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March 4, 2019

Subject: Pre-Application Neighborhood Meeting

Dear City of Tamarac Adjacent Property Owner:

13th Floor Homes is conducting an open house styled, neighborhood meeting to inform you of an application that has been submitted to the Community Development Department. The meeting will be held at the date, time, and location shown below:

Date of Meeting: Monday, March 25, 2019; And
Wednesday, March 27, 2019

Time of Meetings: 5:00pm – 8:00pm

Location of Meeting: Woodlands Clubhouse 4600 Woodlands Blvd., Tamarac, FL 33319

13th Floor Woodlands HB GP ("Applicant"), Designated Agent for the property owner, Clublink US Corporation, has filed an application with the City of Tamarac Community Development Department to allow for a future land use plan amendment to amend the future land use of approximately 165.53 acres within the Woodlands Country Club from Commercial Recreation (CR) to Low (5) Residential and a rezoning of approximately 115.9 acres from Recreation (RC) to, Residential Estates (RE), and approximately 51.5 acres from Recreation (RC) to Two-Family Residential (R-2). The subject property is located north of NW 44th St., south of W Commercial Blvd, east of NW 64th Ave., and west of Rock Island Rd (property aerial is attached hereto as Exhibit "A"). The plan includes the development of no more than 423 for sale single-family homes, gated entrances, improved entry features, extensive lake and landscape buffers, over 160 acres of open space, walking trails, and more.

As you may know, 13th Floor has had several meetings with the community thus far regarding the repositioning of the Woodlands Country Club Golf Course and the Woodlands 2020 Vision Plan. As a reminder, the plan includes all for sale, single family homes, gated entrances, improved entry features, extensive lake and landscape buffers, over 160 acres of open space, walking trails and more. During the Open House, the Applicant shall explain the development proposal and application, inform attendees about the application process, respond to questions and concerns, and propose ways to resolve conflicts and concerns. Please stop by at your leisure, we welcome your input.

As an adjacent property owner within four hundred feet (400'), you will have the opportunity to ask questions and present your opinions on the subject application(s) at the neighborhood meeting. Pursuant to Section 10-5.3(C)(3)(e) of the City of Tamarac Land Development Code, a written summary of the neighborhood meeting proceedings shall be submitted to City staff and made available for public view prior to the consideration of the application by any advisory or decision-making board.

If you have any questions regarding this application, please contact 13th Floor Investments at 954-884-0816 and support.w@13thfloorhomes.com.

Sincerely,

Michael Nunziata, 13th Floor Homes

Exhibit A

