

EXHIBIT 3

From: [Maria Suarez](#)
To: [Planning Council](#)
Cc: [J. Fernando Vega Riveros](#)
Subject: Plan Amendment PC 26-1 - City of Lauderhill. - Commnets and questions
Date: Saturday, December 20, 2025 1:44:38 PM

External Email Warning

This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's email address (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETS Security by selecting the Report Suspicious or Report Phish button.

[Report Suspicious](#)

Subject: Propose Amendment to Broward County Land Use Plan in the City of Lauderhill, FL. Approximately 132.6 acres located between Oakland Park Blvd and NW 44 stands between Inverrary Blvd West and Rock Island Road. Change: Commercial Recreation to Irregular (9) Residential.

Dear Broward County Planning Council,

We, Jose Vega and Maria Suarez, as adjacent property owners, would like to submit the following comments and questions regarding the proposed amendment to the Broward County Land Use Plan in the City of Lauderhill. The proposed amendment PC 26-1 approximately 132.6 acres located between Oakland Park Boulevard and NW 44th Street, and between Inverrary Boulevard West and Rock Island Road, with a change in designation from Commercial Recreation to Irregular (9) Residential.

1. Will the construction of the new residential dwellings utilize any portion of the existing golf course area, or will all new dwellings be located entirely outside the green space of the golf course? The map provided in the Courtesy Notice does not clearly delineate the golf course boundaries, making it difficult to understand how this area may be affected.
2. As homeowners living in close proximity to this large-scale project, we would like to know the anticipated duration of construction for the entire development. Prolonged construction may significantly disrupt the quality of life in our community due to noise, dust, and increased traffic.
3. During construction, how will traffic be managed, particularly along Inverrary Boulevard, Inverrary Drive, and NW 44th Street? These are two-way roads with high traffic volume, including school buses, delivery vehicles, and service trucks.
4. Will the addition of new residential units impact existing utilities (such as water, sewer, electricity, or other services) for current residents in the surrounding area?
5. What is the estimated increase in population density once the project is completed and fully operational?
6. How will security be addressed during the construction phase and after the project is completed to ensure the safety of nearby residents?

We appreciate your time and consideration of our questions and concerns and look forward to your response.

Sincerely,

Maria del R Suarez Rozo
954-546-2042
6300 S Fall Circle Dr. Apt. 101 Lauderhill FL 33319
mrsuarezrozo@hotmail.com

José F Vega-Riveros
vega@ieee.org