

**Item # 30<sub>(8)</sub>**

**ADDITIONAL MATERIAL**

**Public Hearing**

**MAY 4, 2020**

**SUBMITTED AT THE REQUEST OF**

**PLANNING COUNCIL**

## **ADDITIONAL AGENDA MATERIAL**

### **Correspondence from Interested Parties Received between 12:01 p.m., April 30, 2021 and 4:00 p.m., May 3, 2021**

- **Exhibit A - Email correspondence from Philip Daspit dated May 3, 2021, received May 3, 2021 - Opposed**
- **Exhibit B - Email correspondence from Penny Coleman dated May 3, 2021, received May 3, 2021 - Opposed**
- **Exhibit C - Email correspondence from Leo Nolan dated May 3, 2021, received May 3, 2021 - Opposed**
- **Exhibit D - Email correspondence from Jeffrey Shapiro dated May 3, 2021, received May 3, 2021 – Opposed**
- **Exhibit E - Email correspondence from Luis. F. Martinez dated May 4, 2021, received May 4, 2021 – Opposed**

## EXHIBIT A

**From:** [philip Daspit](#)  
**To:** [Teetsel, Dawn](#)  
**Cc:** [Sharief, Barbara](#); [Furr, Beam](#); [Holness, Dale](#); [Fisher, Lamar](#); [Bogen, Mark](#); [Udine, Michael](#); [Geller, Steve](#); [Ryan, Tim](#)  
**Subject:** Woodlands (PC 20-2) County Commission Hearing  
**Date:** Monday, May 3, 2021 9:42:31 AM

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Ms. Dawn Teetsel:

I have signed up to speak on the Woodlands Rezoning. Due to prior commitments I may not be able to speak. Below are my comments on the subject.

Recently the State of Florida returned 13<sup>th</sup> Floors plan back to the local governments' because the traffic on Commercial, Rock Island and the Turnpike already exceeds the 6 lane arterial Level of Service (LOS) of 60,000 vehicles per day. In 2019 the average traffic count was 74500 vehicles. In its report the Florida Department of Transportation determined that the amendment that seeks to convert the two golf courses of The Woodlands into 398 zero lot line single family residential units, will have severe impacts on Commercial Boulevard, Rock Island and the Turnpike Interchange, noting that they are transportation facilities vital to the economic vitality and quality of life of the region and that there are no projects in the county's transportation plan that would offset the adverse impacts.

The latest traffic plan submitted doesn't adequately address the issues. This plan proposes to have only one entrance to the Woodlands with the remaining roads exit only this is another example of the tombstone planning.

First; the plan does nothing to alleviate the traffic on the major roads. The same amount of traffic or more will be on these roads. As a reminder this is an "F" rating now. The traffic going west on Commercial will be backed up further by those attempting to enter the Woodlands.

Second; there has never been a published traffic study in the Woodlands and what this plan will do. Not only the traffic but also pedestrian and bicycle traffic has to be analyzed. Since the Woodlands doesn't have sidewalks those enjoy walking are put in danger every time they step out to exercise and enjoy a nice walk. I have observed cars driving too fast for conditions and going around blind curbs as if they were the only ones on the road. Will it take someone getting hurt before action is taken?

The plan is still flawed in that it doesn't insure the safety of the community and doesn't address other issues such as drainage was never adequately addressed. And more importantly their plan did not address how they plan to protect the residence from the impact of the construction. During the City and the County planning meetings the residence brought up these issues only to be told that they would be dealt with in the site plan and thus not a consideration. Is this any way to assure the voters and residents of the county that our elected officials are representing our interest?

Construction in the Woodlands is unique. Generally the construction will be between existing homes on the golf course. This means that heavy construction equipment will be using roads that are not designed for that use. The dust from the construction will adversely affect residents especially the elderly. We have been told that 13<sup>th</sup> floor will keep the dust down by watering the dirt. This is akin to their traffic plan and is unrealistic to believe that it will work.

In summary; 13<sup>th</sup> Floor has yet to present a plan that can mitigate known hazards and problems. This development is totally unsuited to the current environment and will create further problems.

Philip G. Daspit

954-254-6526 Cell

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[phdas@aol.com](mailto:phdas@aol.com) email

## EXHIBIT B

**From:** [penny coleman](#)  
**To:** [Planning Council](#)  
**Cc:** [penny coleman](#)  
**Subject:** Proposed amendment to Broward Co. Land Use Plan - Tamarac  
**Date:** Monday, May 3, 2021 10:21:36 AM

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Dear Broward Co. Council members and the planning council:

I write to oppose the amendment to the County land use plan in Tamarac for the following reasons, among others:

The County is required to make a Traffic Concurrency decision. The County's failure to do so violates the law.

The traffic on Commercial and Rock Island are rated an F level. You are required to move that grade to a D, not an F minus.

When the homeowners realize that 13th Floor's most recent proposal includes making 5 of the 6 Woodland's entrances as exits only, I cannot even imagine how much grief you are going to get.

The proposal needs to be sent back to the City. The City Commissioners no longer support the rezoning. The politics of taking on the people of Woodlands and Lauderhill for no apparent reason, makes no sense.

The homeowners do have alternate proposals for use of the lands if Club Link decides to sell it.

Penny Coleman, a Woodlands owner, a voter, and a political activist

## EXHIBIT C

**From:** [Leo Nolan](#)  
**To:** [Planning Council](#)  
**Cc:** [Debra Placko](#)  
**Subject:** Oppose Woodlands over development  
**Date:** Monday, May 3, 2021 12:27:37 PM

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Greetings Planning Council,

I moved to Woodlands in 2019 and was really attracted to the serene location on the golf course and the peacefulness and ability to walk and bike in the community that remains very safe. I want that to continue.

I strongly oppose the proposed addition of 400 homes that will be jammed into the golf course. I cannot imagine the health and safety issues that will occur with these many homes being added to an already stressed infrastructure system.

Drainage is already a problem here in Woodlands. Last November when we had substantial rain, people were able to kayak on the golf course because of the water accumulating. As you know, there is huge concern that the continued use of concrete and other construction platforms cause real drainage issues in our area. Our streets are often puddled after the rains we get because the system can't handle the runoff.

Sewers backing up are a recipe for some real health issues and adding so many homes will cause a problem. Is the potential arsenic issue that we understand will cause environmental concerns been addressed by the Broward County Health Department and has the Health Department been involved in any of these concerns? I know that Mainlands have suffered sewage and water issues after the 13th Floor developers did the same thing as they are proposing to do to Woodlands by putting homes around Mainlands. The canals that they dug in around the Mainlands are not being maintained and ruined the irrigation system because of the sludge in the system which now causes major flooding. We understand that 13th Floor refuses to take responsibility.

With 400 additional homes there will likely be 800 additional owner vehicles moving in and out. This of course does not account for the fedex, UPS, other delivery vehicles, and other vendor vehicles. School buses getting in and out of Woodlands safely will be hazardous.

I understand that 13th Floor is proposing to have only one entrance at Woodlands Boulevard all of the other five will be exit only. This makes no sense. This is a cynical ploy to get by the fact that traffic problems are a very big issue and that there is no viable solution.

Property values are jeopardized. It is well known that the loss of a golf view drops the value of the house by \$25,000. We'll have homes right on top of the existing homes and privacy goes away.

Tamarac has much to accomplish over the next few generations. Please make the right decision to keep the Woodlands from this egregious decision of over development.

Thank you,  
Leo J. Nolan  
Woodlands homeowner/resident

Sent from my iPhone

## EXHIBIT D

**From:** [jsstoy@aol.com](mailto:jsstoy@aol.com)  
**To:** [Teetsel, Dawn](#)  
**Subject:** Broward County Commission Meeting - Item 30 (PC 20-2 / Woodlands) May 4, 2021  
**Date:** Monday, May 3, 2021 1:12:17 PM  
**Attachments:** [Woodlands2020-Site-Plan.pdf](#)

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Dawn,

Thank you for the phone conversion we just had.

Attached is the most recent Site Plan that 13th Floor has posted on there website for the Woodlands Community. This Site Plan doesn't have the traffic study information shown on it.

Thank you,  
Jeffrey Shapiro.



## EXHIBIT E

**From:** [Luis Martinez](#)  
**To:** [Planning Council](#)  
**Subject:** Woodlands Country Club Golf course re-zoning  
**Date:** Tuesday, May 4, 2021 1:08:42 AM

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To whom it may concern at the Planning Council.

I am a resident of the Woodlands Country Club Community. I am writing this email in response to the notice letter provided to all home owners stating that there is a county commission meeting to discuss re-zoning the golf courses that are essential and part of the fabric that makes up the community we live in. Fundamentally I am against the re-zoning for the following reasons:

Re-zoning this large track of green space is not the best solution for our city and community.

Tamarac currently has little open green space in general as a city. This is more so the case on the eastern parts of the city where these courses are located. The golf courses provide that much needed respite from all the concrete that surrounds the area. Further new development of green spaces is a poor choice given how many other already developed properties sit abandoned and/or in some significant state of disrepair. I am of the opinion that focusing the city resources to incentivize these already derelict properties should take priority to any effort made that allows re-zoning of the few remaining properties that are zoned as recreational green spaces. It just seems like a very irresponsible way to manage these ecological and recreational resources. The impact a few commissioners can have on future generations by keeping the green space can easily outweigh any developer's vision in terms of what is beneficial for the largest number of people.

These green areas are needed as buffer zones. We will end up with a severe flooding and run off problem if we continue to systematically eliminate the very few left open green spaces.

The area has already seen the conversion of other golf courses into residential developments.

Building out more houses and densifying the Woodlands neighborhood will only lead to further water management issues. The green areas allow rain water to percolate and help slow down the rate in which the drainage canals carry these towards the ocean. The excessive run off we already have has been clearly identified as detrimental to our extremely fragile marine ecosystem. Adding more roads and concrete coverage further pressures that situation.

While I realize that the city will benefit to some degree from the added revenue in taxes one must not forget the realities that the county faces with the poor, at best, management of infrastructure and maintenance. It is not very clear how the developers of these projects will mitigate their impact on the already over taxed county infrastructure as well as the environment. The ongoing costs for the infrastructure and continuing maintenance associated will also cost the city money. I hope they don't waive the builder infrastructure impact fees like what has been done in the past.

These are facts. Just a quick refresh of the news can help us remember the sewage issues that have been happening all over the county. Let's not forget how many times we see water quality in our beaches drop to unhealthy levels with just a turn of a tide or a shift in current. We have had algae blooms like never before. Without a doubt water run off plays a big role. This is not made up.

Just "adding" lakes to the "master plan" for the Woodlands development is not going to resolve this. This is more complicated and yet not clearly addressed.

It doesn't require the brainpower of a genius to suspect that any study performed by a "third party" that is funded directly by the developer is likely to be somewhat influenced by him/her and will more than likely be made with the focus to help substantiate the developer's agenda.

Let's face it is not a big stretch to say that no one likes to bite the hand that feeds them. That in many ways is what we see with these projects.

Unfortunately the layers of favors and I'll scratch your back if you scratch mine that happens in this county is no big secret.

I would hope that the management of land resources for generations to come does not fall to the hands of those who are giving out unaccountable political favors.

I sincerely hope that on the very least the county commissioners treat this with the importance it has and vote against or to significantly restrict the amount of buildings per acre they intend to allow under this re-zoning. 5 houses per acre is way too much. It should be 2 at the most if we are to make a real effort to try and retain the quality and character of the neighborhood.

I can only hope that the commissioners surprise me by voting against re-zoning the Woodlands golf courses. I believe that the county should be the one to buy this land and turn it into permanent park land for our and future generations to have and enjoy. We are in dire need of retaining these green belts whenever we can. There is already a voter approved budget allocated for this purpose. It is a great opportunity for the county to step in and protect these properties.

Hope the commissioners put their smart hats on when they vote on this and do the voters right by retaining the properties as recreational green space.

Sincerely,

Luis F. Martínez.

Naval Architect  
5717 White Hickory Circle  
Tamarac FL 33319

[Sent from Yahoo Mail for iPhone](#)