

**RESOLUTION NO. 19R-04-64**

**A RESOLUTION OF THE CITY OF LAUDERHILL OBJECTING TO AND OPPOSING THE USE ON N.W. 44<sup>TH</sup> STREET AND N.W. 64<sup>TH</sup> AVENUE FOR INGRESS AND EGRESS TO THE RESIDENTIAL DEVELOPMENT PROPOSED BY THE DEVELOPER 13<sup>TH</sup> FLOOR WOODLANDS HB GP IN THE CITY OF TAMARAC; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY MAYOR KEN THURSTON)**

WHEREAS, the City of Lauderhill and the City of Tamarac share boundaries on N.W. 44<sup>th</sup> Street and N.W. 64<sup>th</sup> Avenue; and

WHEREAS, N.W. 44<sup>th</sup> Street and N.W. 64<sup>th</sup> Avenue are border an established community in the City of Tamarac commonly known as the Woodlands; and

WHEREAS, the residents of the Woodlands do not use, and have never used, N.W. 44<sup>th</sup> Street and N.W. 64<sup>th</sup> Avenue for ingress and egress to their homes in Tamarac; and

WHEREAS, in 1995 the City of Tamarac voluntarily de-annexed its interest in N.W. 44<sup>th</sup> Street to the City of Lauderhill via Resolution No. 95R-199 so that the City of Lauderhill would be solely responsible for ownership and maintenance of the local road; and

WHEREAS, it has come to the attention of the Lauderhill City Commission and City of Lauderhill residents that a developer, 13<sup>th</sup> Floor Woodlands HB GP, has plans to rezone over 200 acres of golf course land in the Woodlands community in order to construct up to 423 additional residential units; and

WHEREAS, the development of 423 additional residential units will generate a tremendous amount of vehicular traffic on local roads in the City of Lauderhill and the City of Tamarac; and

WHEREAS, the Lauderhill City Commission adamantly opposes any plan by the developer, 13<sup>th</sup> Floor Woodlands HB GP, to use N.W. 44<sup>th</sup> Street and N.W. 64<sup>th</sup> Avenue for ingress and egress to the planned 423 residential units; and

WHEREAS, the additional traffic generated by 423 residential units will severely impact the local roads that are already severely overcrowded;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

SECTION 1. The City Commission of the City of Lauderhill adamantly opposes any plan by 13<sup>th</sup> Floor Woodlands HB GP to use N.W. 44<sup>th</sup> Street and N.W. 64<sup>th</sup> Avenue to ingress and egress to the planned 423 residential units.

**SECTION 2.** The City Commission of the City of Lauderhill finds that the additional traffic generated by 423 residential units will severely impact local roads in the City of Lauderhill.

**SECTION 3.** A copy of this resolution shall be provided to the City Commission of the City of Tamarac.

**SECTION 4.** This Resolution shall take effect immediately upon its passage.

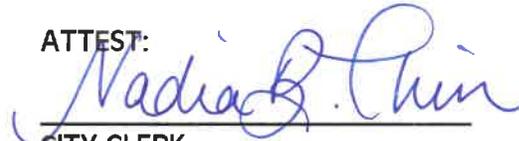
DATED this 8 day of July, 2019.

PASSED AND ADOPTED on first reading this 8 day of July, 2019.



\_\_\_\_\_  
PRESIDING OFFICER

ATTEST:



\_\_\_\_\_  
CITY CLERK

MOTION Campbell  
SECOND Bates

M. BATES Yes  
H. BERGER Yes  
R. CAMPBELL Yes  
D. GRANT Yes  
K. THURSTON Yes

Approved as to Form

  
\_\_\_\_\_  
W. Earl Hall  
City Attorney



# City of Lauderhill

City Hall  
5581 W. Oakland Park  
Blvd.  
Lauderhill, FL, 33313  
www.lauderhill-fl.gov

## File Details

**File Number: 19R-3183**

|                                                        |                         |                                            |
|--------------------------------------------------------|-------------------------|--------------------------------------------|
| <b>File ID:</b> 19R-3183                               | <b>Type:</b> Resolution | <b>Status:</b> Agenda Ready                |
| <b>Version:</b> 1                                      | <b>Reference:</b>       | <b>In Control:</b> City Commission Meeting |
|                                                        |                         | <b>File Created:</b> 03/27/2019            |
| <b>File Name:</b> Woodlands local roads ingress/egress |                         | <b>Final Action:</b>                       |

**Title:** RESOLUTION NO. 19R-04-64: A RESOLUTION OF THE CITY OF LAUDERHILL OBJECTING TO AND OPPOSING THE USE ON N.W. 44TH STREET AND N.W. 64TH AVENUE FOR INGRESS AND EGRESS TO THE RESIDENTIAL DEVELOPMENT PROPOSED BY THE DEVELOPER 13TH FLOOR WOODLANDS HB GP IN THE CITY OF TAMARAC; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY MAYOR KEN THURSTON).

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** RES-19R-04-64-Oppose Woodlands local roads access.pdf, Woodlands Country Club Golf Course Redevelopment-Tamarac.pdf, Tamarac-City Future Land Use Map.pdf, Tamarac-Zoning Map.pdf, Tamarac-Concept Plan.pdf, RES 95R-199.pdf, Lauderhill Pointe Meeting Overview 3-18-19.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** apetti@laudershill-fl.gov

**Effective Date:**

### History of Legislative File

| Ver-<br>sion: | Acting Body:            | Date:      | Action: | Sent To: | Due Date: | Return<br>Date: | Result: |
|---------------|-------------------------|------------|---------|----------|-----------|-----------------|---------|
| 1             | City Commission Meeting | 04/08/2019 |         |          |           |                 |         |

### Text of Legislative File 19R-3183

**RESOLUTION NO. 19R-04-64: A RESOLUTION OF THE CITY OF LAUDERHILL OBJECTING TO AND OPPOSING THE USE ON N.W. 44TH STREET AND N.W. 64TH AVENUE FOR INGRESS AND EGRESS TO THE RESIDENTIAL DEVELOPMENT PROPOSED BY THE DEVELOPER 13TH FLOOR WOODLANDS**

**HB GP IN THE CITY OF TAMARAC; PROVIDING FOR AN EFFECTIVE DATE  
(REQUESTED BY MAYOR KEN THURSTON).**

**Request Action:**

Resolution opposing the use of N.W. 44th Street and N.W. 64th Avenue for ingress and egress into the proposed Woodlands residential development.

**Need:**

To prevent local roads from being used for ingress and egress into the proposed new Woodlands residential community.

**Summary Explanation/ Background:**

The developer 13th Floor Woodlands HB GP is proposing to construct a new residential development of up to 423 units on the golf course land in the Woodlands community. The developer is proposing to use N.W. 44th Street and N.W. 64th Avenue as the ingress/egress roads into the new community which would cause a large increase in vehicular traffic on the local roads. Mayor Ken Thurston has requested a Resolution opposing the use of these local roads for ingress/egress into the new community.

**Attachments:**

1. Letter regarding golf course redevelopment
2. Tamarac Future Land Use Development
3. Tamarac - Zoning Map
4. Tamarac - Concept Plan
5. Resolution . 95R-199
6. Memo re: meeting overview

**Cost Summary/ Fiscal Impact:**

None.

**Estimated Time for Presentation:**

**Master Plan:**

**Goal 1: Clean, Green Sustainable Environment**

- Increase mass transit ridership
- Reduce City energy consumption
- Reduce water consumption

**Goal 2: Safe and Secure City of Lauderhill**

- Crime in lower 50% in Broward
- Residents feel safe in neighborhood
- Reduce emergency fatalities

**Goal 3: Open Spaces and Active Lifestyle for all ages**

- Increase participation in youth sports
- Add new park land and amenities
- Increase attendance at cultural programs and classes

**Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas**

- Increase commercial tax base
- Increase employment in Lauderhill businesses
- Decrease noxious and blighted uses in commercial areas

**Goal 5: Quality Housing at all Price Ranges and Attractive Communities**

- Neighborhood signs and active HOAs
- Housing & streets improved, litter reduced
- Increase proportion of single family homes and owner occupied housing

**Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity**

- Improves City efficiency
- Increase use of Information Technology
- Increases residents perception of Lauderhill as an excellent place to live



|               |                   |                   |
|---------------|-------------------|-------------------|
| Gary Dunay    | Dwayne Dickerson  | Heather Jo Allen  |
| Bonnie Miskel | Ele Zachariades   | Lauren G. Odom    |
| Scott Backman | Matthew H. Scott  | Zach Davis-Walker |
| Hope Cathoun  | Christina Eilenki |                   |

March 4, 2019

**Subject: Pre-Application Neighborhood Meeting**

Dear City of Tamarac Adjacent Property Owner:

13<sup>th</sup> 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

13<sup>th</sup> 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 13<sup>th</sup> Floor Investments at 954-884-0816 and support.w@13thfloorhomes.com.

Sincerely,

Michael Nunziata, 13<sup>th</sup> Floor Homes

**Exhibit A**





-  RECREATION
-  COMMERCIAL RECREATION
-  LOW (5) RESIDENTIAL





## Site Data

**Pod A - 10.62 Ac.  
19 D.U.**

**Pod B - 15.36 Ac.  
33 D.U.**

**Pod C - 12.51 Ac.  
36 D.U.**

**Pod D - 20.05 Ac.  
36 D.U.**

**Pod E - 7.67 Ac.  
5 D.U.**

**Pod F North - 19.76 Ac.  
22 D.U.**

**Pod F South - 19.17 Ac.  
27 D.U.**

**Pod G - 49.67 Ac.  
227 D.U.**

**Pod H - 10.72 Ac.  
18 D.U.**

**Total Dwelling Units - 423 D.U.  
Total Pod Area - 165.53  
Total Density - 2.6**

# WOODLANDS COUNTRY CLUB



NORTH  
SCALE: 1" = 200'

## Concept Plan

# EXHIBIT C

## RESOLUTION NO. 95R-199

**A RESOLUTION OF THE CITY OF LAUDERHILL  
REQUESTING THE BROWARD COUNTY, FLORIDA  
LEGISLATIVE DELEGATION TO APPROVE THE DE-  
ANNEXATION OF CERTAIN LAND FROM THE CITY OF  
TAMARAC AND THE ANNEXATION OF THAT LAND BY THE  
CITY OF LAUDERHILL.**

WHEREAS, the City of Lauderhill desires to annex the road right of way for N.W. 44th Street which is currently in the City of Tamarac; and

WHEREAS, the City of Tamarac has expressed its desire to allow the annexation of said right of way to occur; and

WHEREAS, the right of way will be used for improvements to the transportation system on N.W. 44th Street; and

WHEREAS, the City of Lauderhill will notify the affected property owners as required by Florida Statutes; and

WHEREAS, there will be an economic benefit and quality of life benefit to the City of Lauderhill because the annexation will give the City of Lauderhill the ability to make improvements to N.W. 44th Street.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

Section 1. The City of Lauderhill requests the Broward County Florida Legislative Delegation to annex the property described in Exhibit A to the City of Lauderhill.

Section 2. There is a waterline in the N.W. 44th Street right of way. An easement of twenty (20) feet in width for the length of the line will be granted by the City of Lauderhill to the City of Tamarac for the purposes of maintenance and upgrade of the waterline.

Section 3. Repair of N.W. 44th Street when construction or maintenance is done on the City of Tamarac waterline shall be the responsibility of the City of Tamarac.

Section 4. Notice of such water line work by the City of Tamarac to the City of Lauderhill is required at least forty-eight (48) hours before such work is to commence.

Section 5. This resolution shall take effect immediately upon its passage.

DATED this 13th day of November, 1995.

PASSED AND ADOPTED on first reading this 13th day of November, 1995.

  
PRESIDING OFFICER

ATTEST:

*David Higgins*  
CITY CLERK

*Gene Lieberman*  
MAYOR

**OR BK 31756 PG 1239**

|           |                     |
|-----------|---------------------|
| MOTION    | <u>Elfers</u>       |
| SECOND    | <u>Kaplan</u>       |
| W. ELFERS | <u>Yes</u>          |
| T. JONES  | <u>Yes</u>          |
| R. KAPLAN | <u>Yes</u>          |
| G. MYLES  | <u>Yes</u>          |
| A. REITER | <u>Acting Mayor</u> |

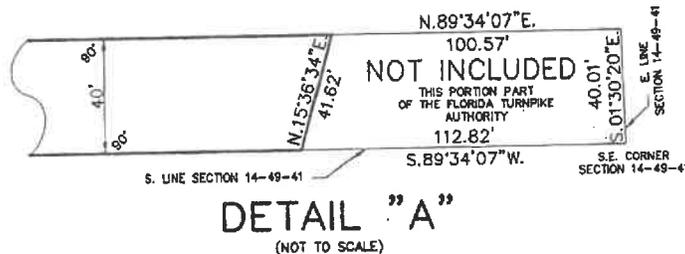
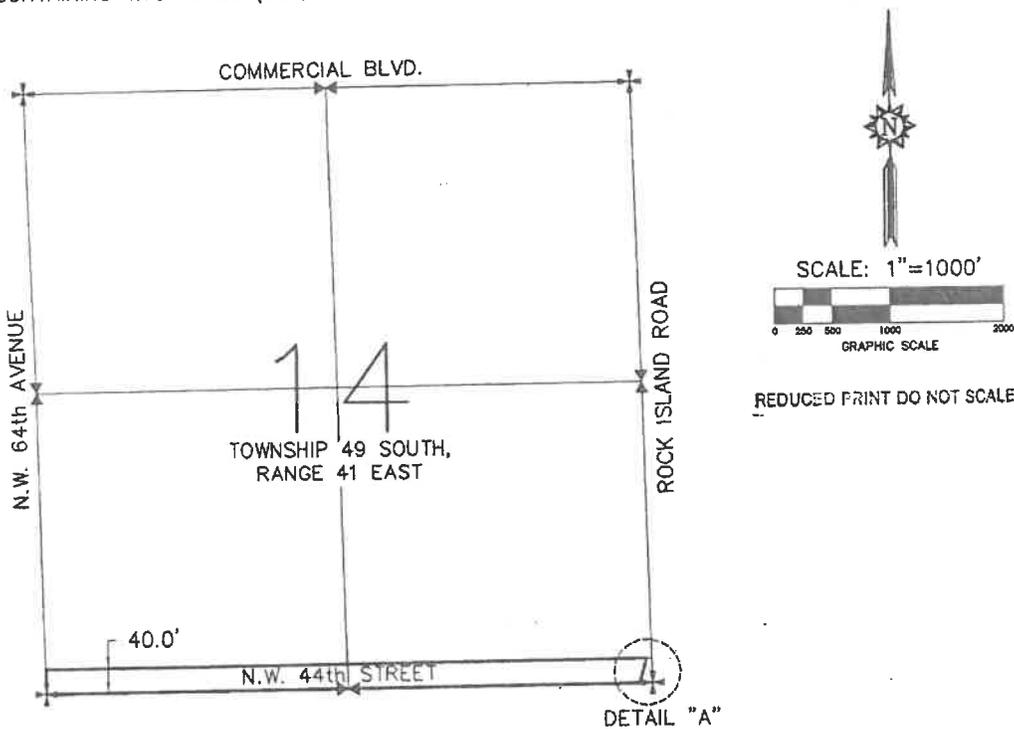
**SKETCH AND DESCRIPTION OF  
ANNEXATION PARCEL OR BK 31756 PG 1240**

**DESCRIPTION:**

THE SOUTH 40 FEET OF SECTION 14, TOWNSHIP 49 SOUTH, RANGE 41 EAST, LESS THE FOLLOWING PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 14;  
THENCE S.89°34'07"W. ALONG THE SOUTH LINE OF SAID SECTION 14 A DISTANCE OF 112.82 FEET;  
THENCE N.15°36'34"E. A DISTANCE OF 41.62 FEET TO A POINT ON A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 14;  
THENCE N.89°34'07"E. ALONG SAID PARALLEL LINE A DISTANCE OF 100.57 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 14;  
THENCE S.01°30'20"E. ALONG SAID EAST LINE A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA AND CONTAINING 4.75 ACRES (206,970 SQUARE FEET), MORE OR LESS



**NOTES:**

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE STONER/KEITH RESURVEY NO. III OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, AS RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 81G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.017, FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY.

| REVISIONS | DATE | BY |
|-----------|------|----|
|           |      |    |
|           |      |    |
|           |      |    |

**RICHARD G. CRAWFORD JR.**  
PROFESSIONAL SURVEYOR AND MAPPER NO. 8371 - STATE OF FLORIDA  
DATE OF SURVEY: 10/31/95  
DRAWN BY: R.G.C.  
CHECKED BY: J.D.S.  
FIELD BOOK: N/A

**SEAL**  
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL.  
SHEET 1 OF 1

**DOCUMENT COVER PAGE**



**INSTR # 101124434**  
**OR BK 31756 PG 1237**  
RECORDED 06/22/2001 04:12 PM  
COMMISSION  
BROWARD COUNTY  
DEPUTY CLERK 1933

Please above this line reserved for recording office use.

**Document Title:** Resolution No. 95R-199  
( Warranty Deed, Mortgage, Affidavit, etc. )

**Executed By:** City of Lauderhill  
\_\_\_\_\_  
\_\_\_\_\_

**To:** City of Tamarac  
\_\_\_\_\_  
\_\_\_\_\_

**Brief Legal Description:** Township 49 South, Range 41 East, recorded  
(if applicable) in Miscellaneous Plat Book 3, Page 44,  
Broward County, Florida  
\_\_\_\_\_

**→ Return Recorded Document to:**  
W. Earl Hall, Esquire  
Conrad & Scherer  
P. O. Box 14723  
Fort Lauderdale, FL 33302

LAW OFFICES  
CONRAD & SCHERER, LLP

REX CONRAD (1936-1999)  
WILLIAM R. SCHERER, P.A.  
GARY S. GENOVESE, P.A.  
WILLIAM V. CARCIOPPOLO, P.A.  
LINDA R. SPAULDING, P.A.  
REID A. COCALIS, P.A.  
W. EARL HALL, P.A.  
ALBERT L. FREVOLA, JR., P.A.  
RONALD A. FITZGERALD, P.A.  
JAMES F. CARROLL  
PAUL R. LARKIN, JR., P.A.  
DOMINIC L. BRANDY, P.A.

WILLIAM R. SCHERER, III  
VANESSA A. REYNOLDS  
DOUGLAS T. MARX  
JANINE R. KALAGHER  
ANGEL PETTI  
NICHOLAS W. ROMANELLO  
SHARI L. MCCARTNEY  
CATHERINE M. RODRIGUEZ  
WENDY A. DELVECCHIO  
SUSANNE E. RIEDHAMMER  
DAVID P. YON

OF COUNSEL

MARK J. LEEDS  
ANDREW S. MAURODIS  
JOHN M. MILLEDGE  
JOEL STOCKER

EIGHTH FLOOR  
633 SOUTH FEDERAL HIGHWAY  
POST OFFICE BOX 14723  
FORT LAUDERDALE, FLORIDA 33302  
BROWARD (954) 462-5500  
DADE (305) 944-0131  
PALM BEACH (561) 736-0118  
FACSIMILE (954) 463-9244  
  
19 WEST FLAGLER STREET  
SUITE M-115  
MIAMI, FLORIDA 33180  
TELEPHONE (305) 856-9920

PLEASE REPLY TO:

Fort Lauderdale  
July 12, 2001

Ms. Judith Higgins,  
City Clerk  
City of Lauderhill  
2000 City Hall Drive  
Lauderhill, FL 33313

Re: City of Lauderhill  
Resolution 01R-04-54  
Resolution 95R-199  
Our File No. 94-572D

Dear Judy:

Enclosed please find Resolution No. 01R-04-54 and Resolution No. 95R-199, which have been recorded in the Public Records of Broward County. Please file these documents accordingly.

Thank you for your attention to this matter.

Very truly yours,

  
W. EARL HALL  
For the Firm

WEH:ajv  
Enclosure

cc: Mr. Charles Faranda