



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718

president@pahafl.org Fax: 954-945-5284 www.pahafl.org

PAHA Membership Meeting

Date: **November 9th, 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
Rick Gendler,
Adam Fractenberg,
Seth Follansbee
Donna McCormack
Patrick Peck
Sheila Rockley
Gary Kravit
Michael Roth
Ted Crespi

Total in Attendance: 56

- I. Welcome and Pledge – Doc**
- II. Flooding – Doc**
- III. New Board Members – Donna**
- IV. Membership – Donna**
- V. Neighborhood Watch -Donna**
- VI. Saving Sage Harvest Drive for the Animals – Donna**
- VII. Halloween Contest Results – Sheila**
- VIII. Beautification for Parks and Neighborhoods – Jenn**
- IX. Real Estate corner - PJ Jacobs**
- X. Middle Acres Petition - Michael**
- XI. Planning and Zoning – Pat**



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718

president@pahafl.org Fax: 954-945-5284 www.pahafl.org

Minutes:

Flooding – Doc

Doc who is a Commissioner on the Plantation Acres Improvement District. He has been doing this for 10 years. Two weeks prior to this storm, Broward had registered 10-12 inches of rain, so the storm added to this problem. The absorption of the groundwater therefore is limited. The Acres got 21 inches of rain. With low tide 9-3 it helps the culverts and drains to be more functional. The C42 canal runs from the Atlantic Ocean all the way North and is controlled by South Florida Water Management. They control the level of the canal and they control the gates leading from the canal to the Atlantic Ocean. On Friday they opened them up two thirds of the way and then fully on Saturday and they should have probably done it sooner. When that canal is up, our canal cannot go down. The pumps have been on since Saturday. The ground is saturated. It will take three or four days for the water to drain and go down. The volume in the ground from the last two weeks has caused all this flooding.

Neighborhood Watch – Donna

As you may recall last month, we only had 4 tickets written, and based on the continued issue of speeding on 118th across the Acres. Donna called and spoke to Sgt Cuccia of the Traffic Unit. He advised that he would ask the units to assess the situation. The officers did that, acknowledged we have an issue, and in three days there were 18 tickets written, 1 no license, 13 for speed, 3 for not having their insurance card and 1 for not having a registration card. Based on those numbers a speed monitoring device was deployed to the area and moving forward the police will look at both tickets and education to reduce the speeding.

In terms of crime, we had 3 incidents. We had a motor vehicle theft on NW 19th on October 19th. There was a second vehicle break in on October 28th on 19th street as well and on November 2nd, there was a burglary on 4th street from a vehicle. Please take your guns and garage door openers out of the car. When you go around checking that your house doors are locked, please also make sure that your car is locked as well. Most of the time when someone has had their car accessed, the neighbors have also encountered this as well. The thieves go from one end of the street to the other. Please keep your key fob in a faraday pouch. Provide any footage that you may have to the police.

New Board Members – Donna

Each year Plantation Acres Homeowners Association conducts a search for interested supporting members who would like to join our board. Please help us in congratulating our five new board members. **Ted Crespi, Adam Fractenberg, Rick Gendler, Gary Kravit and Michael Roth.**

We have added twelve new supporting members. We are on Facebook and Nextdoor and we encourage everyone to join us and get involved.

Saving Sage Harvest Drive for the Animals – Donna

As you know Plantation Acres Homeowners Association supports our Charity of Choice Saving Sage Animal Foundation. In the spirit of the season of Thanksgiving we will be conducting a drive to collect supplies and donations for the rescue. Items can be dropped off at Donna's, so please watch Nextdoor and Facebook for more



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718

president@pahafl.org Fax: 954-945-5284 www.pahafl.org

details. Also, if you are interested in community service hours, one way is to foster an animal from Saving Sage. Please contact Donna.

Halloween Contest Results – Sheila

The Halloween House Decorating Contest had 338 total votes. Wendy Broccoli won first prize with her amazing pirate ship. Awesome job! George Santana won 2d prize for “Chilling in the Graveyard” and 3rd prize went to Michael and James Kaelin, for “Halloween Fright Night.”

For our Pet costume contest, we had more votes with 385 people voting in this contest. Sharon Deift won first prize, Donna McCormick won 2nd place prize and Renee’ Feller won 3rd place.

Prizes were \$50 for first and \$25 for 2nd and 3rd place prizes in both contests!

Beautification for Parks and Neighborhoods – Jenn

Jenn suggested choosing a “home of the month” and will put together a sign that will be given to homes that they can put up if they wish. The home would be acknowledged as a beautiful home. We can take a picture of the resident with their home. Also, we have free libraries that exist like the one at Volunteer Park that the Plantation Acres Women’s Club donated, and Jenn made one that is at 12th street and 114th Ave. This one is about farm animals and barns. Jenn suggested that we put one at Tara Drive, Central Acres and North Acres. Jenn also suggested adding raised gardens at North Acres park so that people could go as a community and plant. Jenn is also overly concerned about areas such as 12th street that do not have any signs or guard rails where the canal is.

Real Estate corner - PJ Jacobs

There are currently 31 active homes on the market. For the acres this is low inventory. There are those that are on active contract, the highest is three million and the lowest is six hundred thousand. There are ten pending sales and eleven closing sales and that are from three million one hundred seventy-five thousand to five hundred thousand.

Middle Acres Petition – Michael

Not too much to update as we have been focusing on the Reflections project. Michael verbalized a concern about the flooding. Doc pointed out that our canals are controlled by the C42 canal run by South Florida management. They often open the gates to the Atlantic Ocean too late. South Florida Management is under Broward County. There is a 50% rule that applies to construction in the acres. This is whereby individual lots over ¼ of an acre must have 50% of the site at or below the established natural grade so that there is adequate area for drainage. PAID meetings are every 3rd Thursday of the month and are open to the public. For more information, you can find postings out front of the PAID building at the corner of Old Hiatus and Sunrise on the North Acres side. Michael said that we need to improve the communication between PAID, the City and Plantation Acres.

Planning and Zoning – Pat

Pat stated that PAHA is here to represent and share points that its members are pointing out and want addressed. Pat encouraged everyone to attend PAHA meetings and share their concerns. He pointed out that we have



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718

president@pahaf1.org Fax: 954-945-5284 www.pahaf1.org

matured and acquired new board members with additional skill sets because of the issues that have been presented and the work that needs to be done.

Pat reviewed the PAHA proposed planning and zoning board briefing to include:

- Plantation Acres Homeowners Association unanimously opposes the Reflections project. Homeowners moved here for the farm country estates while also wanting to be close to beaches, downtown and have easy access to schools and churches.
 - Reflections will adversely impact PA drainage. There should be an independent review performed of what the builder provided PAID for approval. An independent Traffic analysis needs to be performed during normal conditions versus COVID lockdown. There is only one way to get in and out of Reflections as proposed. Assumptions of 4th and 118 street not being used are not valid.
 - A review of the proposed 42 homes on eleven acres with a single ingress/egress point amounts to 3.5 homes per acre in Central Acres which is zoned for one home per acre.
 - The city comprehensive land user plan says, "That the city shall continue to support the low-density rural character of its western border including Plantation Acres by discouraging increased density of residential and non-residential use." And the City also promulgated a neighborhood design element as part of its plan that includes an ordinance which was adopted in 1994 which state's "as to the PA area/zone the goal and objective is to preserve, protect and enhance the unique residential character of this area."
 - Over the past 20 years 514 properties were sold within central acres. Several of these sales included multiple home builder development projects (e.g., BlackHawk Estates) private street with 9 homes on 1+acres.
 - In 2020 alone (year of COVID) there have been 32 resales, not including new construction, on 3/4+ lots:
 - 3 (\$2.175-\$2.380) built 2000+; lot sf* (39,043-47,425)
 - 5 (\$1.562-\$1.917) built 2000+; lot sf (38,302-40,276)
 - 7 (\$1.000-\$1.385) built 2000+; lot sf (33,540-45,885)
 - 4 (\$895K - \$925K) built pre 2000; lot sf (36,737-43,502)
 - 5 (\$800K - \$845K) built pre 2000; lot sf (31,259-39,108)
 - 8 (\$700K - \$783K) built pre 2000; lot sf (35,032-46,938)
- *Note: Acre is 43,560 sf and builder acre is 40,000 sf
- Reflections will also create a precedent for more of this type of development within Central Acres. A quick review of surrounding empty and large sub dividable parcels includes:
 - 1270 NW 124 Avenue (vacant) - 2.37 Acres
 - 1300 NW 124 Avenue (house and large property) – 4.72 Acres
 - 800 NW 118th also known as Middle Acres Park and across street – 16 Acres
 - 11600 Tara Drive also known as Plantation South Tara Park – 3.7 Acres
 - 12001 NW 21 Ct also known as North Acres Park – 15 Acres
 - Rezoning Needs to Be Denied at This Time Given the Much Larger...Far Reaching Impact That This Approval Would Create
 - The use of **FLEXIBILITY RESERVE UNITS** to increase residential density is not provided for in the City Comprehensive Plan.
 - A **LAND USE PLAN AMENDMENT** should be followed for requesting this Zoning Change.
 - The applicant is requesting **FLEXIBILITY RESERVE UNITS** instead of the proper procedure **LAND USE CHANGE**.



PLANTATION ACRES HOMEOWNERS ASSOCIATION
PO Box 450718, Sunrise, FL 33345-0718

president@pahafl.org Fax: 954-945-5284 www.pahafl.org

- Unseen consequences will result if a recommendation to set a rule for the City Council occurring without debate.
- Approval of this request sets a precedent for all future density changes throughout the entire City of Plantation.
- 4th Street acreage is not transitional and will result in a departure of the **One House Per Acre Zoning** for 4th street and the rest of Central Acres

Next PAHA Meeting Tuesday, December 15th, 2020 – details will be sent out via our Facebook group, Email, and Next Door