

**ITEM #81**

**ADDITIONAL MATERIAL**  
**Public Hearing**

**DECEMBER 12, 2023**

**SUBMITTED AT THE REQUEST OF**  
**PLANNING COUNCIL**

## **ADDITIONAL AGENDA MATERIAL**

### **ITEM 81 – December 12, 2023**

**Correspondence from Interested Parties Received between  
8:00 a.m., November 26, 2023 and 3:00 p.m., December 7, 2023**

- **Email correspondence from Andrew J. Hoffman dated November 26, 2023 - Opposed**
- **Email correspondence from Peter Patraka dated November 26, 2023 - Opposed**
- **Email correspondence from Dr. Jonathan F. Wise dated November 28, 2023 - Opposed**
- **Email correspondence from Nelson R. and Patricia B. Zide dated November 29, 2023 - Opposed**
- **Email correspondence from Barry Kaplan dated December 2, 2023 – Opposed**
- **Email correspondence from Denisse Lopez dated December 2, 2023 - Opposed**
- **Email correspondence from Debbie Yanks dated December 3, 2023 - Opposed**
- **Email correspondence from Dr. Warren Graditor dated December 3, 2023 - Opposed**
- **Email correspondence from Andy Cagnetta dated December 3, 2023 – Support**
- **Email correspondence from Betty Barberi dated December 6, 2023 – Opposed**

**From:** [andrewhoffman65@gmail.com](mailto:andrewhoffman65@gmail.com)  
**To:** [Planning Council](#)  
**Subject:** Plan Amendment PC 23-5 December 12th Hearing  
**Date:** Sunday, November 26, 2023 10:10:32 AM

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Good day,

Reaching out to advise I am opposed to the currently land use change from commercial recreation, to low-medium, residential dwelling, on the Emerald Hills Golf Course.

Here is my reasoning, I have grown up in Emerald Hills since 1977, my father only recently sold that house in 2020. Since, 2000, I have owned multiple homes in Emerald Hills, and currently live in Emerald Hills.

I clearly have a great understanding of the impact the additional residents will make on the safety and traffic issues that occur at the perimeter of what is known as Emerald Hills. During higher volume times, the backup

On North bound N. 46 Ave and Stirling road are hazardous. It backs up all the way south to the traffic signal at North Hills Drive, that is just one example. I know there is a project to modify the patterns for left

hand turns on Sheridan Street to enter N 46<sup>th</sup> Ave, it will not be enough with the number of new residents that will come with this new development.

With 3 of the entrances for the proposed units, they all have entrances on N. 46<sup>th</sup> Avenue. There is currently a traffic signal at St. Andrews, and a golf cart signal that is "on-demand" 200 yards to the North, next to the entrance

To Casper Court. I have witnessed, and been involved in the past, major automobile collisions that occur as drivers are not sure if the light is for golf cart, or cars.

Lastly, the intersection of N. 46<sup>th</sup> Ave, and St. Andrews, cars and trucks are traveling on N. 46<sup>th</sup> constantly run the red light. Consider designating N. 46<sup>th</sup> Avenue as not a "through street" for commercial vehicles.

Any questions, please ask

**Andrew J. Hoffman**

[Andrewhoffman65@gmail.com](mailto:Andrewhoffman65@gmail.com)

405 Bonnie Brae Way  
Hollywood, FL  
33021

954 980 6443

**From:** [PETER PATRAKA](#)  
**To:** [Planning Council](#)  
**Cc:** [Richard Goodnight](#); [Michael Goodnight](#); [Joan Tashman](#); [joaninrio@gmail.com](mailto:joaninrio@gmail.com)  
**Subject:** Fw: AGAINST PLAN AMENDMENT PC 23-5 (Hollywood)  
**Date:** Sunday, November 26, 2023 1:16:40 PM  
**Attachments:** [COURTESY NOTICE ONLY BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING NOTICE.pdf](#)

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Dear Broward County Board Of County Commissioners,

I am totally AGAINST THE ATTACHED PLAN AMENDMENT PC 23-5 (Hollywood).

We should maintain every bit of green space we have. Green space is why we moved here in the first place.

Thank you.

All the best,

Peter Patraka  
Grandview Apt. K688  
2818 N. 46th Avenue,  
Hollywood, FL 33021  
Phone: 954-816-5211  
E-mail: [ppatraka@bellsouth.net](mailto:ppatraka@bellsouth.net)

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**From:** [Jonathan Wise](#)  
**To:** [Planning Council](#); [Jonathan Wise](#)  
**Subject:** Redevelopment of the Emerald Hills Gold Course Amendment PC 23-5  
**Date:** Tuesday, November 28, 2023 12:13:40 PM

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Dear County Commissioners:

I have been a resident of Emerald Hills for the past 40 years. We have a quiet residential neighborhood with the golf course providing both green space and recreational facilities. Unfortunately, our serenity is being threatened by a small group of developers. They make a case for improvement but actually none is needed and what is proposed is detrimental to the community. Taking 35.8 acres of our precious green space is unconscionable. Additional residential units will only add years of construction mess, increased traffic and overcrowding.

Parcel 6 is particularly troublesome as it will block access to Casper court, Fairways Drive and Palmer under normal conditions and in particular should emergency vehicles need to enter this area.

I hope you will consider rejecting this plan as the benefits to a few do not outweigh the harm to the vast majority of the community many of whom if not most are opposed.

Thank you for your consideration.

JONATHAN F WISE MD HOLLYWOOD OPHTHALMOLOGY ASSOCIATES 3816 HOLLYWOOD BLVD  
#101 HOLLYWOOD FL 33021 954-963-4990 DRWISE1@BELLSOUTH.NET

**From:** [Nelson Zide](#)  
**To:** [Planning Council](#)  
**Subject:** Broward County Board of County Commissioners Public Hearing of Plan Amendment PC23-5 (Hollywood)  
**Date:** Wednesday, November 29, 2023 11:37:10 AM

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TO: Broward County Board of Commissioners, Planning Council:

Please be advised that we are concerned about the proposed transformation of the current Emerald Hills Golf Course.

We live on Casper Court, the 3<sup>rd</sup> house in from 46<sup>th</sup> St. & believe that this area, among others, will be negatively affected. We have lived in this home for over 12 yrs., having lived in other parts of Emerald Hills (within 1 mile of our current address) for over 38 yrs. We have seen many changes over these years, but nothing like what is proposed.

In addition to the inevitable congestion & increased traffic noise, possible environmental contamination both during construction & following will be a major detriment!

**We were assured that this golf course would remain as such when we purchased our home.** To change the land use from "recreational" to "residential" (including rentals) will only be a first step to its total destruction. Deed restrictions are apparently only of value when written, since they can be reversed by the then current Board at any time of challenge! Unfortunately, in this instance, further development would essentially be assured.

The illusion made by the developers that this will "increase property values" in Emerald Hills has no basis, and indeed it is likely that they will decrease. A community with a clubhouse and a communal swimming pool is of no real extra value for a neighborhood that already has a pool in the majority of homes. The use of a new catering facility, restaurant, fitness center, etc. only remains to be seen, but it has already failed once and there are no studies that suggest it will be any different now (except for some of the proposed transient rental community's use).

We implore you to rethink the idea of giving up more than 37 precious acres of green space for development of new facilities, with parking. There are other options available, although perhaps not as profitable. The addition of new units will do nothing but contribute to deterioration of our current way of life.

Sincerely,

Nelson R. Zide, MD

Patricia B. Zide

**From:** [BARRY & MICHELE KAPLAN](#)  
**To:** [Planning Council](#)  
**Subject:** Emerald Hills Golf Course  
**Date:** Saturday, December 2, 2023 5:02:35 PM

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I am opposed to its redevelopment. Our green space is disappearing, street flooding is worse, traffic is worse. We need relief not redevelopment.

Barry Kaplan  
Hollywood, FL

Sent from my iPad

**From:** [Denisse Lopez Vega](#)  
**To:** [Planning Council](#)  
**Subject:** Opposed to the redevelopment of the Emerald Hills golf course.  
**Date:** Saturday, December 2, 2023 11:24:06 PM

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I'm a resident of Hollywood and I opposed to the redevelopment of the Emerald Hills golf course because we need more green areas instead of buildings and pollution produced by having more cars and construction in the area. I do not agreed with redevelopment of the golf course.

Denisse López

**From:** [Debbie Yanks](#)  
**To:** [Planning Council](#)  
**Subject:** Emerald Hills  
**Date:** Sunday, December 3, 2023 7:50:24 AM

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Please leave our beautiful neighborhood  
alone! I have lived here since 1976 and would appreciate keeping it that way!  
Line your pockets elsewhere!  
Sent from my iPhone

**From:** [Warren Graditor](#)  
**To:** [Planning Council](#)  
**Subject:** Future development in Emerald Hills  
**Date:** Sunday, December 3, 2023 1:37:24 PM

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As a 23 year resident of Emerald Hills, I am adamantly opposed to the plan to remake/ redevelop the golf course. The reasons for my opposition have been well stated by others ( traffic, construction, flooding, devaluing of home values and in general, quality of life in the neighborhood) and it is my sincere hope that the planning council will choose to serve the people who they are supposed to represent.  
Warren Graditor, Ph. D.

Sent from my iPhone

**From:** [Andrew Cagnetta](#)  
**To:** [Planning Council](#)  
**Subject:** PC-23-5 Emerald Hills  
**Date:** Sunday, December 3, 2023 3:01:38 PM

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Dear Planning Council,

I am a resident of Emerald Hills. I also sit on the Emerald Hills Safety Enhancement District Board, but my opinions are my own.

My property is on the golf course (4th Hole). I am looking forward to the redevelopment of the course and clubhouse. I was married at the Club in 1993. I moved to my current house in 2002. The course, clubhouse and surrounding area has declined over the years. It desperately needs an upgrade. Such investment cannot be made without redeveloping some of the property.

I appreciate everything the development group has done to address this project and possible issues. I am in support of this transformative project and I know that many of my neighbors share that sentiment.

Andy Cagnetta  
5300 N 37th St  
Hollywood, FL 33021

**From:** [Betty Barberi](#)  
**To:** [Planning Council](#)  
**Cc:** [bettybarberi749@gmail.com](mailto:bettybarberi749@gmail.com)  
**Subject:** PLAN AMENDMENT PC-23-59(Hollywood)  
**Date:** Wednesday, December 6, 2023 2:44:34 PM

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Goof afternoon

My name is Betty Barberi, owner of residence located in the very close vicinity of the area considered on N 46 Avenue in Hollywood, FL (parcels No. 2,3 and 6 of the plan amendment PC 23-5). As it is, N 46 Avenue is already an extremely busy road in Hollywood and specially in the Intersections with Sterling Road, Sheridan Street and Hollywood Boulevard.

All these roads around are rated "D", "E" and "F" and we have significantly delays not only during peak hours but during the whole "week" days.

5 dwelling units per acre and 35.8 acres are 179 more new residences with an average of (2) cars per dwelling. This will increase to 179 more vehicles commuting daily to work.

Developer should spread this project to other areas but they are concentrating most of them on 46th Ave.

My home is located in front of the Hole No. 1 of the Club at Emerald Green, so I am a constant witness of the very few people using the fields to play golf. It is not profitable for the owners of the land of The Club of Emerald Green. This project seems to be an excuse to use the green space existent to create residential with a much larger profit for the owners of the land, without expending on infrastructure for services roads and services overall.

I am opposed to this amendment.

Thank you

Betty Barberi

3501 Keyser Ave No, 32, Hollywood, FL 33021

Phone 954-2906270

[bettybarberi749@gmail.com](mailto:bettybarberi749@gmail.com)