



## PAHA Membership Meeting

Date: **October 20, 2020**

Location: Virtual Zoom Meeting

Meeting call to order 7 PM  
Pledge of Allegiance

In attendance:

President: Doc (Ed) Szerlip  
Treasurer: Jesse Varnell  
Secretary: Renee Feller

Board Members:

Jennifer Fain  
Seth Follansbee  
Donna McCormack  
Patrick Peck  
Sheila Rockley

**Total in Attendance: 63**

- I. Welcome and Pledge – Doc**
- II. Neighborhood Watch**
- III. Plantation Acres Topics of Interest – Doc**
  - *Old Hiatus Road and NW 4<sup>th</sup> Street Reflections Proposal for 44 homes - Rob Stiegele President / TDON Development, Inc. Jeff Kronengold VP of Land and Acquisition and Joe Keith Development O: 954.324.1738 E-Mail: [RStiegele@TDONDevelopment.com](mailto:RStiegele@TDONDevelopment.com)*
- IV. Membership – Donna and Jesse**
- V. Community Outreach – Sheila**
- VI. Communication – Renee’ and Pat**

**Minutes:**

**Opening Comments from Board Member Patrick Peck:** Pat opened and thanked everyone for attending. Donna and Renee were asked to provide updates for the Zoom and neighborhood watch.

**Neighborhood Watch – Zoom:** Renee discussed Zoom and how settings have been put in place such as the “Waiting Room,” recording the Zoom meeting and not placing the information on social media but via E-mail invite.

**Traffic Citations and Break-Ins** – Donna updated us on the 4 citations that were issued between September 1<sup>st</sup> and October 14<sup>th</sup>. Two of the citations were for the same incident and one was for roaming dogs. Since the new LED lights were installed, there has been a decrease in break ins. There were only two vehicle break ins. One was on Tara Drive and the other was an assault on 19<sup>th</sup> street. Donna reminded us all to take our remotes, guns, and valuables out of our cars and lock our doors. Keep your keys in a faraday pouch to prevent frequency duplication. If anything happens, contact the police immediately. Report suspicious cars and activities to the non-emergency police number;



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954-797-2100. Please purchase a locked mailbox as thieves will steal credit cards and other items from your mailbox.

**Plantation Acres Topics of Interest – Old Hiatus Road and NW 4<sup>th</sup> Street Reflections Proposal for 42 homes - Rob Stiegele President / TDON Development, Inc. Jeff Kronengold VP of Land and Acquisition and Joe Keith Development.** Rob introduced himself and his team as being residents of Plantation Acres and who have developed property within South Florida for over thirty years. Rob reviewed the Reflections in the Acres diagram that he provided. (See below.) The proposed property development is between N.W 112<sup>th</sup> street to the East, N.W. 118<sup>th</sup> street to the West, N.W. 4<sup>th</sup> street to the North and Broward Boulevard to the South. The surrounding properties are to the South, Victory Life Church, and South of that Temple Ramat Shalom. West of the temple and the church is the Jehovah's Witness Church and the Developmental Preschool and Kindergarten. To the West of the Preschool and the property is the Courtyards at Plantation Acres, to the West of that is Chateaulaine and Saraceno to the West of that. Saraceno provided the inspiration for the development that is being proposed. Saraceno is 10 units to the acre. Rob said that they paid specific attention to the four homes that are to the North of the property. They thought of a way, considering the site plan and the neighbors in the area, to create buffers that would separate them from the property. There are lakes that separate the current neighbors from the proposed property to the West and North. They were asked by Plantation Acres Improvement District to help accommodate some of the drainage issues along old Hiatus road and 4<sup>th</sup> street. They have oversized the lakes to pick up the drainage from both of these streets. They will be required, if approved to install drainage outlets along 4<sup>th</sup> street to pump the drainage off of 4<sup>th</sup> street and back into the lakes. The back of the closest residence to the back of a residence of the proposed property is over one hundred fifty feet. They will provide a sewer system that will connect off of Broward Blvd., travel to the North and enter through the front entry. They will be required to put in a lift station as well and will improve the water pressure and quality of the area. They also took into consideration travel and how they will accommodate traffic. They have not provided access to 4<sup>th</sup> street but have pushed the entrance to their development up against Victory Life Church. The traffic should flow to Broward Blvd and not to N.W. 4<sup>th</sup> street. Rob provided pictures of some of the model homes in addition to the property. Instead of building 10 homes per acre such as in Chateaulaine and the Courtyards of Plantation Acres, they are asking for 3.3 houses to the acre. They feel that there is a void in the market for homes that are moderately priced and have a more attractive price point. It would be an appeal for someone that is looking to downsize and rid themselves of the maintenance to upkeep an acre and the taxes that go with it. The homes will be around the six hundred to eight hundred-thousand-dollar price range.





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Model: Scarlet Oak Exterior main body color: Worldly Grey (SW7043) Facia, door, and trim color: Urban Bronze (SW7046) Exterior Stone: Sea Cliff  
Landscape shown is for illustrative purposes only. Refer to landscape plan for specific plantings.



Model: Water Oak Exterior main body color: Balmaceda Beige (SW7037) Facia, door, and trim color: Urban Bronze (SW7046) Exterior Stone: Dark Rundle  
Landscape shown is for illustrative purposes only. Refer to landscape plan for specific plantings.

Corner of 4<sup>th</sup> Street and Old Hiatus Rd. To the left is the proposed property. They will put up a six-foot-high aluminum fence with a clusia hedge on the inside. They will also provide shade trees such as oak on the outside of the fence.



### Questions/Comments and Concerns

There were many concerns verbalized by some of the members such as the pictures of the proposed homes that were being displayed were taken at ground view and do not show the elevation. The site plan on 4<sup>th</sup> street has ten homes that do not have a concept of a buffer. It was verbalized that these homes encroach onto 4<sup>th</sup> street violating the concept of Plantation Acres that was in place when the residents purchased their homes there. The thought was that this is a precedent setting property. It was suggested that the yellow line from Saraceno should be extended eastward and there should be no more than one home per acre on 4<sup>th</sup> street. It was also mentioned in the meeting that the proposed homes are not in keeping with the nature of the homes and properties on 4<sup>th</sup> street within the rest of central acres. The proposed ten homes are on less than a quarter of an acre. The traffic will be an issue according to an attendee as it was mentioned that anyone driving from Flamingo will have to make a U-turn from Broward and Hiatus to be able to make a right-hand turn onto 112<sup>th</sup> Ave. Those drivers will not want to do that because it's inconvenient and dangerous so what they will end up doing is making a left on N.W. 118<sup>th</sup> Street and then a right on N.W. 4<sup>th</sup> Street. It was suggested that 42 homes would mean approximately 80 cars going in and out along with service vehicles that may travel on 4<sup>th</sup> street where there are children and other pedestrians, people on bicycles, and residents riding horses down this residential street. The lights from the homes will also shine into the current homes where the proposed ten homes will be built.

*Rob Stiegele President / TDON Development, Inc.* mentioned that there is a traffic study that is currently being reviewed by the City and that they are waiting for the results.



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There was a concern verbalized about the water structures in the proposal in that there is already a problem with snakes, mosquitos, toads and other things. This would be a detriment to all properties in the area.

A question was raised as to if 2<sup>nd</sup> street was going to be put in by the City. Rob replied that the City would not develop this because it is a right of way that goes nowhere and that it would end up being more maintenance for the City and would take from the City budget. 2<sup>nd</sup> street would have only served the purpose of this project. Rob said that their plan was to build out the entry making it a private road and then it would not impact the City's budget.

Rob explained the process that they are in with the City right now. They submitted their plans for the proposed development a year ago. They did a formal submittal in June and are waiting to get a response from staff to see if they are within the technical compliance and if they meet the intent of the code. Once they have the comments, they would move to the Planning and Zoning board which would be the first of two public hearings. One is on November 10<sup>th</sup> assuming that they get the staffs comments prior to then. If approved, they will move onto the City Council meeting. Rob also pointed out that these 11 separate properties were not owned by the City but was privately owned and was vacant for twenty years and had been placed on the market several times.

Attendees to the meeting mentioned that the purchase of the proposed site was for eleven lots with eleven homes that had eleven different addresses. Amendments and a "flex use" would need to take place for an additional 31 homes to be built.

Attendees verbalized that they were hoping to have representation at the upcoming meeting with the City on November 10<sup>th</sup>. They would like to make a plan of speaking at the meeting and hope that the City will allow for them to be heard. Doc said that on November 10<sup>th</sup> there will be a live meeting at City Hall when Planning and Zoning will either recommend or deny the project. If the project is approved at the Planning and Zoning Board meeting, the proposal will go before the City Council. They will decide whether the change in Zoning will be approved or denied.

A motion was placed before the members and board at this scheduled Plantation Acres Homeowners Association meeting by Gary Kravit. The motion was that the Plantation Acres Homeowners Association stands opposed to the rezoning of the property at N.W 4<sup>th</sup> Street and Old Hiatus Rd. The motion was second by Doug McIntosh and a vote passed unanimously by all the members in attendance at this meeting with no opposed votes. The President of the Plantation Acres Homeowners Association has recused himself from this vote as he is an alternate on the Planning and Zoning Board. The motion will be sent to the City of Plantation Planning and Zoning Board and the City Council. PAHA members may submit comments to [President@pahaf1.org](mailto:President@pahaf1.org).

Donna McCormack mentioned it would potentially be advantageous for the Board to poll PAHA members in the future to see where they stand in regard to other topics of concern that have been brought before PAHA i.e. the sale of Central Acres Park, the future of North Acres Park, Handicap access to Volunteer Park etc.

Doc and Donna reminded everyone who plans to attend the City meeting that they should call before to ask about attending and to maintain social distancing guidelines.

**Membership:** Donna reminded everyone of the importance of paying their dues and the advantages of being a Plantation Acres Homeowner's Association Supporting member as it can truly make a difference. Being a Supporting member also gives you the right to vote in elections and for motions that come before the members and board. Donna reported that we had 21 new members join in the last month. Our PAHA Board has some vacancies.



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If you would like to be involved in keeping our Community one of the best in the City, please consider becoming a board member. Please reach out to Donna at [Donna@pahafl.org](mailto:Donna@pahafl.org) for more information! PAHA also supports Saving Sage Animal Rescue. You can drop off anything that you would like to donate to Saving Sage at Donna's house. PAHA is also supportive of our local businesses featured through our Business Spotlight. Our member Businesses are listed on our website and provided in New Resident Welcome Packs. So, if you have any inquiries, please reach out and we will supply you with recommendations.

One of our members said that PAHA was the best \$45 that he had ever spent. Thank you, Rick Roth!

**Community Outreach:** Sheila shared with us that there are two contests for Halloween. The first one is a Halloween House decorating contest from 5:30-8:30 pm on October 31<sup>st</sup> and thus far there are 15 homes that are participating. There will be 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> place prizes. Our community will vote on these homes. Please go around and vote for these Halloween Homes. Sheila will be sending out information on how to vote next week. The second contest is a Pet Halloween costume contest, and it will be all online. We are asking that people send in photos to Sheila of their pets dressed in Halloween costumes. There will be online voting for this contest with 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> place prizes as well.



**Communication:** Renee' reminded everyone to join the "Plantation Acres Homeowners Association Facebook Group!" - we will be transitioning to Plantation Homeowners only by January 2021. We have an additional E-mail address [plantationacresha2020@gmail.com](mailto:plantationacresha2020@gmail.com). Please make sure that this E-mail address is not going to your spam folder. We will be using this E-mail address for important communications to our PAHA members. If your Email address is on file with us and you did not receive two informational emails on Monday, 10/19/20, please check your spam filter and follow your provider's protocol for making these "not spam" for important information on on-going issues within the Acres and City. Our Candidate's night video was placed on You Tube. Please view it at <https://youtu.be/ypq7uLDJHW8> if you have not already.

**Meeting End Time:** 9:35 p.m.

**Next PAHA Meeting Monday, November 9th, 2020** – details will be sent out via our Facebook group, E-mail and Next Door.