50% or more increase in demand. All of it, from the single lane per direction streets, currently inadequate parking, water, sewer and storm water will be able to handle this. They just weren't designed for it. There is no way to properly increase the capacity without tearing up the streets and replacing what is there. That can't be done, it would prevent people from getting to their homes and from getting needed emergency services. Additionally, the same infrastructure that connects the Woodlands to the rest of the Tamarac systems may need to be upgraded. Broward's recent water & sewer main breaks have shown the infrastructure's age and fragility.

There is nothing in 13th Floors presentations on how they will handle the few homes within the physical boundaries of the Woodlands, but are not part of the Woodland's HOA. There is also nothing on how they will handle gating or access to the Woodlands Section 1 clubhouse, which is accessed currently via Rock Island Road.

These issue will not only impact the Woodlands but all of the surrounding communities, including the rest of Tamarac. Anyone using the main arteries servicing this area will be impacted. The ability of emergency services and regular maintenance services to the communities will be impacted.

With all of these defects in the 13th Floor plan, I humbly request you deny the 13th Floor proposal at this time.

--

Sincerely,

Jeffrey Smoley

EXHIBIT K

From: [Brion Blackwelder](#)
To: [Blake Boy, Barbara](#)
Subject: FW: Opposed to Woodlands zoning change
Date: Thursday, January 30, 2020 11:42:06 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Brion Blackwelder

Director & Associate Professor

Children & Families Law Clinic

Shepard Broad College of Law

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From: Larry Mellgren <pilotasa@bellsouth.net>

Sent: Wednesday, January 15, 2020 10:54 AM

To: good@browardschools.com; Brion Blackwelder <brionb@nova.edu>; rex.hardin@copbfl.com; rblattner@hollywoodfl.org; breslau@stiles.com; commission@Deerfield-Beach.com; FBrunson@cityofwestpark.org; acastillo@ppines.com; Nan Rich <nrich@broward.org>; Gomez@tamarac.org; mryan@sunrisefl.gov; beverlyw@lauderdalelakes.org; Richard Grosso <rgrosso@nova.edu>

Subject: Opposed to Woodlands zoning change

NSU Security WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

I am opposed to changing the land use designation for the Woodlands community in Tamarac, FL. Broward is steadily losing all of its golf courses, and this additional conversion will constitute the consummation of a wholesale rape of the County. It started a number of years ago with the American golf course on Federal Highway. Then, in no particular order, Deerfield Beach, Sabal Palm, Monterey and Oaktree. There was an attempt to convert a portion of Weston...a matter that will be back for consideration in the next few months. Heron Bay has closed, and Carolina Club has submitted an application to Margate for its conversion. Woodmont has been reduced and will soon be closing. Hollywood is experiencing similar issues.

The issue is NOT that golf courses lose money. The issue is that poorly run golf courses lose money.

When we purchased our home, we paid a premium not only to live in a golf course community, but also for the view that it afforded us. I resent the possibility of losing on my hard earned investment. The purpose of our charter form of government here in Broward County is to ensure that we have oversight by the County in land use matters. We rely upon you, as our County Commissioners, to protect us when our local officials have so badly failed us. It is suspect, to say the least, that Tamarac would vote to convert the Woodlands and eliminate the competition since City officials made a poor decision to acquire Colony West and go into the golf course business; a money losing business decision as the financial records show.

I ask that you be guided by your responsibility as a fiduciary and representative, not just of me, but for residents of all of Broward County. Don't allow the remaining pieces of golf courses and open space to be paved over. Vote NO on the Woodlands land use plan amendment.

Larry Mellgren
954-730-7617
4509 King Palm Dr
Tamarac, FL

EXHIBIT L

From: [Brion Blackwelder](#)
To: [Blake Boy, Barbara](#)
Subject: FW: Opposed to Woodlands Rezoning
Date: Thursday, January 30, 2020 11:42:23 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

External Email

Brion Blackwelder

Director & Associate Professor

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From: Larry Mellgren <pilotasa@bellsouth.net>

Sent: Wednesday, January 15, 2020 10:51 AM

To: good@browardschools.com; Brion Blackwelder <brionb@nova.edu>; rex.hardin@copbfl.com; rblattner@hollywoodfl.org; breslau@stiles.com; commission@Deerfield-Beach.com; FBrunson@cityofwestpark.org; acastillo@ppines.com; Nan Rich <nrich@broward.org>; Gomez@tamarac.org; mryan@sunrisefl.gov; beverlyw@lauderdalelakes.org; Richard Grosso <rgrosso@nova.edu>

Subject: Opposed to Woodlands Rezoning

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I am opposed to the rezoning of the Woodlands in Tamarac.

I paid a premium to live on a golf course. Zoning is supposed to ensure that what we bought is what we get.

The addition of 400 homes will make traffic and drainage worse.

Larry Mellgren
954-730-7617
4509 King Palm Drive
Tamarac, FL 33319

EXHIBIT M

From: [Brion Blackwelder](#)
To: [Blake Boy, Barbara](#)
Subject: FW: Rezoning the Woodlands golf courses
Date: Thursday, January 30, 2020 11:42:40 AM

External Email

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-----Original Message-----

From: Ronald Coles <rrclegal@yahoo.com>
Sent: Sunday, January 12, 2020 5:32 PM
To: Brion Blackwelder <brionb@nova.edu>
Subject: Rezoning the Woodlands golf courses

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Does Tamarac in Broward County want to be a warm Newark, New Jersey? Rezoning the Woodlands golf courses from recreational to residential, an agenda item for January 23rd, is a destruction of open spaces in southern Florida and a destruction of emergency and first responder vehicles from entering the Woodlands. Ronald Coles, 4813 Banyan Lane, Tamarac, FL 33319