

West Deerfield Community Alliance  
Meeting Minutes  
Wednesday, March 31, 2010

**[www.WDCA.info](http://www.WDCA.info)**

**In Attendance:** Ann Kennedy – Deer Run, Denise Bogner – Waterford Homes, Jack Disher – Riverglen, Joan Maurice – Waterford Homes, John Stevenson – Gates of Hillsboro, Kathy Maggi – Deer Run, Paula Bazzone, Deer Creek Improvement, Ralph Francione – Crystal Key Pointe, Rich Kennedy – Deer Run, Todd Drosky – Starlight Cove, Clint Painter - Verona

**Call To Order:** Joan Maurice called the meeting to order at 7:00 pm.

**Minutes:** Upon a motion made by Kathy Maggi, seconded by John Stevenson, and approved by all the minutes of the February 24, 2010 meeting were accepted into the record.

**Crime Report:** BSO Deputy Engle gave a brief summary of crimes in the neighborhoods represented. There was a robbery of a customer who withdrew cash from the ATM at the Wachovia bank on Hillsboro. This happened at 10:30 pm.

**Tam O Shanter Golf Course:** Golf course owner, Ralph Little, gave a presentation and answered questions about the land use change coming before the Planning and Zoning board. Ralph Little has owned the property since 2003 and the golf course has been closed since Hurricane Wilma. A number of proposals have been before the Commission with the last one being a water park on the land which was denied. At that time the Commission stated an interest in purchasing the land for a park but could not obtain grant money for the purchase. There are 2 sections of the golf course for which he will be seeking a land use change; a copy of a map is included in this report. He is planning on building up to 500 residential units in the center of the western section and donating the land around this development as well as the east section to the City. This conveyance will be almost 80 acres of land. On the eastern section there would be a minimum of 280' from the buildings to the nearest homes. He pointed out there are homes, condos and apartments around the perimeters of the parcels but none within the boundaries. Ralph stated a traffic study has been completed and traffic would be directed onto Military Trail. If P&Z approves the land use change, the proposal will then be submitted to Broward County and will then go to the City of Deerfield Beach Commission. He will need to obtain financing for the residential development and will determine at that point what the market would bear as far as the type of construction such as condos or rental apartments. Additional approvals will have to be obtained for any construction on the site.

*Note:* Planning and Zoning did not approve the land use change request for this property at their April 1, 2010 meeting. The Board stated Ralph Little should meet with the residents of this area and he can come back before the Board at a future date. The Board did approve another request for the old banquet facility on the Crystal Lake Golf course be torn down and residential units can be built on this land.

**Turnpike:** Todd Drosky and Kathy Maggi reported the entrance/exit at Palmetto Road will not be built. The turnpike is still planning on lane widening. The sound wall for Deerfield Beach will not be built until other construction on the turnpike is being completed. The turnpike has stated there are no funds available at this time for any construction projects.

**Web-Site:** Renewal of WDCA Web-site is due and Todd asked members to help donate toward the \$80.00 cost.

**OPEN DISCUSSION:** Todd Drosky announced the passing away of Joe Hartmann due to health problems.

Commissioner Bill Ganz stated there is a problem in making changes to the City regulations on storage of garbage containers on private residences. Although many would like to see changes that the cans must be hidden from the street this would cause a hardship in many neighborhoods and the Commission must look at the whole City when considering this type of change. There was a discussion about people putting out items for bulk pick up prior to the day before pick up and also piling waste parking over the grates in the street. These are violations of the City Code and residents should call Code Enforcement for action. Commissioner Ganz announced Kevin Klopp has been named Assistant City Manager in addition to his duties with the CRA. Kevin has toured the neighborhoods with the Commissioners and he will be working with Joe Joyce to change Code Enforcement from only reacting to complaints but to take an active role in citing violations to the code when they observe violations.

Commissioner Ganz reported that the Mayors of Broward County were meeting with Mayor Noland tonight to discuss the recent teen violence.

**NEXT MEETING will be Wednesday, April 28, 2010 at the BSO Substation/Teen Center**

The meeting was adjourned at 8:30 pm.

Respectfully submitted:  
Denise Bogner