



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

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**Monthly Membership Meeting Minutes**

**November 16, 2021**  
**7:00 PM – Virtual Zoom**

**Board Members**

**Present:**

Donna McCormack (President)  
Jennifer Fain  
Garry Kravit  
Michael Roth  
Pat Peck  
Jesse Varnell  
Richard Gendler

**Absent:**

Ed (Doc) Szerlip  
Adam Fractenberg  
Mark Cameron  
Seth Varnell

**Total in Attendance** - 36

**Welcome/ Meeting Call to Order** - 7:17 PM - Donna McCormack

**Pledge of Allegiance** – Jenn Fain

**Opening Comments** – Donna McCormack

- Meeting to follow was briefly outlined.

**Neighborhood Watch** - Donna McCormack

- Crime and Traffic Report
  - There were four crimes. One auto theft where vehicle was unlocked with keys inside, one stalking incident and two vehicle break-ins, both unlocked.
  - There were fifteen traffic tickets primarily on Old Hiatus Road.
  - Donna McCormack thanked the Police Department for continuing to have the traffic monitoring trailer on 118<sup>th</sup> Ave.

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**Townhall Meeting – Garry Kravit**

- A Town Hall meeting was held at Volunteer Park on October 25, 2021 with Barbara Blake Boyd, Executive Director Broward County Planning Council. Approximately 150 Plantation Acres and Plantation residents attended as well as the Mayor and the entire City Council. Attendees were respectful and listened to the discussion around Flex and Unified Flex and they seemed to understand it and were outright in expressing their views. When asked who was in favor of Flex and Unified Flex there were no raised hands in the audience.
- After the meeting several attendees spoke with City Council members and it appeared clear to Garry Kravit that they got our message and they wanted Plantation Acres to be excluded from both Flex and Unified Flex.
- What can we do? As a community, Plantation Acres and other parts of Plantation can bond together for a common cause. Residents have the city's attention and need to continue to show unity in numbers and not waste this opportunity.

**Update on PAID Discussion – Pat Peck**

- There was a constructive meeting on October 28<sup>th</sup>, 2021 with Plantation Acres Improvement District (PAID). There were twenty or more Plantation Acres residents in attendance either in person or by dialing in. The purpose of the meeting was to provide a better understanding of the process by which construction applications get approved and passed on to the next committee within the city.
- The Chairperson for PAID went over a verbal description of how a builder and/or a project get submitted and engineered by the engineering company that works for the city and PAID, and then is brought back to PAID for review and approval or disapproval.
- There is a perception that PAID process starts too early in the lifecycle before Planning and Zoning. An application comes in and the engineers look at three elements: irrigation and paving, drainage, and plat. Drainage and paving are straightforward. They tend to look only at the application and the lot or acres being developed for approval for construction, how much water sits there and how much power the pumping stations must have to drain after a heavy rain. It is unclear how or if they consider all the other surrounding issues as it relates to drainage. If there are neighboring streets and properties that flood it is unclear whether the application would or would not take that into account. There were multiple residents at that meeting, including the Board President of PAID, who said their properties tended to flood during storms.
- There was a secondary discussion around what PAID is doing about this flooding and we were told there are multiple projects in the queue to begin to address the various

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issues around Plantation Acres related to flooding. The primary focus right now is to replace pumps that are outdated and have high maintenance and high cost.

- However, the residents of the Acres pressed PAID on what other projects they have, who determines their priorities, how much money is allotted for them etc. PAID assured the residents they would provide that information. The message to the residents is the need to get engaged and follow up, not as an adversary but more to find out PAID's plan and how they determine their priorities beyond the obvious priority of replacing the pumps.
- Neighbors discussed how their properties flood or their neighbors' properties flood onto theirs. New properties today are built up so if your home was built thirty years ago the new homes can be five to ten feet higher and water goes to the low point. These issues are not being addressed or maybe not understood.
- Residents also talked about better communication with PAID. One suggestion was to use Nextdoor as a vehicle for posting what is going on with PAID. PAID was also invited to attend PAHA meetings on an annual basis to present their agenda for the year, their projects coming up, their priorities, and any other issues.
- The PAID Board said on the next meeting agenda they will consider having a third-party engineering firm revisit Reflections project, as opposed to just accepting the recommendations that came from the existing engineering firm. This would not be a commitment to hire a third-party engineering firm but just to discuss what it would take to do that, cost etc.
- PAID also said they were going to work on developing a policy as they learned more about Flex and how it was going to impact the Acres in the future.
- PAID said they were proposing a temporary moratorium on any new build projects, including Reflections, until they had time to review the master plan and address any of the inadequacies and outdated issues that could contribute to flooding in the Acres.
- PAID said they needed to look at the Acres holistically, so when a project comes in they look at potential impacts to properties around it.

**Community Service Squad Update – Donna McCormack**

- Plantation Acres Homeowners Association (PAHA) provides Community Service hours to local youth that help us with various projects.
- We have a photographer's competition, an information booth Wednesday evening at the Food Truck event in Volunteer Park, and we collect for two charities that we support in Plantation Acres: Saving Sage Animal Rescue and Gulfstream Early Learning Center, which has replaced Hope South Florida.

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- Reach out to Donna McCormack ([Donna@pahafl.org](mailto:Donna@pahafl.org)) or Heather Seaman ([Heather@pahafl.org](mailto:Heather@pahafl.org)) if you need community service hours and to get an update on current opportunities.

**Update on Photo Contest – Teresa Smith**

- We are looking for involvement and it is a good way to get kids involved. There is a new category this year for children 12 years of age and under. Theme this year is “What we love about Plantation Acres”.
- Photographs can be submitted from smart phones not just SLR and straight cameras.
- There is a link on the PAHA website ([pahafl.org](http://pahafl.org)) to get all details on entering, and you can email from there if you have any questions.

**Awareness Committee – Jenn Fain**

- There are many items of interest about Plantation Acres so a new group was developed and chaired by Jenn Fain called the Acres Awareness Committee.
- An independent group, The Rockstars, rallied the neighbors to make sure everyone was aware of all the issues taking place from development, risk of losing parks, and other issues. They walked the community to find out if there were any concerns. They handed out fliers, asked if they wanted signage for Save Our Acres and if they had concerns having to do with the 8601 Project. During discussions, they encouraged neighbors to show up at PAHA meetings as well as City Council, and PAID meetings.
- The Rockstars have been attending City Council and PAID meetings. They manage the Food Truck booth, help with activities like the PAHA sponsored “Trunk or Treat”. They also welcome new residents, and recruit for the Community Service Squad. Currently they are building a snowman to enter into a contest sponsored by the city of Plantation called “Snowplace like Plantation”. Winners will be chosen at the lighting ceremony at City Hall.
- The Homeowners Association saw a value in this group and decided to umbrella it under PAHA. Reach out to Jenn Fain if you would like to join this Acres Awareness Committee.

**Unified Flex Issue – Donna McCormack**

- Donna McCormack displayed the Map of the Consolidated Flex Zones in the City of Plantation for attendees to view.
- There are four Flex zones and Plantation Acres is the majority of Flex Zone 68. The numbers associated with Flex Zone 68 are inflated based on the inclusion of Lago Mar Country Club and Melaleuca Isles which have higher densities, but the City has not made any changes to the numbers.

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- Unified Flex is a proposal where all of the Flex zones would be collapsed so that the City could move around the remaining 2,000 units anywhere. Based on Plantation Acres pushback on this proposal, the suggested manner that the City Council discussed handling this is to “carve out the Acres” from Unified Flex and cap us at the 172 Flex unit numbers. While carving us out would stop the remaining 2,000 + units from flowing into our community it does not remove the existing 172 Flex units. The Reflections project has requested thirty Flex units. Because Plantation Acres was designated as a Special Public Interest District at annexation it is our belief and desire that Plantation Acres should be totally exempt from both Flex and Unified Flex.
- If residents have any questions or needed further detail they should reach out to Donna McCormack ([Donna@pahaf.org](mailto:Donna@pahaf.org)). Every resident needs to be prepared to support our position by calling, writing, going on record in person and on paper at the upcoming December City Council meeting, as we believe this item will be discussed.

**Watchout Project – 8601 W. Sunrise Blvd – Michael Roth**

- The proposed 8601 Project was discussed. It is on Sunrise Blvd, just east of Pine Island Rd. and involves 14 acres.
- The original proposal is to demolish the existing building and build 150,000 square feet of office space in a six-story building, roughly 400 residential units, two fast food restaurants with drive-throughs, a 2,500 square foot single story retail building and a seven-story parking garage.
- It involves the use of Flex and affordable housing bonus units that would not be currently permitted presently under the normal land use regulations.
- The residents need to spread the word and particularly let friends and family who live in the Lauderdale West and Jacaranda Lakes or anywhere in the Sunrise Blvd./ Pine Island Rd. corridor know of this plan. It will increase traffic in this area substantially.
- If you have any questions or need additional information contact Michael Roth ([michael@pahaf.org](mailto:michael@pahaf.org)) or anyone on the PAHA Board.

**Parks Committee – Donna McCormack**

- Donna McCormack has reached out to City Parks and the Recreation Director about our parks, specifically for maintenance, signage, and parking.
- The committees that will work with Donna McCormack for the parks thus far are:
  - North Acres Park – Teresa Smith and Kathleen Fanjul
  - Middle Acres Park: Suzanne Bryan and Lizet Hampton
  - South Acres Park is still under discussion (often known as Tara Park)

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- A big issue is finding out the status of the bond improvements for North Acres Park and to follow up on the bond issue to understand the final plan, and how soon that would happen. The City Engineer currently has the proposal for North Acres Park and is reviewing it. At the PAID meeting one of the attributes discussed that potentially would be added to North Acres Park is a retention pond.
- The Parks and Recreation Committee will be having a meeting in December and we will see if we can have a seat at the table. PAHA will set up to have additional discussions to talk about the various committees we are putting together and to talk about changes that are needed. One issue is signage. None of the three parks have their names displayed anywhere. Another issue is parking. North Acres Park has a designated parking lot but the only parking at the other two parks is on the swale.
- Residents are asked to suggest things we can do to utilize the parks. Residents who would like to work on the park should reach out to Donna McCormack ([Donna@pahafl.org](mailto:Donna@pahafl.org)).

**Holiday Lights – Pastor Tom Hunter Jr. – Plantation Baptist Church.**

- The Plantation Baptist Church has been in the North Acres on N.W. 28<sup>th</sup> Ct. since 1978. The first year they did the Holiday lights was in 2013. The Lights are a major attraction within the community and people come into the neighborhood to admire them. It is an intrusion of traffic and the church is working on how to improve what they are doing with the residents in mind. This year the church is changing their process which will discourage people from coming multiple times. The church has developed a twofold system to help lessen traffic in the North Acres. They will charge \$10.00 per vehicle. Secondly, there is now an application on App Store called “Christmas Lights in the Acres” to try to get people to download the application, make a reservation to see the lights, and pay their \$10.00. Joey Callahan is the lead point person.
- Plantation Acres residents will not be charged and can contact the church through Facebook or go to the church for a guest pass.
- The plan is to run the lights from November 26, 2021 until the end of December. Their hope this year is to provide order and an easier flow of traffic and reduce complaints from North Acres residents. The church pays, as needed, for the Plantation Police Department to assist. The City of Plantation does not allow any signs.
- Most of the information about the lights will be on Facebook and by word of mouth.
- Residents can contact Pastor Tom at [bbc@plantationbaptist.org](mailto:bbc@plantationbaptist.org).

**Important Upcoming Dates – Donna McCormack**

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- 2022 Meeting Dates will be posted on Nextdoor, Facebook and the PAHA webpage (pahaf.org).
- PAHA Meeting Calendar for 2022: January 18, February 15, March 15, April 29, May 17, June 21, September 20, October 18, November 15 and December 20. There will potentially be a social on December 16.
- PAHA will reach out to see if there are any COVID restrictions at Volunteer Park and to find out availability. In the meantime, PAHA will continue to offer attendance at the monthly meetings via Zoom, and will move to a Hybrid environment in the future if we can accommodate it due to the technical challenges at Volunteer Park.

**Membership Updates – Jesse Varnell**

- Currently there are 257 residents who are supporting members. Twenty-one have joined the group since the last meeting and twenty-nine members have already paid their 2022 dues.

**Update on Legal Representation – Donna McCormack**

- Donna McCormack thanked all those who have contributed to the legal fund and asked that the community keep the donations coming. The City of Plantation designated Plantation Acres as a Special Public Interest District when the Acres was annexed in 1973. The fact that our way of life is being challenged is inappropriate and we will take whatever steps are needed to protect our community. Information is on the PAHA website.

**Activities Suggestion – Donna McCormack**

- Mark Cameron is the activities chairman and he is requesting that people reach out to him at MarkCameron@pahaf.org with suggestions and comments.

**Business Spotlight – Donna McCormack**

- The PAHA Business Spotlight is being refreshed. If you are a Supporting Member and you own a business reach out for the paperwork to enroll. It is free for supporting members.
- If you are a Supporting Member and there is a business that you would like to recommend to your neighbors reach out to nominate them. The cost to a Non-Supporting Member is \$45.00.

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

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- There are seventeen active homes on the market and pricing is from \$875,000 to \$2,800,000.
- Prices are increasing and inventory is low.
- There is nine closed sales: high sale was \$2,450,000 and low sale was \$606,750 (listed at \$559,950).

**New Business – Donna McCormack**

- The City of Plantation Holiday Parade is this Saturday at 9 A.M. PAHA is not participating with a float this year.

**Adjourn – Donna McCormack**

- Take a moment to provide feedback on the meeting to [donna@pahaf1.org](mailto:donna@pahaf1.org).
- Next meeting is December 21 at 7:00 PM
- Meeting adjourned at 9:44 P.M.

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