



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718
president@pahaf1.org Fax: 954-945-5284 www.pahaf1.org

Monthly Membership Meeting Minutes

May 17, 2022
7:00 PM – Virtual Zoom

Board Members

Present:

Jennifer Fain (Acting President)
Donna McCormack (President)
Seth Follansbee
Garry Kravit
Michael Roth
Ed (Doc) Szerlip
Jesse Varnell
Mark Cameron

Heather Seaman (Volunteer Scribe)

Absent:

Richard Gendler
Adam Fractenberg

Total in Attendance - 45

Welcome/ Meeting Call to Order - Jenn Fain -7:04 PM

Pledge of Allegiance - Ed (Doc) Szerlip

Approval of April 19 Meeting Minutes - No Objections – Approved

Opening Comments: - Jenn Fain

- Special guest is Mayor Lynn Stoner. Questions from the Plantation Acres residents were sent to the Plantation Acres Homeowners Association (PAHA) website prior to the meeting.

Business Spotlight -

- Taylor Clemmer, owner of Saffranos Crepe, was not online during the Business Spotlight time so Jenn Fain provided the information. The restaurant is located in Jacaranda Square on the corner of Pine Island Road and Sunrise Blvd. The address is 1831 N Pine Island Rd. and their food is incredible.

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf1.org), Donna McCormack (Donna@pahaf1.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf1.org) *Secretary:* Garry Kravit (Garry@pahaf1.org),

Board Members: Seth Follansbee (Seth@pahaf1.org), Mark Cameron (MarkCameron@pahaf1.org), Michael Roth (Michael@pahaf1.org), Adam Fractenberg (Adam@pahaf1.org), Richard Gendler (Richard@pahaf1.org), Doc (Ed) Szerlip (Doc@pahaf1.org),



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718
president@pahafl.org Fax: 954-945-5284 www.pahafl.org

- Saffranos provides a coupon to PAHA. The coupon for Saffranos will be emailed to all supporting members.
- Contact the Board if you want your business represented in Business Spotlight. Next month Saturday Farmers Market will be at the PAHA meeting on Business Spotlight.

Guest Speaker – Mayor Lynn Stoner

Mayor Stoner addressed the following questions (Q) and concerns from Plantation Acres Residents. Her responses (R) are captured below.

- **Q.** Is it true that you have considered selling public parkland in Plantation, including Plantation Acres, to developers?
R. Mayor Stoner answered, 'No, not really'. Mike Currie made an unsolicited offer to the city to purchase the property in the Middle Acres off 118th Ave. for a personal residence. Due to COVID, it could not be presented to council with public input. No good faith deposit was taken and eventually he found another place to live in the Acres and the offer was withdrawn. On North Acres, Mayor Stoner said she was approached and was told the same gentleman approached the prior Mayor as well, but there was never any thought of us selling it. Those are the only two parcels in the Acres. Now, we have North Acres Park planned as a passive park and there will be a site visit on May 31 before we go ahead but that is already in place and ready to go.
- **Q.** What is your position on allowing the use of Flex units within Plantation Acres that would allow building more residential units than are allowed by current zoning?
R. The Mayor said any development needs to fit the community and space. Reflections project is residential and applying Flex to residential is different than the 8601 project which was applying Flex to commercial. They are two separate issues and they are calculated completely differently. They have their uses and again, we don't have to use Flex, and don't have to have them. City council and residents of the Acres suggested a carve out for Plantation Acres. There are many different ways to configure those available options so we are not unique for that, they can go around the county in every city. A project has to fit in with the neighborhood and clearly that was not the case in this one. Everyone is allowed due process with their project and if the developer and the city meet the criteria the council cannot deny them. But if they come in asking for more, and there are variations and waivers and changes requested, the city council has the ability to say yes or no without legal repercussions. That is what happened to Reflections and happened the other day on the 8601 project. The city council vote is the final word.
- **Q.** if there was a vote on City Council to carve out for Plantation Acres from Flex, how would you vote on that?

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahafl.org), Donna McCormack (Donna@pahafl.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahafl.org) *Secretary:* Garry Kravit (Garry@pahafl.org),

Board Members: Seth Follansbee (Seth@pahafl.org), Mark Cameron (MarkCameron@pahafl.org), Michael Roth (Michael@pahafl.org), Adam Fractenberg (Adam@pahafl.org), Richard Gendler (Richard@pahafl.org), Doc (Ed) Szerlip (Doc@pahafl.org),



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718
president@pahaf1.org Fax: 954-945-5284 www.pahaf1.org

R. The Mayor said if that was an issue she would carve out. In her viewpoint. Plantation Acres started as agricultural community. Gradually people came in as a development or individual lots and people built custom homes. The Acres started to change. As Council becomes more sophisticated and learns more about the options, they made a choice by listening to the residents who feel this does not fit in with what their vision is with their neighborhood. We are here to represent our constituents, residents, neighbors and try to make the best choices for them.

Q. In 2022 do you believe Plantation Acres Improvement District (PAID) serves a purpose, or would it be better for the city to assume responsibility and dissolve PAID?

R. The Mayor said the option is on the table. In a meeting at the city between Mr. Fradley, the Mayor and Jason Nunemaker discussed the option of the city taking over PAID, and of what it would accomplish for the city and also the residents of Plantation Acres. Per Mr. Fradley, the Acres will always flood. However, he did indicate that the equipment and machinery was aged and needed to be replaced. She said it would not be an overnight fix by any means. She said in the event of Mr. Fradley's retirement, the city is asking and requesting and receiving copies of any and all work that has been done on PAID so they can add to their Geographic Information System (GIS) because that is institutional knowledge that they don't want lost. She said they have looked at it. Now, they have to look at the second step which is going back and look at the PAID charter, and since it is state created, how they would go about terminating the charter and whether the residents would really want it. She said it is many steps of due diligence and feasibility and concluded that it is on the table.

Q. What is your position on the development of the 11 acres on NW 4th Street? Who owns 2nd St. and what happens to it? (Developer will build 4 one-acre lots facing 4th St but we have heard the developer wants 27 lots on the remaining seven-acre site behind the four homes).

R. The Mayor said she likes the component where the developer is putting the sewer in and is going to extend the offer to the church. However, she said that doesn't change the drainage issue. It doesn't mean the project won't add to the existing Acres drainage issue, and the city needs to look at this carefully to find a way to resolve it as the base elevation of the property is so low. Mr. Fradley did not think there was any way to correct that, but Mayor Stoner said she always finds other people to ask and get an opinion. She said handling ownership of NW 2nd St should not be a hold-up but want to make sure they do it the right way. They have engaged the city attorney. She said technically, this would be a vacation of an easement as there is no reason for the city to keep it. In most times when you vacate an easement the property which is adjacent to a plat it goes to the adjoining lot. The city needs to find out if they are required to put it on the market for sale. She does not know if the easement does anything for this project except cleaning up ownership. But if the developer sells and develops those lots that piece directly behind the lot will go to that owner and it will be part and parcel of the legal description. She said the city needs to make sure to go forward within law and title guidelines

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf1.org), Donna McCormack (Donna@pahaf1.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf1.org) *Secretary:* Garry Kravit (Garry@pahaf1.org),

Board Members: Seth Follansbee (Seth@pahaf1.org), Mark Cameron (MarkCameron@pahaf1.org), Michael Roth (Michael@pahaf1.org), Adam Fractenberg (Adam@pahaf1.org), Richard Gendler (Richard@pahaf1.org), Doc (Ed) Szerlip (Doc@pahaf1.org),



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718
president@pahaf.org Fax: 954-945-5284 www.pahaf.org

so they don't create a title issue on anybody's property. Mr. Stiegele was also going to give half the easement to the church. Traditionally if you have an easement you go down the middle of the road. So, she said there are a couple of options but she has not had a conversation with Mr. Stiegele for several months, and she does not know his thoughts on which way he wants to go.

Q. Has the review on Flex been completed, with regards to the Commercial and/or Residential aspects?

R. The Mayor said the Residential component aspect of Flex, per the Acres, was put on hold until August. If a commercial or industrial component comes in, she does not think Flex proposals will go forward, as the 8601 project did not pass last week. At this time, nothing has been passed with Flex.

Q. What is the status of the parks in Plantation Acres? Are the parks open for use by residents?

R. The Mayor said the park properties in Plantation Acres are open for use to residents at this time. As for Middle Acres park, they have had many ideas including a dog park and they would pave along 118th Ave to provide parking for anyone that chooses to use the park. She thinks what has happened is the residents have become comfortable with that empty lot behind their homes and no matter what the city wants to put here the resident may consider it an intrusion. So, it is going to be a very careful conversation of what the residents would find acceptable. The city does not want to have to maintain the property, and not be able to use it, because it is a beautiful parcel. North Acres is a bond project. Engineering has prepared a sketch. It is planned as a passive park with an aerated lake area for drainage, with eight-foot-wide meandering walking paths, two new playgrounds, a smaller pavilion and benches. Appropriate landscaping will be included in the development of the park.

Q. Is there a timeline for repairing the human bridges that have been damaged in Volunteer Park?

R. The Mayor said they have been budgeted for, and you will see repair of the bridges happen fairly shortly.

Q. Has City Council ever considered making the Equestrian Center a horse boarding facility that could generate income for the city?

R. The Mayor said the city is not in the business of making a profit, but they are in the business of providing a service, although they do appreciate breaking even. The facility is not hurricane proof and they would not want to take on the liability of boarding someone's horses there. Although it sounds like a great idea, she is not sure if it is the right thing to do

Q. What is the status of the ordinances on what animals are allowed? When would the code ordinances be looked at and changed? Who would we have to speak to change the verbiage?

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf.org), Donna McCormack (Donna@pahaf.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf.org) *Secretary:* Garry Kravit (Garry@pahaf.org),

Board Members: Seth Follansbee (Seth@pahaf.org), Mark Cameron (MarkCameron@pahaf.org), Michael Roth (Michael@pahaf.org), Adam Fractenberg (Adam@pahaf.org), Richard Gendler (Richard@pahaf.org), Doc (Ed) Szerlip (Doc@pahaf.org),



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718
president@pahaf.org Fax: 954-945-5284 www.pahaf.org

R. The Mayor said she would appreciate it if Plantation Acres residents would speak with her to discuss this topic. She recommended that the residents choose, as a group, what they think is acceptable in the Acres, and Administration would draft an ordinance quickly and present it to the Council for their input. She said she would appreciate the assistance in whittling down the appropriate animals in the Acres. She said Plantation Acres does not need a temporary fix to speed up the process. Until the issues are worked out, code enforcement should not be tagging anyone.

Q. There are many issues with Airbnbs in Plantation Acres. What can we do?

R. The Mayor said they have had many conversations with Chief Harrison, and they have different options that they are looking at. Technically, she said the city has an ordinance for noise and hours but have found rules are great, but it does not show enforcement and what repercussions there are for not following noise ordinances etc. They have three or four different options that they are looking at to be harder on enforcement, and that includes the people that are renting it. If the renter is ticketed it will affect their reviews with Airbnb. The owner is not inclined to pay the ticket, if fined, and it continues to be attached to the property but it doesn't solve the problem. So, with that, they have also asked the police to exercise judgement when they ticket people, and to be harsher to make sure they get the point. She said they are looking at a million different options, things they can do, how to enforce it, does it make a difference, and getting the input on the legality of it because everybody is quick to sue. She said they are having conversations every day and trying to work on the solutions. Sunshine limits us. Airbnbs have been a source of conversation for years in Tallahassee and it has never been solved and we need to solve it ourselves. She will have Jason Nunemaker call Council Member Horland to see if there have been any new Tallahassee updates but she said there none to her knowledge. There is an automatic inspection of registered Airbnb's every year.

Q. There are issues with Fireworks on three days of the year. What can we do?

R. The Mayor will have Public Works put together some signs to put in on 118th Ave. about fireworks on those three days of the year, and see what they can do by law, to help deter the residents from setting off fireworks and frightening the animals.

Q. Can speed bumps be installed on the street if there is an Airbnb, until the Airbnb is gone?

R. The Mayor said they have done traffic studies around the city and she will check to see the last time 118th Ave. was done. She said it was not a bad idea to put speed bumps right in front of an Airbnb and it was worth a discussion with engineering. Some of speed bumps that they have ordered are temporary and can be removed when the issue is resolved. So that is a possibility and that is why they ordered that specific kind.

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf.org), Donna McCormack (Donna@pahaf.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf.org) *Secretary:* Garry Kravit (Garry@pahaf.org),

Board Members: Seth Follansbee (Seth@pahaf.org), Mark Cameron (MarkCameron@pahaf.org), Michael Roth (Michael@pahaf.org), Adam Fractenberg (Adam@pahaf.org), Richard Gendler (Richard@pahaf.org), Doc (Ed) Szerlip (Doc@pahaf.org),



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718
president@pahaf.org Fax: 954-945-5284 www.pahaf.org

Q. There is an Issue with horses bolting across Sunrise Blvd without the rider from the Equestrian Center if they are spooked. Are there any solutions? Can we slow down traffic on Sunrise Blvd?

R. The Mayor said adding additional fencing around the Equestrian Center, given the quality, type and length, could easily cost \$100,000 or more. She said she will be happy to look into the issue. She said Sunrise Blvd is a county road, and the city would have to get permission from the County, and then the County will do their own study. The city basically asks for a warrant study that the County can provide, and then the city can negotiate and tell them what the problems are. She was sure Sunrise Blvd would qualify, but they have to get permission.

Q. Is there a way we can be harder on Airbnbs? When licensed owner has several citations and they don't pay them why can't they not be allowed to have their license renewed? If unlicensed shut them down.

R. The Mayor said she agrees. She says they definitely should use city code to go after them. She said they are going to have another conversation with the police department and revisit the enforcement of these. She said we have community policing and try to solve issues quietly and softly and not provoke any aggravation and escalate. At a certain point that doesn't work and what are the next steps.

Q. Is there something included in our Homeowners Association (HOA) bylaws that make it more difficult to open Airbnbs?

R. The Mayor said you can try the rules but she doesn't think it is enforceable. It is a question for the PAHA attorney to see if he thinks he can add it somehow to the bylaws or rules and if it is defensible. However, she said we have a better chance with the existing code, because of the legality. The code includes additional ordinances that they can add on, and the enforcement. However, the city is still stymied by the state.

Q. As you are running for Mayor why should we give you our vote in the upcoming Plantation City Council election? What are your plans, your platform, and in general what will you do for the City of Plantation that would make you stand out from every potential candidate that is going to run?

R. The Mayor said there are a couple of things she is extremely proud of –

- The city is in the best financial shape that it has been in almost 70 years and that has come about through good business practices, understanding how business works, how contracts work. We have tightened up our contracts completely, what we pay for an item, our procurement process, our central purchasing.
- We are sending people to more classes and further education. We have a great staff and directors. Our philosophy has changed a little. For years our building department got some pretty bad nicks for not performing as quickly as people thought they should. As you explained to people – here is the other side of this – for homeowners or anybody, time is money so you can't sit on something for weeks while someone waits for your

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf.org), Donna McCormack (Donna@pahaf.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf.org) *Secretary:* Garry Kravit (Garry@pahaf.org),

Board Members: Seth Follansbee (Seth@pahaf.org), Mark Cameron (MarkCameron@pahaf.org), Michael Roth (Michael@pahaf.org), Adam Fractenberg (Adam@pahaf.org), Richard Gendler (Richard@pahaf.org), Doc (Ed) Szerlip (Doc@pahaf.org),



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718
president@pahaf1.org Fax: 954-945-5284 www.pahaf1.org

permit for windows, fence etc. We started mentoring folks with how the real world in private practice works, and the philosophy and customer service. We have hit that component really hard.

- We have updated all our IT which hadn't been touched.
- All of our city buildings, doing what I call hardening, which is roofs windows and doors. The deferred maintenance on all the city building has not been touched in almost 10 years minimum. And we all know from our homes deferred maintenance doesn't work. We have done work on some buildings.
- We are working on the traffic component, I'm on the Metropolitan Police Organization (MPO) which is the county arm that approves all of the traffic. We are putting in our new bridge in Midtown that will go across the New River and have a west bound exit at SR 84 going west. But if you are going west on I-595 you can't exit onto this new road off SR 84. FDOT is getting ready to put in a flyover on University Dr. west bound on I-585, and the same thing on Pine Island Blvd., another dedicated lane to turn right to try to get rid of some of this. We also have adaptive lighting being designed and going to be installed along University Dr. The year after that it will go in along Pine Island Blvd. We can't change the traffic but we can try to manage it.
- People want to come here because it is the center of the county. They are always coming to the city. People come every week talking to us about bringing their business to the city. We are very fortunate recently, Chewy is in the city and, for whatever reason, DHL has completely stepped up to be a wonderful partner, and one of the new Amazon grocery stores will be out at the old HHGregg. We have new businesses coming in.
- We are working with our economic development people trying to find different ways and different areas, including the Technology Park.
- We will be providing Council with a copy of a letter that was sent to the County to talk to them about having the County seat right here in Plantation – they are previously for the past five years negotiating with Ft Lauderdale and that is falling apart, and they have indicated a desire to bring it to Plantation within Midtown Corridor and nowhere else.
- We are finding some places where we can put affordable housing which is extremely important.
- So, we are not stagnating. We are playing a little catch-up from the last eight or so years. Despite COVID we have made real progress in the city. It is many hours of thought and discussions and bouncing ideas off people. We are on a good path and I would hate to see that path interrupted by someone new. My home and heart is here. I know it is where you want to be too. You are helping me understand more what you need, and the communication between us is so important and we can get so much further, so

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf1.org), Donna McCormack (Donna@pahaf1.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf1.org) *Secretary:* Garry Kravit (Garry@pahaf1.org),

Board Members: Seth Follansbee (Seth@pahaf1.org), Mark Cameron (MarkCameron@pahaf1.org), Michael Roth (Michael@pahaf1.org), Adam Fractenberg (Adam@pahaf1.org), Richard Gendler (Richard@pahaf1.org), Doc (Ed) Szerlip (Doc@pahaf1.org),



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718
president@pahaf.org Fax: 954-945-5284 www.pahaf.org

much faster, by having these communications. So, I am always up for discussion and conversation.

Q. Does one of your priorities protecting the special interest district of Plantation Acres, nature and character?

R. The Mayor says they have no reason to not protect your interest. It is a beautiful out there and she said she is a tree-hugger all the way. She said 'If that is a yes you need from me, then that is a yes'.

Q. Will you re-commit to keeping us in the loop with advanced notice, because we did not know the 8601 project was on the city council schedule until very late? There was a commitment that you would keep us in the loop.

R. The Mayor said what happened in Plantation Acres was Flex and Residential and the 8601 project was Flex and Commercial. They are not the same, so she said she did not contact anyone on the 8601 project because of her knowledge of the subject matter, but she should not have assumed, because she does think we should be kept in the loop.

Q. Are golf carts in Plantation Acres legal and can we stop police from harassing people?

R. The Mayor said police have been advised not to ticket golf carts as long as they are street safe not breaking the law. Police may gently have a conversation about going too fast or music blaring. She wants them to have those conversations. She will always err on the side of safety, not to harass anyone but helped them understand life safety issues, nothing more. She would like to know more about possibly adding signs for golf carts.

Q. What can be done about the issue with dumping in the Acres? Is it legal to put up signs ordered by PAHA?

R. The Mayor said Public Works prepares all their signs and they will look at what they have now, and what can done to try to assist in stopping dumping.

Q. Where do you stand on the reputation you have as being pro-development? What do you mean by affordable housing and where would you like to put that?

R. The Mayor said GC's are in many shapes and sizes. Her GC is still strictly at the Ft. Lauderdale Hollywood International Airport and its continued expansion as well as Clear Channel with all its advertising concessions. She said she is not out building developments, subdivisions of homes, or picking up parcels and trying to subdivide them. Her background is completely different from that. It is an incorrect assumption that she is pro-development.

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf.org), Donna McCormack (Donna@pahaf.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf.org) *Secretary:* Garry Kravit (Garry@pahaf.org),

Board Members: Seth Follansbee (Seth@pahaf.org), Mark Cameron (MarkCameron@pahaf.org), Michael Roth (Michael@pahaf.org), Adam Fractenberg (Adam@pahaf.org), Richard Gendler (Richard@pahaf.org), Doc (Ed) Szerlip (Doc@pahaf.org),



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718
president@pahaf.org Fax: 954-945-5284 www.pahaf.org

The City has recently formed an Affordable Housing Advisory Board and its members come from different facets that are related back to affordable housing. She is on that Board and she likes to call it 'Attainable' Housing. This is not putting all the low wage earners in one area. This is devoting a certain number of units in a regular complex with an attainable rent. Some of those people who are looking to rent are paralegals at \$80,000 per year, teachers, nurses that don't quite hit \$100,000 per year but they are not at a poverty level. She said we are not giving people that need assistance in renting an inferior place to live. People prefer to spend their money on an updated place to live, not those from the 70's and 80's that have not been updated. There are a lot of financial obligations to build that kind of projects. It is not cheap. The people that do it have such a background in figuring out where to get financing and the money and some of rents change after 10 years and some not until 30 years. There are intricacies in the financing for those projects but that doesn't change the fact that, of all the rental units that have come in here, they are all 95% rented. Now, we have to figure out where to put them. The best place is near a mass transit route like US 441 corridor, Technology Park and the old Motorola site is still looking good. We are at the point of in-fill because there are no large tracks left in the city. The process that every builder goes through allows them to go to planning and zoning, DRC meetings, and find out what is palatable for the city. They are trying to learn also. Sometimes they get through and sometimes they don't, as the 8601 project that didn't make it.

Q. Would the area on the Northeast corner of Sunrise Blvd. and US 441 be a possibility for Attainable Housing?

R. The Mayor said it used to be Kmart parking lot before the County put fields in there. The county owns it but she will submit it as a possibility to the County and let them review it and decide. She agrees it is a good area for Attainable housing.

Q. The question has come up about the City of Plantation taking over PAID in the past. Is there anything coming up now that is different such as new ideology or new concepts?

R. The Mayor said they haven't ordered any studies because they haven't brought it to Council. They need to do more research to see if it is feasible before they take it to Council and ask permission to do a study. Eventually, no matter what the study says, they want to look at other options, if there are any. That becomes the issue.

Q. Is there an issue with the footing in the horse ring needing to be replaced? The footing is packed down and it is not the correct sand.

R. The Mayor will drive over and look at it, and says absolutely that should be part of maintenance. It will be put on the top of her list.

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf.org), Donna McCormack (Donna@pahaf.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf.org) *Secretary:* Garry Kravit (Garry@pahaf.org),

Board Members: Seth Follansbee (Seth@pahaf.org), Mark Cameron (MarkCameron@pahaf.org), Michael Roth (Michael@pahaf.org), Adam Fractenberg (Adam@pahaf.org), Richard Gendler (Richard@pahaf.org), Doc (Ed) Szerlip (Doc@pahaf.org),



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718
president@pahaf1.org Fax: 954-945-5284 www.pahaf1.org

Q. Is there any regulation that can be passed, or that we can we pass, as to how close Airbnb's can be together?

R. The Mayor thought this was an excellent question but she does not have a correct answer for us. She will look into it.

Mayor Stoner provided her personal phone number. It is (754) 422-3395. Residents with issues or concerns are welcome to call but not after 8:00 PM.

Updates on Meetings in Plantation

Plantation City Council Meeting (April 27) – Heather Seaman

- There were no items specific to Plantation Acres.
- Access plantation.org website for any additional information on this meeting.

PAID Meeting (April 28) – Doc (Ed) Szerlip

- Administrator in PAID had a meeting to discuss piggybacking with the city to save dollars on the 20-year water project. The Mayor and Jason Nunemaker were at the meeting and there was a misunderstanding of what PAID wanted. Bottom line is PAID is going to fund it alone and they will not be piggybacking off the city. However, they may get some assistance from the state.
- PAID is looking into using outside managerial control. It is a new concept and it will affect the structure of PAID. It is on the agenda for discussion at the next PAID meeting.
- There are three commissioners' seats are open in November. The three names will be clarified at the next PAID meeting.
- A letter was sent to FPL concerning electric poles interfering with drainage flow in the swales, to try to resolve the issue.
- There is ongoing interest in purchasing the property behind PAID which will be advantageous to PAID to procure.
- Structure on how participants can interact at the PAID meetings was brought up and was tabled until the next PAID meeting.

Planning and Zoning Meeting (May 10) – This meeting was cancelled.

Plantation City Council Meeting (May 11) – Garry Kravit

- Garry read the letter that was written to the Board concerning the discussion and conclusion on the 8601 project. He said activism by Plantation Acres

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf1.org), Donna McCormack (Donna@pahaf1.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf1.org) *Secretary:* Garry Kravit (Garry@pahaf1.org),

Board Members: Seth Follansbee (Seth@pahaf1.org), Mark Cameron (MarkCameron@pahaf1.org), Michael Roth (Michael@pahaf1.org), Adam Fractenberg (Adam@pahaf1.org), Richard Gendler (Richard@pahaf1.org), Doc (Ed) Szerlip (Doc@pahaf1.org),



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718
president@pahaf.org Fax: 954-945-5284 www.pahaf.org

residents, everyone present on this call, the Board, and the Rockstars is reason we are successful in getting results.

- The developers of the 8601 W. Sunrise project had a couple of problems. First, their property is zoned commercial use only and they want to have residential housing. Secondly, if they can get it rezoned for that mixed use, commercial/residential, they want to stuff more density on it than would be allowed per current code.
- In order to accomplish their goals, they are trying to implement a scheme wherein they take advantage of a loop hole that allows extra density for developers who install affordable housing units.
- To do this the developer would make 20 units available for “affordable housing.” By doing so they could take advantage of the increased density allowed. So, if they could get the property first changed to mixed (commercial/residential) then out of their allowed 222 allowed units, they would make 20 of them “affordable.” This is another discussion entirely because what is “affordable?”
- If a developer designated the units as “moderate income” they can get an extra 6 density units per low income unit. And if they designate it as “low income” they can get an extra 9 units per low income unit.
- The way the developer was working this scheme would give them an extra 153 units on top of the 222 allowed.
- To accomplish this the developer brought a number of requests to the City Council. At this point the first two items, 18 and 19, were relevant.
- In Item 18 what they basically would do is expand the Central Plantation Business district which currently is bordered by the Southern end of the city, between Pine Island and University, and to the north, at Sunrise Blvd. Their project is to the north of that. They would have expanded that definition of Central Plantation Business District to include their project to the north of Sunrise. If Item 18 was approved by City Council, that would have allowed them to go forward with mixed use (Commercial and Residential.) Three votes shut it down – Andreu, Fadgen and Anderson. Sortal and Horland voted to approve it.
- Item 19, the second thing they tried to do, would have provided that if a developer is going to use Broward County affordable housing rules, the underlying density in the Central Plantation Business District is eliminated. It also had it written in that this unlimited density would apply to the entire Central Plantation Business District thus allowing more than the current 25-unit limit – to unlimit it – unlimited units anywhere in that district.
- It was Rob Koreman who brought this up at the meeting and suggested that the law of unintended consequences could play out on a property like where the

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf.org), Donna McCormack (Donna@pahaf.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf.org) *Secretary:* Garry Kravit (Garry@pahaf.org),

Board Members: Seth Follansbee (Seth@pahaf.org), Mark Cameron (MarkCameron@pahaf.org), Michael Roth (Michael@pahaf.org), Adam Fractenberg (Adam@pahaf.org), Richard Gendler (Richard@pahaf.org), Doc (Ed) Szerlip (Doc@pahaf.org),



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718
president@pahafl.org Fax: 954-945-5284 www.pahafl.org

Broward Mall sits. Imagine if Item 19 were approved that it would apply anywhere in the Central Plantation Business District. So, if a developer came in they could potentially get a massively dense project approved – think the Broward Mall property.

- The mayor inserted herself into the debate and made an impassioned plea to approve the first change. Other than the developer there seemed to be one resident who spoke in favor of the plan.
- On Item 19 all the city council members voted no – Horland, Sortal, Fadgen, Andreu and Anderson.
- At this point the developer decided to table all further matters until a time uncertain. Whether they make another attempt after the Comprehensive Plan in Plantation is revised, or not is not known. It is also not known whether they will revise their entire plan.
- My take is that the developer was trying to ram this project through in the dark before the comprehensive plan is enacted. It is not unexpected that a developer would do this, but as I said earlier, what happened to the Mayor's promises to the residents? Equally importantly, if this had slipped through the cracks, the amount of development that could have ridden on its coattails (think Broward Mall property) would be devastating.
- So, I think the point of this is that the vigilance of some Plantation Acres Homeowners Association and others elsewhere helped to defeat this project, which was out of character and immense, and it could have had devastating effects on other area such as the Broward Mall.

Updates on PAHA Committees

Neighborhood Watch – Michael Roth

- There were several tickets, one residential burglary, and six vehicle burglaries (three vehicles were unlocked).
- There were two mail thefts. Per post man residents should put their outgoing mail in the official blue postal box or at the Post Office. If you leave mail in your mailbox don't put your flag up. Consider purchasing a locked mailbox.

Community Outreach – Heather Seaman

- PAHA supports two designated charities – Saving Sage Animal Rescue and Gulfstream Early Learning Center.
- Used items for Gulfstream can be dropped at the establishment or at Donna McCormack's garage.

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahafl.org), Donna McCormack (Donna@pahafl.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahafl.org) *Secretary:* Garry Kravit (Garry@pahafl.org),

Board Members: Seth Follansbee (Seth@pahafl.org), Mark Cameron (MarkCameron@pahafl.org), Michael Roth (Michael@pahafl.org), Adam Fractenberg (Adam@pahafl.org), Richard Gendler (Richard@pahafl.org), Doc (Ed) Szerlip (Doc@pahafl.org),



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718
president@pahaf.org Fax: 954-945-5284 www.pahaf.org

- Saving Sage Animal Rescue is losing their lease at the end of May and you will no longer be able to drop off donations off at their location. However, they will continue to foster. Plans for a new location are unknown at this time. We will let everyone know when we get more information.

Social Committee – Jenn Fain

- City of Plantation holds organized days for events. We sponsor their Mother's Day event and will be sponsoring the Father's Day event.
- You can find upcoming events on the city calendar at plantation.org.

John George Scholarship - Garry Kravit

- Plantation Acres Homeowners Association awards a five-hundred-dollar scholarship to the student who meets a number of criteria including community service hours for PAHA. There were two applicants and the applicant that will get the award this year is Joseph Poole. Joseph is several term class president. He has been model United Nations president and Secretary General, and has been to delegate meetings at competitions for conferences and debates. He graduates *summa cum lauda*. He has received a substantial number of awards and has a significant number of PAHA community hours for PAHA.

Membership Update – Jesse

- Since the last meeting eight people have paid their dues and Plantation Acres has received several donations to the legal fund which is still set up for legal matters.
- Residents can pay dues for this year through PayPal, on PAHA Website, or mail check to PO Box 450718, Sunrise, FL 33345-0718.

Real Estate Corner – PJ Jacobs – Keyes (954) 478-3000

- 14 active properties on the market this month. Two are over 6 MIL. One is under 7 Mil and four were from 3,500,000 – 4 MIL.
- There are five closed sales. All went at list or above list.
- Inventory is low and the market is still very active.
- Approximately 11 pending sales, 11 are considered active with contract pending.

Important Upcoming Dates – Seth Follansbee

- Food trucks every Wednesday from 5:00 PM – 9:00 PM at Volunteer Park.
- Next City Council Meetings are Wednesdays May 25 and June 8 at 5:00 PM. Information is on plantation.org.

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahaf.org), Donna McCormack (Donna@pahaf.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahaf.org) *Secretary:* Garry Kravit (Garry@pahaf.org),

Board Members: Seth Follansbee (Seth@pahaf.org), Mark Cameron (MarkCameron@pahaf.org), Michael Roth (Michael@pahaf.org), Adam Fractenberg (Adam@pahaf.org), Richard Gendler (Richard@pahaf.org), Doc (Ed) Szerlip (Doc@pahaf.org),



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718
president@pahafl.org Fax: 954-945-5284 www.pahafl.org

- PAID meeting is on Thursday May 26 at 7:00 PM. Available on WebEx. More information on paidfl.org.
- Planning and Zoning Meeting is June 7 at 7:00 PM. More information on plantation.org.
- Upcoming Sales and Tax Exemption details can be found on Nextdoor, Facebook and pahafl.org.
- Kids to Parks Day is a national celebration held annually on third Saturday of May. This year it is on Saturday May 21 from 10:00 AM - 2:00 PM.
- Community Garage Sale is Sunday May 22 from 7:00 AM -12:30 PM. Vendor registration is \$35 and is open until May 19. For information call (954)452-2558.
- Father's Day Event "Fishing with Dad" is at the Plantation Community Center on Saturday June 18. For more information call (954) 797-2180.

New Business – General

- City of Plantation Elections and PAID elections are coming up. We need people to run for office for City Council and PAID
- Next meeting is June 21 at 7:00 PM. **Please remember you must register to attend.**

Meeting Adjourned (9:29 PM) – Jenn Fain

Meeting minutes were prepared by Heather Seaman

Plantation Acres Homeowner's Association Board of Directors

Acting President: Jennifer Fain (Jenn@pahafl.org), Donna McCormack (Donna@pahafl.org), *President:*

Treasurer: Jesse Varnell (Jesse@pahafl.org) *Secretary:* Garry Kravit (Garry@pahafl.org),

Board Members: Seth Follansbee (Seth@pahafl.org), Mark Cameron (MarkCameron@pahafl.org), Michael Roth (Michael@pahafl.org), Adam Fractenberg (Adam@pahafl.org), Richard Gendler (Richard@pahafl.org), Doc (Ed) Szerlip (Doc@pahafl.org),