

EXHIBIT 3

Correspondence Received Subsequent to the Second Planning Council Public Hearing

- **Multiple correspondence from Jerry Lee, including attachment**
- **Email correspondence from Linda Trotter-Rhodes, dated July 31, 2017**
- **Email correspondence from Kim Frazer, dated August 3, 2017**
- **Email correspondence from George and Donna Bianchi, dated August 5, 2017**
- **Email correspondence from Janine Worley, dated August 5, 2017**
- **Email correspondence from Joyce Waterman, dated August 6, 2017**
- **Email correspondence from Rose and Edward Wirt, dated August 6, 2017**
- **Email correspondence from Donna Bianchi, dated August 7, 2017**
- **Email correspondence from Al and Anna Phillips, dated August 7, 2017**
- **Email correspondence from Edda Danovich, dated August 7, 2017**

From: Jerry L
To: [Schwarz, Pete](#)
Subject: Jerry Lee PC 17-5
Date: Friday, July 21, 2017 2:26:04 PM
Attachments: [Golf Course.rtf](#)
[City council #2.rtf](#)
[City council #4.rtf](#)
[City council #5.rtf](#)

Good afternoon Peter Schwarz,

Thank you for your correspondence regarding the matter PC 17-5.

Throughout time I have composed four letters to Deerfield Beach City Council opposing the development proposals of Crystal Lake Golf Club. Until new information is revealed; with the combination of these four letters, I believe I have created a comprehensive argument opposing the development proposal. I have reviewed the videos of my presentations to City Council and the content of my letters that are on record with the City; there is nothing I want to change. I believe that collectively, all four letters deliver a well-rounded argument with strong messages for all County Commissioners to read.

Please, I request all four letters (collectively as one argument) be submitted to the County Commission for review on this matter; PC 17-5, which is to be decided upon at the August 22nd meeting. The referenced news articles and Broward County Official Records Book pages noted in the letters are important components. Please let me know if you are able to access and include these references for the review.

Sincerely,
Jerry Lee

4311 Crystal Lake Dr. #302
Deerfield Beach, FL 33064
phone # 561-329-7564

1st Letter

April 4th, 2017

I am here to discuss the development proposals to displace an existing beautiful golf course called Crystal Lake Golf Club located in Deerfield Bch. Florida. This once was a thriving community boasting two golf courses. Now it is a community in need of revitalization that needs to save the last remaining golf course.

To begin, the highest and best use of the land is just what it is now, a golf course. Although there is a portion of society who despise the game of golf, a vast majority will contend for this golf course to remain as the highest and best use of the land. Last September; despite the numerous oppositions of the people who attended the city council meeting, our prior city council passed the first of two stages to change the zoning laws for a housing development to take place of the golf course. This should never be allowed.

Secondly, if the owners of the golf course are un-able to operate with a profit; then just like any other business in America that is un-able to operate with a profit, they must cut their losses and sell out. And so if the owners can not find a buyer, then the City needs to step in and make the purchase. A Deerfield Beach Municipal Country Club will be a great enhancement for the City.

Now some council members cite reports on the growing trend of golf courses; including municipal golf courses, that are going out of business and it would be unwise or difficult for us to take on such a venture. There is validity in this arguement. But if we are to laydown to this arguement, then we will eventually annihilate all golf courses to development. This is where the urgency begins. Crystal Lake Golf Course is the last affordable golf course in Deerfield Beach that is available for the public. All other courses in Deerfield Beach have been annihilated.

And this is where I need to claim; - Every great city has a great Municipal Country Club. There are numerous Municipal Country Clubs that are operating in the positive. We need to to study these successful municipalities along with those that have failed and create a much needed and highly beneficial Deerfield Beach Municipal Country Club at Crystal Lake. With this being a Municipal course, we will be able to offer extra-curricular activities to the students besides the tainted football activities. We will be able to offer golf camps to all ages. As the City boasts to be in the top 10 cities in Florida, a competitive golf team will be a great addition to our ranking.

Along with the golf course, we need to provide for practice and teaching facilities. More specifically, we need to provide a driving range and putting green as well. It is crucial for the success. Currently, construction of a condominium complex has begun on a portion of this golf course that once was used as the driving range. Some how, our past commissioners suspiciously passed the zoning laws for this specific piece of the golf course to be developed. Now as our past council has made this detrimental

decision, just as any other entity that has made detrimental decisions, a price is to be paid.

I believe, our new City Council and Mayor of Deerfield Beach must call for an emergency moratorium on all construction on the land that is or 'once was' associated with Crystal Lake Golf Course. For the better good of the people, this is a small price that must be paid by the City in order to reclaim and maintain the highest and best of the land. -A Golf Facility!

Jerry Lee

2nd Letter

June 6th, 2017

Bravo to Mr. Joe Miller! At the last Council meeting concerning the matter of waste and recycling, Mr Miller portrayed the type of courageous leadership that the people need, admire, and fully support. Mr. Miller mentioned how several years ago Deerfield Beach was the leader of municipalities regarding recycling efforts. That we should return to this leadership position among the municipalities and perhaps even provide a model to the nation. Bravo Mr. Miller. There are too many brilliant minds cultivating in our younger generations and too many advances in technology for us to not create better packaging products and recycling processes by now. I support you fully and hope you continue to press forward.

Now I would like you and council to extend this type of courageous leadership and apply it to another matter. But first; it is very important that we realize and accept the fact, there is much more value to an affordable public golf course than the actual monetary revenues that are produced. (And if you are unable to acknowledge this, then I believe you are unfit to be on the council.) I want to clarify the status of Deer Creek Country Club. Yes this golf course is available to the public, but the core foundation of that club is the semi-private membership. That means the price for the public to play is extremely high. Ninety percent of your citizens will never even consider to play golf at their prices. This is the one golf club for the wealthy.

Not having time to discuss the travesty that is occurring in the largely gated, 55+ retirement community in Century Village where the last of their golf courses are planned to be annihilated, where vivaciousness has diminished, where property values have drastically been reduced with no hopes to return, especially without a golf course; all that possibly remains for Deerfield Beach is Crystal Lake golf club. The last, affordable, truly public golf club.

Tomorrow morning you must call for an emergency moratorium on the construction that has begun on the driving range portion of Crystal Lake golf course. Pay the appropriate settlement to the developers. Reclaim all of the

land back to Commercial Recreational. And then place a Referendum on the property to forever, here-on be used solely as a golf course.

Now I would like to discuss our past election cycles. Mayor Ganz, you mentioned at a Democratic Club meeting; that during your past campaign for the non-partisan position of Mayor, you encountered more partisan anger from the people during this election cycle than ever before. You attributed this anger resulting from the recent Presidential processes in Washington D.C. Mayor Ganz, is this a fair summary? I would like to focus that attention as to how this anger is deeply rooted within the local government processes.

To do this, I would like to reference the individual, independent study conducted by Mr. Bernie Parness. He found; from the past nine golf courses located throughout Broward and Palm Beach counties that were proposed for development and opposed by the people, the people's record is 0-9. Not once have the people been able to save a golf course from development.

Yes, there have been economic downtrends; global downtrends, national downtrends and golf industry specific downtrends.

The real underlying trend is that wealthy investor groups have taken advantage of the economic downtrends and purchased all of the golf courses at very low prices. They have the money, the power, and the time. Then they would deliberately provide minimal or no maintenance to the golf course. They 'cry wolf' that they can not make a profit. And so finally they will badger and/or swindle the local government and influence changes to the land use and zoning codes. I believe this is criminal business practice. These wealthy investor groups have adversely affected the local economy, adversely affected the local government process, and adversely affected the local quality of life.

And for the City to use the reasoning that the owners of the golf course are going out of business in order to change the land use and zoning codes, is viewed by the people as just another form of 'Government Bail-out'. Of course the people are angry, -angry with our own local government.

Now, in addition to this past election cycle was the position for City Council in District #3. Mr. Parness ran to replace the incumbent with the campaign to save Crystal Lake from development. His campaign was set forth throughout the community. The community spoke up, they went to the voting polls, and elected Mr. Bernie Parness to City Council. The majority of District #3 do not want Crystal Lake to be developed. Mayor Ganz, Council; you do not have the support of the people to develop this land.

A result of Mr. Parness' election was his selection and Council's unanimous approval of me to the Planning and Zoning Board. Thank you very much. This is a tremendous honor for me. I would like to read the mission statement located on the City's website in the section for the Planning and Zoning Board.

"To plan and facilitate quality development and redevelopment, promote neighborhood sustainability, and facilitate the enhancement of the human and natural environment of the City"

If I had a few more minutes to speak, I would break down each portion of this compact yet powerful mission statement and describe how developing the last of our green space goes against every portion of the mission statement. I would describe how every reason to save Crystal Lake and Crystal Lake Golf Club supports every aspect of the mission statement. And I would describe how the community of Crystal Lake and many more communities throughout Deerfield Beach more importantly need some type of re-development and re-vitalization.

For many of us will contend that Deerfield Beach has already been developed to full capacity. That we can not handle any more increases in population. I would like to remind the Mayor and Council that our city is confined by a set boundary. We have a limited amount of space that we must sustain. Tear down this golf course and there will be no going back.

Do not get blinded by the investors and developers sales pitch. For example, they claim they will add more affordable housing for Deerfield Beach in their plans. This is in addition to the requirements that the City has already fulfilled. First of all, the developers are going to use the waiting game and ask the council to

change this stipulation some time in the future. Secondly, since the City has already fulfilled the fair housing requirement, is evidence that we have already reached full development in our City.

Another blinding sales pitch is that they will be able to improve traffic conditions after development. With their complicated and manipulative algorithm's they say adding another traffic signal will offset the increase of population. The people see 500 homes proposed for the golf course, plus 500 condominiums on the driving range, plus another traffic signal and you expect us to believe traffic conditions will be improved? This sales pitch is just an insult to common sense. Of course the people are angry.

For the better good of the people, to ensure a healthy future for Deefield Beach, please cut our losses now and call for a moratorium on the beginning stages of that construction at Crystal Lake Golf Course. Be the courageous leader that the people need, admire and fully support.

Jerry Lee

4311 Crystal Lake Dr. #302

Deerfield Bch. FL 33064

Third letter
July 5, 2017

To City Commission,

I am uncomfortable presenting myself in opposition to these development plans of Crystal Lake golf course, this is not something I ordinarily do. My passion on this subject certainly affects my public speaking skills. All be it, I stand by every thing I have written on paper. And at the same time, I find it very concerning how the representing attorney of the development proposal has found so much comfort in lobbying land use changes. I perceive that he solicits such grand changes to our environment and economy with the greatest of ease.

I am allowed three minutes to speak per meeting and now I submit a third letter; for the record, adding more to the list of disputes and contradictions. Yet the attorney has the ability to respond to all matters at a meeting with no time limit. I find this to be un-fair. His top priority is not in the best interest of the people but rather the highest profit that he and the development group can obtain.

To add to the contradictions, the attorney promises side-walks and safe travel for bicycles in his proposal. This is a wonderful selling point. Some how we lost focus that this promise is only for his proposed privately gated community. Nothing will be of benefit to the existing community. As a matter of fact, this will just increase the chance of fatality for those who are currently neglected from a complete side walk and safe bicylce passage.

And this proposal to build a new fire station; is something that the City has also neglected for many years, for which the City should be able to fulfill without the addition of another new housing development.

A furhter selling point the attorney boasts upon is that the density of his proposed community will be of much less density than what the existing community embraces; that it will be so much better than what is here now. I challenge this exclamation as well. There is a reason why this community was planned and

developed the way it is with compact medium-high density residences.

Surrounded by Green Rd., Military Trail, Sample Rd., and Powerline Rd., with the trash dump right across the street; there are just a few access roads designed to accomodate this high density community. All of which has been fully developed with the concept to encompass a golf course. This ammenity is the space buffering such high density residencies and traffic. This ammenity is part of the community. To take away this ammenity; this buffer, will negate everything for which this community was originally conceived. I would like to provide evidence of this by referencing Official Records Book 3867 pages 435 and 437 as provided in my title insurance documents to my condominium unit on Crystal Lake Dr.

Senator Gary Farmer and Representative Patricia Williams held a Town Hall meeting this past June. They negotiate our State budget. As Senator Farmer is assigned to the Committee of Environmental Preservation and Conservation, he stated at the Town Hall meeting, - 'Most counties in Florida have turned down State funding to repair their county septic systems. Reasoning that they do not want to become the next Broward County. In the sense; with clean water comes unwanted development into their small - sleepy towns.'

I find this to be a horrible reputation. These counties would rather infect their clean water rather than be over-run by development as exemplified in Broward County where the community of Crystal Lake is the perfect scenario. But we have a chance to change this reputation.

This is our chance to become a real leader of municipalities. A chance to perhaps even provide a model to the nation. Put a stop to these un-wanted development proposals and call for an emergency moratorium on the construction at the driving range portion of Crystal Lake golf course.

Commissioner Battle, Commissioner Miller, please, you have within your power to change your mind about this matter and reconsider what is best for the people. Please make this motion and the 2nd.

If financing is a factor, then we should solicit the County and State for funding.

Maybe we should consider conserving this property as Public Land. Ten, Twenty, Fifty years from now, Deerfield Beach will be grateful that we saved this small little golfing community of Crystal Lake. Let us take the time to re-evaluate what is best for our future and put a halt to this current construction.

Mayor Ganz, this past June at the Broward County Planning Council meeting, where you are a member of the Board; after I spoke of how Commissioner Parness won his election on the campaign to save Crystal Lake, you then made it clear to the Council that the people do support this development proposal.

I have talked to those people in my community and I asked them why they support this housing development? It is that they are afraid of what the golf course owners will do to the property through neglect. That at least the developers will make the land look pretty. Then I ask, would it be nice to have a golf course? What if the City were to take over and make it a Municipal Golf Club? They would say yes; that would be great, but the City would never do that! So it is through fear and lack of faith for which the foundation of support is created. This is not a healthy democratic process.

Also Mayor Ganz, you give heart-felt statements as to how sad you are to see golf courses go to the way-side. How golf courses were part of the background everywhere while growing up. If you truly feel this way, then you must be able to find the value in providing (saving) at least one affordable public golf course with a driving range, (all pre-existing within a mere 120 acres) to a City consisting of over 10,000 acres and 77,000 people. Just one affordable public golf course. Crystal Lake golf course is our last chance.

Please Mayor Ganz, whatever has happened in the past can not be changed. What we have here in the present is an opportunity to do what is correct for our future. Please call for that moratorium. We will find the financing to save and revitalize this community and city.

To finish with my concerns, our past City Council member Mr. Rosenzweig has now been selected to the Broward County Planning Council. Since he has found a way to continue in public service, I must point out that his projections on the population growth for Deefield Beach is to increase by 40,000 to 50,000. This would be a 66% increase! As the National growth average for the past eight years has been 1.8%, the discrepancy between projections and past average is alarming. If these population projections are to become true, then we will certainly become the next; over-crowded, un-desirable Los Angeles, California. -We must preserve this small golfing community of Crystal Lake.

Truly yours,

Jerry J. Lee II

4311 Crystal Lake Dr. #302

4th Letter To Council,
July 20th, 2017

Thank you for considering more contradictions and opposition to the housing development proposal at Crystal Lake Golf Club.

First, our government leaders have been telling people that this proposition is a done deal. By telling people that this is a done deal is an attempt to discourage people from voicing their opinion of opposition. This is a bullying tactic. It is not a done deal! The Broward County Commission is to make their second and final decision on this matter, on August 22nd, 10:00am. If it passes there, then it goes back to the City for their second and final decision. This is the normal process, but...

Recently I have learned that legally, the development group may petition the City to decide on this matter ahead of schedule; before the Broward County Commission makes their second and final decision. So right now; currently, the representing attorney of the development group is lobbying our City Council for their support in order to petition for this matter to be decided at the August 15th City Council meeting. Legally they will be able to provide to the public the minimal two week notice. This goes against the normal process and is another example of a bullying tactic being used to push a development proposal through with minimal opposition. It begs the question, is this indicative as to how past development proposals were passed?

Secondly, yes, the national golf association did report on the declining trend of golf courses. But they did not forecast total annihilation. In addition to that same report, they also state that 'The number of players continues to increase'. (Reference the article "Golf Courses Declining as hundreds of homes rise" by Brittany Wallman - Sun Sentinel, March 22nd, 2017). Those who support this housing development and the representing attorney for the developers fail to mention this part of that report.

Since Deerfield Beach has obliterated three out of five golf courses, they have created a monopoly for Crystal Lake Golf Club to be the only affordable golf course in Deerfield Beach! Basic economics describes what happens when demand goes up and supply goes down. I firmly believe that we have hit the bottom of this decline in golf courses and have reached an optimal level of supply

and demand. Soon, we will be sorry for not having enough golf courses.

Third, the owners of the golf course claim they are operating in the negative. In their most recent application, they state it as 'an underutilized golf course'. I say this is false! Crystal Lake Golf Course has been busy this summer. 4th of July was packed full of players. This may be due to a new groundskeeper properly maintaining the golf course, thus causing players to return. (Reference the article "Crystal Lake Golf Club celebrates 52 years" by Gary Curreri - The Observer, February 2nd, 2017). This supports my theory of the original owners deliberately providing minimal or no maintenance to the golf course in order to maipulate a reason for a land use change.

Fourth, those community meetings held by the developers were more like a controlled sales presentation. They provided no platform for those who oppose this development to speak. I understand that one opponent who was loud in his opposition was removed by the Broward County Sheriff department at the request of the development group.

And finally, the representing attorney claims that they have the support of the people and the neighboring HOA's (Home Owners Association). I have communicated directly to the President of Phase I HOA - Linda Trotter, to the President of Phase II HOA - Bob Freund, and to the President of the Crystal Lake Recreation Board - Robert Dowling; they all state that they are and have been in opposition to (do NOT support) the development proposals of Crystal Lake Golf Club.

The golf course belongs to the community of Crystal Lake. The driving range belongs to the golf course. It is now more urgent than ever to call for an emergency moratorium on the construction that is occuring on the driving range portion of Crystal Lake Golf Club!

Sincerely,

Jerry Lee
Bch., Fl 33064

4311 Crystal Lake Dr. #302

Deerfield

ATTACHMENT (Received from Jerry Lee)**RECEIVED**

AUG 4 2017

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[Crystal Lake Golf Club celebrates 52 years](#)

Posted on 02 February 2017 by LeslieM

By Gary Curreri

Deerfield Beach's Crystal Lake Golf Club kicked off its 52 year anniversary recently as Crystal Lake staff members fired up the grill, local craft beer flowed and live music played for everyone to enjoy.

"We've been told by some of our most loyal players that 'Crystal Lake is back,' - and we couldn't be more excited about it," said Crystal Lake Golf Club General Manager David Kandel. "We are confident in saying we have been the home of South Florida's best value golf for more than five decades, and we invite everyone to come on out and experience it for themselves!"

Kandel, who took over as General Manager last January, is inviting players to "Re-Discover Crystal Lake" and its revamped playing experience.

"We've got a golf course here that is constantly described as a lot of fun to play," said Kandel, who worked different roles at the club since 2010 including Pro Shop attendant and Golf Operations Manager.

Built in 1965, Crystal Lake Golf Club is a 6,953-yard championship par 72 golf course that was re-designed by Rees Jones in 1981. An older course with tall pines, scattered palm trees and native flora, it was renovated in 2000 with new tees and tirdwarf USGA-designed greens. The slight doglegs left and right combined with undulating greens present a challenge to golfers of all skill levels.

"If you're looking for an enjoyable round of golf with some great people, there's no better place than Crystal Lake Golf Club," Kandel said. "It was wonderful celebrating the history of Crystal Lake with our amazing golf family. We are lucky to have the best customer base in the industry and it was great celebrating our anniversary with them."

Kandel said the club is home to perfect golfing weather year-round for snowbirds in colder regions, in addition to those in the local community.

Tee times this season start at \$30 and can be booked by calling 954-943-2902, or by visiting the website at www.crystallakegc.com.

Pompano pledges \$1,000 donation to Jr. Lifeguards

The city of Pompano Beach Mayor Lamar Fisher recently donated \$1,000 to the Pompano Beach Junior Lifeguard/Grommets Program.

Nemia Schulte, president of the Pompano Beach Junior Lifeguard Association, said Fisher had excess money from his campaign fund, so he donated it to the city program.

"Mayor Fisher has always been a big supporter of the Junior Lifeguard Program," Schulte said. "In the past, when we had some of our kids selected to Worlds or do well at Nationals, he would issue a City Proclamation for our athletes and team before the Commissioner's meeting."

"When my eldest daughter Julia was selected to represent the U.S. Youth National Team at Worlds in Australia in 2012, he had presented her with a proclamation," she continued. "The commissioners also donated money to her to help her to defray some of the cost of the trip. It was really awesome to have them donate to our organization."

Schulte said it is one of the city's most popular and successful programs. There are approximately 300 Juniors and Grommets who participate in the program each summer.

"It is not only an educational opportunity for our children, but also one filled with many team-bonding social events," Schulte said. "It appears that someone knows someone whose family is or has been involved with the program over the past 20-plus years of its existence."

"Also, we are proud to say that the program," she continued, "has also reached national and international recognition for being one of the most successful junior lifeguard programs in the world."

There are camps planned for this summer and the United States Lifeguard Association National competition will be held on Aug. 9 in Daytona Beach for Junior Lifeguards.

For more information, send an email to Schulte at nemia2000@aol.com.



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CATEGORIES



Golf courses declining as hundreds of homes rise

The former Oak Tree Golf Course in Oakland Park is the latest to be considered for residential development.



By **Brittany Wallman**
Sun Sentinel

MARCH 23, 2017, 6:15 PM

Golf course designs that don't have anything to do with fairways and putting greens are throwing another South Florida community into a fret.

The defunct Oak Tree Golf Course in Oakland Park, once a well-manicured urban oasis, will have 850 homes on it if developer Pulte Group gets the approvals it's seeking.

The story line is increasingly familiar in South Florida, where vacant land is scarce. Couple that with the national trend of failing golf courses, and you have a recipe for redevelopment.

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In just the past few years, golf course neighbors in West Palm Beach, Boca Raton, Delray Beach, Pembroke Pines, Tamarac, Fort Lauderdale, Hollywood, Kendall and many other South Florida communities have struggled, mostly in vain, to stop the projects.

The developments often are mired in controversy — and sometimes litigation — for years.

In Oakland Park, homeowners shouted, pleaded and groaned over the just-announced Pulte plans. One man burst into tears as he asked what would become of mature trees and the birds that nest in them.

Many of them said they want to live next to a golf course and asked whether even a small version could be retained in the planned home development. The answer was no. The Oak Tree course stopped operating about 10 years ago.

“There’s a reason it’s not operating as a golf course,” Pulte real estate acquisition Director Tony Palumbo told the crowd. “The cost to operate and maintain a golf course, they’re shutting down everywhere.”

Annual figures released Thursday by the National Golf Foundation back that up.

The foundation found that 211 golf courses in America permanently closed in 2016, and 15 opened. That leaves 14,117 18-hole courses in the United States, the report says.

Chief business officer Greg Nathan called the decline in golf courses a “natural market correction.” In an email, Nathan said a two-decade building boom that started in 1986 produced a glut of golf courses. People are playing more golf, the foundation’s figures show, but the number of courses is slowly declining.

Community uproar

Even in Palm Beach County, one of the golf capitals of America, courses are closing, and homes are rising.

There are 10 golf courses at some stage of conversion to residential development, golf course appraiser Vince McLaren said. That’s of the roughly 149 18-hole courses in the county, said McLaren.

“We’re seeing the conversions definitely heat up in the southern part of the county,” said McLaren, who works at the Palm Beach County Property Appraiser’s Office, “like nothing I’ve seen.”

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In Boca Raton, for example, the Mizner Trail golf course remains closed years after a housing project was approved there.

County Commissioner Steven Abrams voted against the development, after residents told him they'd be satisfied even if nothing got built and the acreage became "their own Serengeti," he recalled. Indeed, nothing has been built.

"It's a big eyesore," he said of the former golf course. "The clubhouse in particular. I'm trying to see if we can demolish it."

When developers sought to build on the Century Village course in West Palm Beach, Abrams voted for it.

"We took a lot of heat for that," he said. "In their documents, it called for the golf course to exist in perpetuity. ... [But] were we going to keep it a weed patch in perpetuity?"

Each case offers its own quandary, he said, and neighbors do best if they work with the developers, and face reality.

"The reality is it's not going to be a golf course," he said.

In another case, Boca Raton homeowners successfully fought to stop development of the Ocean Breeze/Boca Teeca golf course. It's slated to be purchased by the Greater Boca Raton Park and Beach District.

Meanwhile, the Boca Raton Municipal Golf Course in West Boca is for sale.

Oak Tree uproar

Broward County and Miami-Dade don't have as many golf courses, but they have their share of the same controversies.

According to Broward Property Appraiser Marty Kiar, there are about 45 golf courses in the county, and at least three closed in the past five years.

Miami-Dade Property Appraiser Pedro Garcia estimates 37 there. The latest proposed conversion is the Calusa Golf Course property in Kendall.

As in many of the cases, the 139-acre Oak Tree site in Oakland Park isn't zoned for a residential community. The developer needs approvals from the city, county and state. Though no plans have

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been submitted, the developer this month conducted the required preliminary meetings with the community.

Palumbo and other developer representatives faced a sometimes-hostile crowd of more than 100 people airing concerns about traffic, views, crime and property values.

When someone asked why the company is seeking to build so many homes, Palumbo's answer drew groans: "Why not?"

He said it's too soon to say how traffic and environmental concerns will be dealt with, and whether the number of homes can be cut.

"Today's day one," he said. "We're going to have to stand before the public bodies. We're going to have to answer the questions. ... We are, believe it or not, we're listening."

Brittany Wallman can be reached at bwallman@sun-sentinel.com or 954-356-4541. Find her on Twitter [@BrittanyWallman](https://twitter.com/BrittanyWallman).

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This Instrument Was Prepared By
HAROLD ZINN
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908 Ainsley Bldg., Miami, Fla. 33132

69- 25261

A G R E E M E N T

THIS AGREEMENT, made and entered into this 4th day of February, 1969, by and between CRYSTAL LAKE GOLF COURSE, INC., a Florida corporation, hereinafter called "The Club", and WINCAST ASSOCIATES, INC., hereinafter called "The Owner";

W I T N E S S E T H:

In consideration of the sum of ONE HUNDRED DOLLARS (\$100.00) to The Club in hand paid, the receipt whereof is hereby acknowledged, and other good and valuable considerations and the mutual covenants to be kept and performed by each of the parties hereto, it is agreed as follows:

1. The Club is the owner and operator of the golf course and country club designated as Parcels B and C of CRYSTAL LAKE FIRST SECTION, a subdivision according to the plat thereof recorded in Plat Book 58, Page 39, Broward County Records.

2. The Owner has contracted to purchase Lots 24, 25, 26, 27 and 28 in Block 3, CRYSTAL LAKE SECOND SECTION, Plat Book 59, Page 5, Broward County Records, and intends to construct thereon an apartment building or buildings, and in conjunction therewith requires the use for the occupants of said apartment building or buildings of the golf course and country club facilities above described.

3. The Club hereby agrees that the owner, its successors, assigns or nominees, during the period of such ownership, whether the same is by way of fee, leasehold or otherwise, of the property described in Paragraph 2 hereof, shall have the continuing right on a permanent and rotating basis to appoint and replace at owner's sole discretion the persons who shall be entitled to hold a maximum of 88 family and/or individual yearly memberships in the Club.

4. The members designated shall be obligated to pay to the Club the same yearly membership dues and be subject to the same rules and regulations of the Club concerning the use of the facilities as any other yearly members. Such designated member shall be treated in the same manner as other members, and no separate or independent

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class of membership shall be established for the owner's appointees which will make their use of the Club facilities, including golf course, any more costly, restrictive, onerous or burdensome than any other users or members thereof. For the present, the yearly membership, which includes the use of the golf course without the payment of "greens fees" - per family, \$400.00 ; single membership, \$300.00.

5. This agreement is binding upon the parties hereto, their heirs, legal representatives, successors or assigns, ~~and shall be covenants running with the lands described in paragraph 1 hereof.~~

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seals the day and year first above written.

In the Presence of:

Reggie Greer
Francis Seymour

Reggie Greer
Francis Seymour

THE CLUB:
CRYSTAL LAKE GOLF COURSE, INC.

By Robert F. Sullivan (SEAL)
Pres.

Attest Margaret Mary Sullivan (SEAL)
Secy.

THE OWNER:
WINCAST ASSOCIATES, INC.

By Julius Wheel (SEAL)
Pres.

Attest Jack Wheeler (SEAL)
Secy.

STATE OF FLORIDA
COUNTY OF DADE

PERSONALLY APPEARED BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments in the state and county aforesaid, Robert F. Sullivan and MARGARET MARY SULLIVAN respectively, as President and Secretary, of CRYSTAL LAKE GOLF COURSE, INC., a Florida corporation, and, who, being first duly sworn by me, say on oath that they are the president and secretary, respectively, of said corporation, and that as such they executed the foregoing Agreement as the free act and deed of said corporation.

SWORN TO AND SUBSCRIBED before me this 4th day of February, 1969.

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires Mar. 25, 1972
Bonded by American Fire & Casualty Co.

Reggie Greer
NOTARY PUBLIC

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

69- 25262

A G R E E M E N T

This Instrument Was Prepared By
HAROLD ZINN
Law Offices
Aronovitz, Zinn & Silver
902 Kinley Bldg., Miami, Fla. 33132

OFF. REC. 3867 PAGE 437

THIS AGREEMENT made by and between CRYSTAL LAKE DEVELOPMENT CORPORATION, a Florida corporation, hereinafter referred to as SUBDIVIDER, and WINCAST ASSOCIATES, INC., a corporation, hereinafter referred to as OWNER, this 4th day of February, 1969.

W I T N E S S E T H:

WHEREAS, OWNER concurrently with the execution of this Agreement is acquiring the fee simple title to the premises described as Lots 24, 25, 26, 27 and 28, Block 3, CRYSTAL LAKE 2ND SECTION, according to the plat thereof, recorded in Plat Book 59, Page 5. of the Public Records of Broward County, Florida; and

WHEREAS, the SUBDIVIDER is the corporation which subdivided the above-described premises and which has imposed thereon the restrictions and restrictive covenants as set forth in O.R. Book 2799, Page 490, as amended by instrument recorded in O.R. Book 3473 at Page 55, Broward County Records; and

WHEREAS, the parties hereto have reached certain agreements with respect to the said reservations and restrictive covenants insofar as they affect the above-described real property;

NOW, THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars, each to the other in hand paid, the receipt whereof is hereby acknowledged, and for other good and valuable considerations, it is mutually agreed as follows:

1. The SUBDIVIDER has examined the basic floor plans and elevations for the improvements which the OWNER contemplates constructing on the above-described premises and hereby approves same. No major changes in said plans shall be made by the OWNER without the prior approval of the SUBDIVIDER, which approval shall not be arbitrarily nor capriciously withheld.

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2. Concurrently herewith the OWNER and SUBDIVIDER have entered into an agreement relative to the use of certain recreational facilities situated on Parcel "A", Lot 1, Block 3, CRYSTAL LAKE 1ST SECTION, according to the plat thereof recorded in Plat Book 58, Page 39, of the Public Records of Broward County, Florida, which said agreement supersedes the provisions of Article 25, "Recreational Assessment", contained in the aforementioned document recorded in O. R. Book 2799, Page 490, of the Public Records of Broward County, Florida, and accordingly the SUB-DIVIDER agrees that the said paragraph 25 shall not be effective with respect to the OWNER's property hereinabove described.

3. The SUBDIVIDER agrees that with respect to the OWNER's property it will not invoke the provisions of paragraph 26 contained in said agreement, recorded in O. R. Book 2799, Page 490 of the Public Records of Broward County, Florida, insofar as the same may affect or involve in any way the OWNER's property.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by them the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Peggy Greer
Frances Seymour

OWNER:

WINCAST ASSOCIATES, INC., a corporation

By: Julian Kheel
President

Attest: Jacques J...
Secretary

SUBDIVIDER:

CRYSTAL LAKE DEVELOPMENT CORPORATION, a Florida corporation

By: Robert A. Sullivan
President

Attest: Margaret Mary Sullivan
Secretary

Von Stetina, Deanne

From: Teetsel, Dawn
Sent: Tuesday, August 01, 2017 8:40 AM
To: Blake Boy, Barbara; Schwarz, Pete; Von Stetina, Deanne
Subject: FW: Crystal Lake Golf Course

From: Linda Trotter-Rhodes [mailto:lindatsells4u@gmail.com]
Sent: Monday, July 31, 2017 9:30 PM
To: web.commission@Deerfield-Beach.com
Cc: Teetsel, Dawn <DTEETSEL@broward.org>; 'Jerry L' <gbjer39@yahoo.com>
Subject: Crystal Lake Golf Course



BALISTRERI
REALTY
Est. 1964



LINDA TROTTER-RHODES
REALTOR®, CDPE, ABR
CELL 954 818-0969
FAX 888 380-1836
E-MAIL Lindatsells4u@gmail.com

I am writing as the President of Phase I Crystal Lake Golf Villas Association.

Our community totally opposes the building of homes and or townhouses on the present Crystal Lake Golf Course.

Already there is a huge new rental complex that has not even begun to fill up and while this is happening, they are building yet another new Rental project on Crystal Lake Dr.

We have so much traffic on NW 45th Street, NW 13th Ave, NW 18th Ave, NW 12th Dr. where these cars are cutting thru our community. Not to even began to speak about the traffic on Military Trail and Green Rd.(Wyles).

I can tell you this, if this passes it will affect the prices of our homes and make it more difficult for us to sell our homes.

If one has a home for sale on Green Rd, they have to make sure the showings are in the middle of the day.

No one can back out of a driveway during peak hours.

So as the President of Phase 1 Crystal Lake Golf Villas, We the community oppose this.

Linda Trotter-Rhodes PA
Balistreri Realty
954-818-0969 Cell
888-380-1836 Fax
LindaTsells4u@gmail.com



Von Stetina, Deanne

From: Teetsel, Dawn
Sent: Thursday, August 03, 2017 4:18 PM
To: Von Stetina, Deanne
Subject: FW: Crystal Lake Golf Course Development



Dawn Teetsel, Senior Planner

115 South Andrews Avenue, Room 307 | Fort Lauderdale, Florida 33301
954.357.7571 (direct) | Broward.org/PlanningCouncil

From: Kim Frazer [mailto:kimclgv2@gmail.com]
Sent: Thursday, August 03, 2017 1:56 PM
To: Teetsel, Dawn <DTEETSEL@broward.org>
Cc: gbjer39@yahoo.com; arsbob@me.com; kimclgv2@gmail.com
Subject: Crystal Lake Golf Course Development

Dear Ms. Teetsel,

I understand that the Deerfield Beach City Commission is looking for opinions regarding future development of the Crystal Lake Golf Course. As a two-year resident of Crystal Lake Golf Villas, Phase II, I'm beginning to feel that I must be constantly aware of development projects in my area. Our neighborhood is literally a "dumping ground" for unpopular projects. Why is "Green Space" only promoted by the beach. Deerfield Beach should be beautiful to all residents, not just for tourists. I am not personally a golfer, but homeowners were drawn to this area because of those amenities. "Green Space" used to be an attractive feature of our neighborhood.

Traffic is a HUGE problem in our area due to the western extension of Green Road and other development in our area. Our residents are already having an impossible time pulling out into traffic on Green Road. We have requested a traffic light on Green Road on many occasions and have been told that a study is in progress. At the District 3 Commission meeting in June, we were basically told that approval of that request wasn't promising due to other rejections of traffic lights in the immediate area.

Since moving to this area, I have been called to numerous meetings regarding the development of a cemetery in my backyard, a cell tower installation in my backyard, multiple mega-housing developments in my backyard, and protest of a deep well injection permit, basically again, in my backyard. When does the western part of Deerfield Beach get the protection and representation that it deserves? We can't all live by the beach, but we ALL deserve a beautiful and safe neighborhood.

Please consider the negative impact of more housing development in western Deerfield Beach, our infrastructure CANNOT support more residents in our immediate area.

Respectfully Yours,

Kim Frazer
Director, Crystal Lake Golf Villas; Phase II Homeowners Association
Home Address:
1540 NW 48th Place, Deerfield Beach, FL 33064 • (Cell) 954-604-4708

Von Stetina, Deanne

From: Teetsel, Dawn
Sent: Monday, August 07, 2017 10:26 AM
To: Von Stetina, Deanne
Subject: FW: Housing development

-----Original Message-----

From: Donna Bianchi [mailto:deebie6378@yahoo.com]
Sent: Saturday, August 05, 2017 3:49 PM
To: Teetsel, Dawn <DTEETSEL@broward.org>
Subject: Housing development

I am writing this to express my concerns about developing Crystal Lake Golf Course into a housing development with 300-400 new residences. Crystal Lake Drive and the other roads in the area are already congested and two new apartment buildings will open on this street adding more congestion. Developing Crystal Lake Golf Course with 300-400 new residences will produce 600-800 additional new cars, and thousands of residents. Not only will we have more traffic congestion, but crime will increase, the schools will be crowded, all utilities will be overburdened, and Crystal Lakes will lose its quaint old Florida atmosphere. Many people enjoy playing golf and relaxing at Crystal Lakes Golf Course. With proper management and a little ingenuity, this little remaining area of old Florida could be a thriving area for all Deerfield Beach residents. There is no reason to develop every little piece of Deerfield land. This will not increase the quality of life for anyone, especially those who buy the planned homes to be crammed into this beautiful piece of nature. Leave Crystal Lake Golf Course for the people of Deerfield to enjoy.

Thank you for your time and consideration.

George and Donna Bianchi
1254 NW 43 St.
Deerfield Beach
954-806-0997
Deebie6378@yahoo.com

Von Stetina, Deanne

From: Teetsel, Dawn
Sent: Monday, August 07, 2017 10:26 AM
To: Von Stetina, Deanne
Subject: FW: OPPOSE apts & housing development in Crystal Lake area
Attachments: Golf Course.rtf.pdf; Deerfield Beach City council 2.rtf.pdf; Deerfield Beach City council 4.rtf.pdf; Deerfield Beach City council 5.rtf.pdf



Dawn Teetsel, Senior Planner

115 South Andrews Avenue, Room 307 | Fort Lauderdale, Florida 33301

954.357.7571 (direct) | Broward.org/PlanningCouncil

From: Janine Worley [mailto:j9rick@gmail.com]
Sent: Saturday, August 05, 2017 6:11 PM
To: Teetsel, Dawn <DTEETSEL@broward.org>
Subject: OPPOSE apts & housing development in Crystal Lake area

County Commissioners,

Please make a note that I am a homeowner in Crystal Lake Golf Villas Phase 2, and I am VERY OPPOSED to further construction of new apartment buildings, and housing developments in the Crystal Lake area. There are already too many occupants in this small area. Traffic is already excessive on Military Trail, Green Road, 13th Ave, 18th Ave, and Crystal Lake Drive. Bringing more people, and their vehicles into these already, over-crowded neighborhoods, is asking for more traffic and pedestrian accidents.

We desperately need sidewalks on 13th Ave, 18th Ave, and Crystal Lake Drive. It has become a safety hazard to walk on these roads, in the area between Sample Rd, Green Rd, Military Trail and Powerline Rd.

It will be a disgrace to lose the last municipal golf course in Deerfield Beach. Please stop that from happening! When we purchased our home in 2015, we knew that the old Tam O'Shanter Golf Course was becoming a cemetery & memorial park, and the other half was donated to the city for future athletic fields. The thought of additional traffic to/from the sports fields almost swayed us to NOT buy this house. But now that the Crystal Lake Golf Club is possibly being turned into a large housing development, after all these other new apartment buildings have been built, I am very discouraged.

Please stop further construction.

Another resident (Jerry Lee) in our community has been trying to express that the Crystal Lake Golf Course should be saved, and that all this additional building in the Crystal Lake area is asking for problems. I stand with Jerry Lee in this fight. I am attaching four of Jerry's letters, so that you know what I'm referring to.

Sincerely,

Janine Worley
4891 NW 15th Terrace
Deerfield Beach, FL 33064

Von Stetina, Deanne

From: Teetsel, Dawn
Sent: Monday, August 07, 2017 10:26 AM
To: Von Stetina, Deanne
Subject: FW: Crystal Lake Golf Course

-----Original Message-----

From: Donna Bianchi [mailto:deebie6378@yahoo.com]
Sent: Sunday, August 06, 2017 9:40 AM
To: Teetsel, Dawn <DTEETSEL@broward.org>
Subject: Crystal Lake Golf Course

Has anyone noticed the family of Burrowing Owls on this golf course?? It is illegal to destroy areas where Burrowing Owls nest.

Sent from my iPad

Von Stetina, Deanne

From: Teetsel, Dawn
Sent: Monday, August 07, 2017 10:27 AM
To: Von Stetina, Deanne
Subject: FW: A development of this size in this neighborhood would do a terrible injustice to the land, residents, and wildlife.



Dawn Teetsel, Senior Planner

115 South Andrews Avenue, Room 307 | Fort Lauderdale, Florida 33301
954.357.7571 (direct) | Broward.org/PlanningCouncil

From: JOYCE WATERMAN [mailto:jwate@bellsouth.net]
Sent: Sunday, August 06, 2017 11:20 AM
To: Teetsel, Dawn <DTEETSEL@broward.org>
Subject: A development of this size in this neighborhood would do a terrible injustice to the land, residents, and wildlife.

Also, consider traffic in an already congested area, Military has picked up a considerable amount of traffic with the Andrews expansion.

This is bad for the environment and Deerfield Beach, this type of thinking is not progress.

Von Stetina, Deanne

From: Teetsel, Dawn
Sent: Monday, August 07, 2017 10:27 AM
To: Von Stetina, Deanne
Subject: FW: Tell the commons on to due the right thing and say no to the building leaveCrystle Lakes alone. Thank You Edward Wirt. Waterford Courtyards

-----Original Message-----

From: Rose Wirt [mailto:rosenedw@gmail.com]
Sent: Sunday, August 06, 2017 2:06 PM
To: Teetsel, Dawn <DTEETSEL@broward.org>
Subject: Tell the commons on to due the right thing and say no to the building leaveCrystle Lakes alone. Thank You Edward Wirt. Waterford Courtyards

Sent from my iPhone

Von Stetina, Deanne

From: Teetsel, Dawn
Sent: Monday, August 07, 2017 10:30 AM
To: Von Stetina, Deanne
Subject: FW: Crystal Lake Golf Course



Dawn Teetsel, Senior Planner

115 South Andrews Avenue, Room 307 | Fort Lauderdale, Florida 33301
954.357.7571 (direct) | Broward.org/PlanningCouncil

From: Anna Phillips [mailto:chesterfulton@comcast.net]
Sent: Monday, August 07, 2017 10:23 AM
To: Teetsel, Dawn <DTEETSEL@broward.org>
Subject: Crystal Lake Golf Course

Dear Commissioners,

I want to make my voice heard about the upcoming consideration on the development of the Crystal Lake Golf Course. I have lived here since December of 1997 (20 years) and to take away yet another “green space” for the greedy corporate world is a disgrace and a slap in the face to the people that live in Crystal Lake. I have lived enough life to know that when it comes to money, common sense and the right thing to do, these things are thrown to the wayside. I am all for progress, but what is being proposed for Crystal Lake is not progress. To approve another development with at least 450 new homes, condos, town homes, etc., in the already over developed area of Crystal Lake is NOT the right decision. I believe everyone that has a vote in making this change realizes that it is not the right decision, but again the dollar signs and the pressure from the people that want this change (none of which live in this area) become the focus.

Our home sits directly across the street (45th) from the Tam O’Shanter Golf Course that closed after Hurricane Wilma in 2005, which was left to rot for years. It became a haven for mice, rats, snakes, raccoons, possums, iguanas, and coyotes and who knows what else. The back of our home sits on the 7th. Green of Crystal Lake Golf Course. I live directly across from the now “cemetery” entrance that is being constructed since this property was sold by the golf course owners for a huge profit. It is “rumored” that the zoning change was only approved because of the agreement with the city of Deerfield to receive 50 acres of the almost 100 acres that was the Tam O’Shanter course. The city promised to turn the 50 acres into a beautiful park but it is an overgrown matted mess of trees, scrubs, and garbage and has now become the home of all the wildlife that is being displaced from the development of the cemetery. They claim there is no money for development. This “gift” was given to the city back in 2011 and nothing has been done with the 50 acres, not even maintained. If a home owner were to leave their property in the condition of the “donated” 50 acres they would be given a huge fine. I’m guessing the 50 acres will never become a city of Deerfield

park, I'm guessing it will be sold down the line (dollar signs again) to another greedy developer who does not care about the people that are still living here in Crystal Lake.

Our home is not part of an association, our home was built in 1968 and is one of only a few homes in this area that is NOT part of an association, it was here before the existence of Crystal Lake. I believe we are the third owners since 1968, when we purchased this house the fact that our front door faced a golf course and our back patio faced a golf course was a big part of our decision to purchase our home, which at that time was unincorporated Broward. Again, I am all for change, but not when that change is based on how much money can be made and by not taking into consideration the real truths of making that change, and that is exactly what is being done in this case. To change the zoning on this property is NOT the right decision. More residential or commercial buildings is not the right thing for this already congested Crystal Lake development. We need to start doing the right thing and keep what is left of our green open space.

The majority of the people that live here probably have no idea that this change is even being considered, why does the city get to make that decision? Everyone should be notified (not just the people that are within 100 feet of the zoning change) everyone should be given a voice and vote, after all everyone living here will be impacted. Please vote this down, it is not the right thing to do!

Sincerely - Al & Anna Phillips
1500 NW 45 Street
Pompano Beach, Florida 33064
Crystal Lake

Von Stetina, Deanne

From: Teetsel, Dawn
Sent: Monday, August 07, 2017 12:28 PM
To: Von Stetina, Deanne
Subject: FW: Crystal Lake Golf Club



Dawn Teetsel, Senior Planner

115 South Andrews Avenue, Room 307 | Fort Lauderdale, Florida 33301
954.357.7571 (direct) | Broward.org/PlanningCouncil

From: Edda Danovich [mailto:eddad@CarpenterContractors.com]
Sent: Monday, August 07, 2017 12:25 PM
To: Teetsel, Dawn <DTEETSEL@broward.org>
Subject: Crystal Lake Golf Club

To whom it may concern:

Good morning:

I am a homeowner at Crystal Lake Community, and I strongly **oppose** the idea of developing a housing complex where the golf course is. There are enough issues with traffic and population in this community, besides it is my understanding that it's the only golf course in this neck of the woods.

I think the voice of the residents should be heard after all we are the tax payers in this is our community!!! Why don't you develop a project that will improve our community and increase the value of our properties, like making it a safer place to live, rather than making this a very lucrative business for the builders and whoever else is involved in the development of this project, they are the only ones that will benefit from it, but what about the residents from this community, doesn't our opinion count???

Please hear our pleas.

Sincerely,

Edda Danovich