



September 17, 2024

Dear Parks, Recreation and Beaches Advisory Board,

Coral Ridge Country Club Estates (CRCCE) is blessed to have Mangurian Park in addition to Bayview Park within our neighborhood boundaries.

However, because this passive park is located in a secluded area behind the Fresh Market on Federal Highway, we have had more than our share of undesirable people visiting and sleeping in this park.

We have had a prostitute turning tricks in the bathroom, a homeless man asking an eleven year old boy for money, numerous incidents of homeless individuals sleeping in the park and most recently a hypodermic needle on the walkway. (please see accompanying photos)

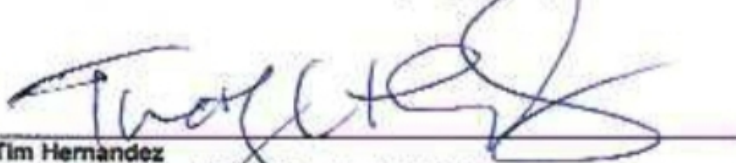
We would like to propose a few changes to help encourage families and neighbors to visit Mangurian Park:

1. Please change the Park Hours from sunrise to sunset vs. the current hours of 6 am to 9 pm. This is a passive park, there are no team practices, no gatherings after sunset nor any lighting for individuals to see. The police and Park Rangers would probably appreciate this change as well since the homeless move in to sleep when the sun goes down.
2. We have many neighbors asking for part of this park to be used as a dog park. This would encourage more neighbors to visit the park and hopefully discourage the people who do not belong in the park from visiting. Unfortunately, dogs are not allowed despite the fact that it is a perfect place for them to play.
3. Can we re-visit the request we made about completely enclosing the fence on the north side of the park and have one of the Park Rangers lock & unlock both entrances as they do for the Imperial Point Park? A sliding fence to enclose the parking lot on the north side is the only area that is not enclosed.
4. We are also curious if any changes have been made to amend the statute that allows sexual offenders to access our city parks unless they are on probation or parole? This is just counter intuitive to allow sex offenders where small children are encouraged to play. The area just south of Oakland Park Blvd and Federal Hwy is the most common transient address listed on our neighborhood Sexual Predator alerts from the Florida Department of Law Enforcement.

P.O. Box 39241
Fort Lauderdale, FL 33339
Website: CRCCEAssociation.com

These issues have been going on for years and I have several emails (see attached) going back to 2022 with Commissioner Moraitis and Commissioner Herbst about encouraging more active uses of this park and the possibility of enclosing the park completely.

Thank you in advance for helping us improve the safety of Mangurian Park.

A handwritten signature in blue ink, appearing to read 'Tim Hernandez', written over a horizontal line.

Tim Hernandez
President of Coral Ridge Country Club Estates

Cc:
Commissioner John C. Herbst, CPA
Melissa Whiddon
Lt. DeAnna Greenlaw
Suzanne Vordermeier-Waterhouse
Representative Chip Lamarca

From: Karen Polivka, P.A. Real Estate Broker Associate KarenPolivka@gmail.com
Subject: Fwd: [EXTERNAL:CAUTION]- Thurs pics of homeless in Mangurian park
Date: September 17, 2024 at 10:22 PM
To:



Begin forwarded message:

From: "Karen Polivka, P.A." <karenpolivka@gmail.com>
Subject: Re: [EXTERNAL:CAUTION!]- Thurs pics of homeless in Mangurian park
Date: April 10, 2023 at 9:13:30 AM EDT
To: Chip LaMarca <chip@chiplamarca.com>
Cc: Tim Hernandez <timhernandez@bellsouth.net>, Suzanne Vordermeier-Waterhouse <swaterhouse@svwrealty.com>, Sergeant Monica Ferrer <MonicaF@fortlauderdale.gov>, Phil Thornburg <pthornburg@fortlauderdale.gov>, Carl Williams <CWilliams@fortlauderdale.gov>, "Bruce A. Quailey" <bquailey@fbondmtg.com>, Homeless Outreach <HomelessOutreach@fortlauderdale.gov>, Melissa Whiddon <MWhiddon@fortlauderdale.gov>

Good Morning, I have clipped and pasted the email below from the email thread from February 10th. I had sent an email about one of the homeless men in Mangurian Park asking an unaccompanied 10 year old for money. My question was if the officers or park rangers inquire with these individuals if they are sex offenders since they are known to frequent this area. The Sex Offender Monitoring unit replied below, it is highlighted in darker blue. Thank you for your help on this. Karen Polivka

On Feb 10, 2023, at 10:01 AM, Monica Ferrer <MonicaF@fortlauderdale.gov> wrote:

Good Morning,
FYI,

I reached out to our Detective assigned to monitor sexual offenders this is his response regarding the concerns @ Mangurian park.

Sergeant Ferrer,

Most sex offenders are allowed to go to parks. The only exception would be if the sex offender is on probation or parole. The offender would need to get permission to go to the park by their probation officer. Otherwise, it would be a violation of probation. State law even allows sex offenders to live next door to a park or school if the sex offender's offense occurred before 10/01/04.

Thanks,
Detective Brian Kaplan
Sexual Offender Monitoring unit
Brianka@fortlauderdale.gov

Sergeant Monica Ferrer
Specialized Operations Division | Community Outreach & Resource
☎ 954-828-5703 / ☎ 954-448-9574
| 📍 Fort Lauderdale

On Apr 9, 2023, at 9:55 PM, Chip LaMarca <chip@chiplamarca.com> wrote:

Revisiting this as we did a local ordinance when I was on the Lighthouse Point City Commission. Where did you see that the city/county could not impose restrictions on a city/county park? Thank you.

Regards,
Chip LaMarca | Founder
Building Better Businesses Through Community

THE LAMARCA GROUP

2605 NE 24th Street Lighthouse Point FL 33064

T: [954-444-3200](tel:954-444-3200) chip@chiplamarca.com

On Feb 10, 2023, at 10:48 AM, Tim Hernandez <timhernandez@bellsouth.net> wrote:

Based on the information from Detective Kaplan, it's out of the hands of the City and County--the statute would need to be amended in some fashion.

Timothy L. Hernandez, AICP, Principal
New Urban Communities
200 Congress Park Drive, Suite 201
Delray Beach, FL 33445

(561) 279-8706 x 201 (w)
(954) 610-7400 (c)

Thernandez@newurbancommunities.com

www.newurbancommunities.com

On Feb 10, 2023, at 10:40 AM, Suzanne Vordermeier-Waterhouse <swaterhouse@svwrealty.com> wrote:

This is outrageous! So the sex offender can't live near a school but they can visit one or a park whenever they want. What are the city and county officials actually doing about this?

<image003.png>

Waterhouse Real Estate Investments, LLC
Suzanne Vordermeier-Waterhouse, CCIM, CAM
224 Commercial Blvd., Ste 203
Lauderdale By The Sea, FL 33308
Phone: 954-533-0668
Email: swaterhouse@svwrealty.com
Web address: www.svwrealty.com

<image004.jpg>

From: Tim Hernandez <timhernandez@bellsouth.net>

Sent: Friday, February 10, 2023 10:23 AM

To: Monica Ferrer <MonicaF@fortlauderdale.gov>; LaMarca Chip <chip@chiplamarca.com>

Cc: Karen Polivka, P.A. <karenpolivka@gmail.com>; Phil Thornburg <pthornburg@fortlauderdale.gov>; Carl Williams <cwilliams@fortlauderdale.gov>; Bruce A. Quailey <bquailey@fibondmfg.com>; Suzanne Vordermeier-Waterhouse <swaterhouse@svwrealty.com>; Homeless Outreach <HomelessOutreach@fortlauderdale.gov>;

John Herbst <jHerbst@fortlauderdale.gov>; Melissa Whiddon (Coningsby) <MWhiddon@fortlauderdale.gov>

Subject: Re: [EXTERNAL:CAUTION!]- Thurs pics of homeless in Mangurian park

Wow that's interesting. Thanks for sending Copy Rep. LaMarca on this. Not sure why we would allow known sex offenders to frequent places where they have opportunities to casually interact with small children.

Maybe they can amend the statute or impose further restrictions.

Timothy L. Hernandez, AICP, Principal
New Urban Communities
200 Congress Park Drive, Suite 201
Delray Beach, FL 33445

(561) 279-8706 x 201 (w)
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Themandez@newurbancommunities.com

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Sexual Offender Monitoring unit
Brianka@fortlauderdale.gov

Sergeant Monica Ferrer
Specialized Operations Division I Community Outreach & Resource
☎ 954-828-5703 / ☎ 954-448-9574
📍 Fort Lauderdale
<image005.png>

<image006.jpg>

From: Karen Polivka, P.A. <karenpolivka@gmail.com>
Sent: Wednesday, February 8, 2023 8:19 PM
To: Monica Ferrer <MonicaF@fortlauderdale.gov>
Cc: Phil Thornburg <PThornburg@fortlauderdale.gov>; Carl Williams <CWilliams@fortlauderdale.gov>; Tim Hernandez <timhernandez@bellsouth.net>; Bruce A. Quailey <bquailey@fbondmtg.com>; Suzanne Vordermeier-Waterhouse <swaterhouse@svcrealty.com>; Homeless Outreach <HomelessOutreach@fortlauderdale.gov>; John Herbst <JHerbst@fortlauderdale.gov>; Melissa Whiddon (Coningsby) <MWhiddon@fortlauderdale.gov>
Subject: Re: [EXTERNAL:CAUTION]- Thurs pics of homeless in Mangurian park

[::CAUTION::] This email originated from *outside* The City of Fort Lauderdale.
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She did not call the police since her son was only scared and no crime occurred. I will offer your cell number if she would like to talk, thank you.

Are sex offenders prohibited from Parks? Would officers or park rangers know if the homeless individuals were registered sex offenders?

Karin Regard,

Karin

Karen Polivka, P.A. 🏠
Broker Associate®, GRI

On Feb 8, 2023, at 8:02 AM, Monica Ferrer <MonicaF@fortlauderdale.gov> wrote:

Good morning,
Do we know if the parents called the police ?
I spoke to my ranger he stopped by park around 650 and then again around 850 .
At 850PM he made contact with 2 who appeared to be waiting for someone and then a black Bentley from Neighborhood pulled out and gave them something . The ranger then advised them the park was closed and they left right after with no issues and no rule violations.
The homeless are allowed to also enjoy all our city public parks and there is no law against asking for money . We will continue to monitor and check daily.
If the parents would like to speak to me please give them my cell we want everyone to enjoy the park .

Respectfully,
Sgt. Monica Ferrer
Fort Lauderdale Police Department
Specialized Operations Division
Cell: 954-448-9574

On Feb 8, 2023, at 7:43 AM, Karen Polivka, P.A. <karenpolivka@gmail.com> wrote:

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Good Morning Sergeant,

Last night I was informed that this homeless man in the park asked a ten year old boy for money when he was alone at the park bird watching. The boy ran home terrified and will not visit the park again.
The fact that this homeless person has approached a child raises a new level of threat.
As many of us know, a very large number of transient sex offenders are registered and live in the area of the mall and Mangurian park. See image below.
Do we know if this man is one of the transient sex offenders?

Thank you, Karen

Karen Polivka, P.A. 🏠
Broker Associate®, GRI

On Jan 31, 2023, at 10:39 AM, Monica Ferrer
<MonicaF@fortlauderdale.gov<mailto:MonicaF@fortlauderdale.gov>> wrote:


Good Morning we checked this morning before the park opened and no one was present. Rangers went back around 0900 and there was one homeless subject sitting in the park not violating any park rules. We will continue to monitor. Thank you.

Respectfully,
Sergeant Monica Ferrer
Specialized Operations Division | Community Outreach & Resource
• 954-828-5703 / • 954-448-9574
I • Fort Lauderdale [[cid:image001.png@01D93560.562A5E10](#)]
[\[cid:image002.jpg@01D93560.562A5E10\]](#)

From: Karen Polivka, P.A. Realtor <karenpolivka@gmail.com<<mailto:karenpolivka@gmail.com>>>
Sent: Monday, January 30, 2023 8:28 PM
To: Phil Thornburg <PThornburg@fortlauderdale.gov<<mailto:PThornburg@fortlauderdale.gov>>>
Cc: Carl Williams <CWilliams@fortlauderdale.gov<<mailto:CWilliams@fortlauderdale.gov>>>; Tim Hernandez <timhernandez@bellsouth.net<<mailto:timhernandez@bellsouth.net>>>; Monica Ferrer <MonicaF@fortlauderdale.gov<<mailto:MonicaF@fortlauderdale.gov>>>; Bruce Quailey <bquailey@fbondmtg.com<<mailto:bquailey@fbondmtg.com>>>; Suzanne Vordermeier-Waterhouse <swaterhouse@svwrealty.com<<mailto:swaterhouse@svwrealty.com>>>
Subject: [EXTERNAL:CAUTION!]- Thurs pics of homeless in Mangurian park

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Report any suspicious emails to
spamadmin@fortlauderdale.gov<<mailto:spamadmin@fortlauderdale.gov>>

Hello Again, just updated photos from Thurs, January 26th at 4:47 pm of Homeless man in Mangurian park.

Karen Polivka, P.A. 
Broker Associate®, GRI

On Jan 25, 2023, at 4:13 PM, Phil Thornburg <pthornburg@fortlauderdale.gov<<mailto:pthornburg@fortlauderdale.gov>>> wrote:


Great. Thanks for letting us know.

From: Karen Polivka, P.A. Realtor <karenpolivka@gmail.com<<mailto:karenpolivka@gmail.com>>>
Sent: Wednesday, January 25, 2023 4:10:56 PM
To: Carl Williams <CWilliams@fortlauderdale.gov<<mailto:CWilliams@fortlauderdale.gov>>>
Cc: Tim Hernandez <timhernandez@bellsouth.net<<mailto:timhernandez@bellsouth.net>>>; Phil Thornburg <PThornburg@fortlauderdale.gov<<mailto:PThornburg@fortlauderdale.gov>>>; Monica Ferrer <MonicaF@fortlauderdale.gov<<mailto:MonicaF@fortlauderdale.gov>>>; Bruce Quailey <bquailey@fbondmtg.com<<mailto:bquailey@fbondmtg.com>>>; Suzanne Vordermeier-Waterhouse <swaterhouse@svwrealty.com<<mailto:swaterhouse@svwrealty.com>>>
Subject: [-EXTERNAL-] Update: Broken fence Mangurian park

Hello Carl and Phil,
Thank you for the meeting via zoom today.
I just received a message from Suzanne Waterhouse, The Enclave HOA President, that their fence co is going to repair/replace the broken fence picket and the parks department does not need to have it repaired.

Have a great day.

Karen

Karen Polivka, P.A. 
Broker Associate®, GRI

On Jan 20, 2023, at 11:57 AM, Carl Williams <CWilliams@fortlauderdale.gov<<mailto:CWilliams@fortlauderdale.gov>>> wrote:

Good Afternoon,

As an update, the fence has been repaired.

Thanks,
<image001.png><<http://www.fortlauderdale.gov/parks>>

SOFTWARE SYSTEM

From: Karen Polivka, P.A. Realtor <karenpolivka@gmail.com<mailto:karenpolivka@gmail.com>>
Sent: Thursday, January 19, 2023 1:11 PM
To: Phil Thornburg <PThornburg@fortlauderdale.gov<mailto:PThornburg@fortlauderdale.gov>>;
Carl Williams <CWilliams@fortlauderdale.gov<mailto:CWilliams@fortlauderdale.gov>>
Cc: Monica Ferrer <MonicaF@fortlauderdale.gov<mailto:MonicaF@fortlauderdale.gov>>; Tim
Hernandez <timhernandez@bellsouth.net<mailto:timhernandez@bellsouth.net>>
Subject: [-EXTERNAL-] Broken gate hinge/south side Mangurian park

Hello Phil and Carl,

Happy New Year, I hope both of you are well.


This gate hinge (photos below) has been broken for a long time and the Park Ranger confirmed it was reported at least one year ago. Maybe it has been lost in the paperwork?

We were also looking to meet with you about the possibility of enclosing the north side of this park and have your rangers unlock/lock each gate as they do for the park behind Imperial Point hospital. This would prevent the homeless sleeping here at night.

Please let us know if we can schedule a zoom meeting to discuss options on making this park safer and encourage more visitors from the general public.

<image003.jpg>

<image004.jpg>

Karen Polivka, P.A. 
Broker Associate®, GRI

ARE YOU

<image002.png>

COMPETING FOR CITY BUSINESS? CLICK HERE TO REGISTER<https://sms-fortlauderdale-prd.inforcloudsuite.com/fsm/SupplyManagementSupplier/form/Supplier%28COFL_0%29.RegistrationProfile?csk.SupplierGroup=COFL&action=SupplierCreate> IN OUR NEW PROCUREMENT SOFTWARE SYSTEM.

From: Karen Polivka, P.A. Realtor <karenpolivka@gmail.com<mailto:karenpolivka@gmail.com>>

Sent: Thursday, January 19, 2023 1:11 PM

To: Phil Thornburg <PThornburg@fortlauderdale.gov<mailto:PThornburg@fortlauderdale.gov>>; Carl Williams <CWilliams@fortlauderdale.gov<mailto:CWilliams@fortlauderdale.gov>>

Cc: Monica Ferrer <MonicaF@fortlauderdale.gov<mailto:MonicaF@fortlauderdale.gov>>; Tim Hernandez <timhernandez@bellsouth.net<mailto:timhernandez@bellsouth.net>>

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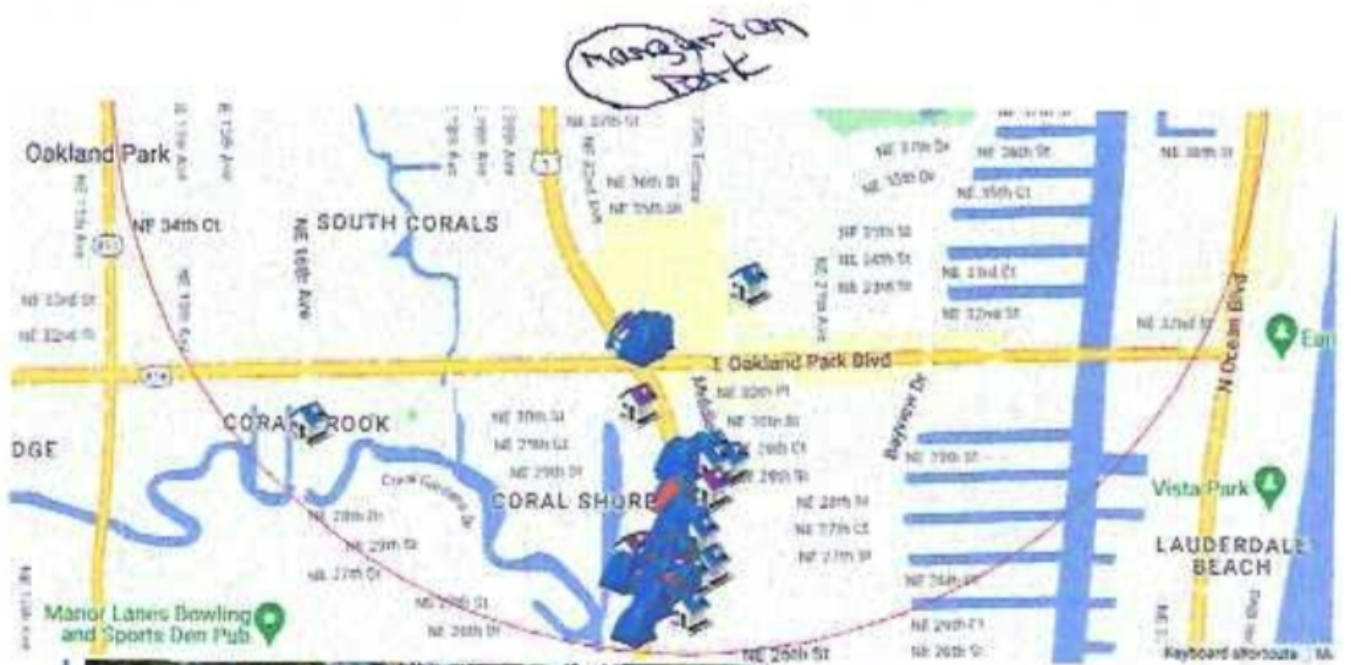
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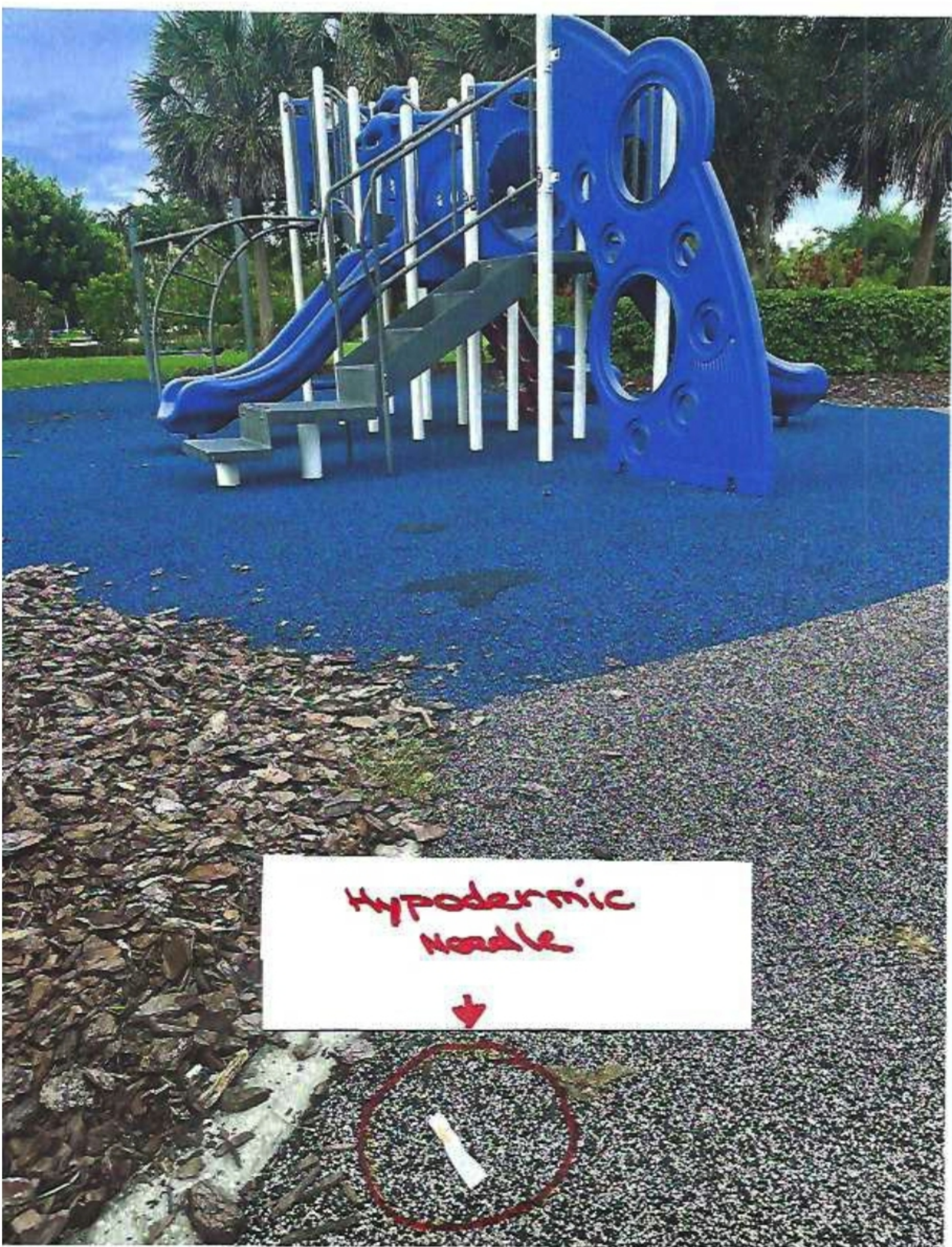
Karen Polivka, P.A. 
Broker Associate@ GRI





map shows registered sex offenders

#WeAreFTL 



Hypodermic
Needle



Hypodermic
Needle









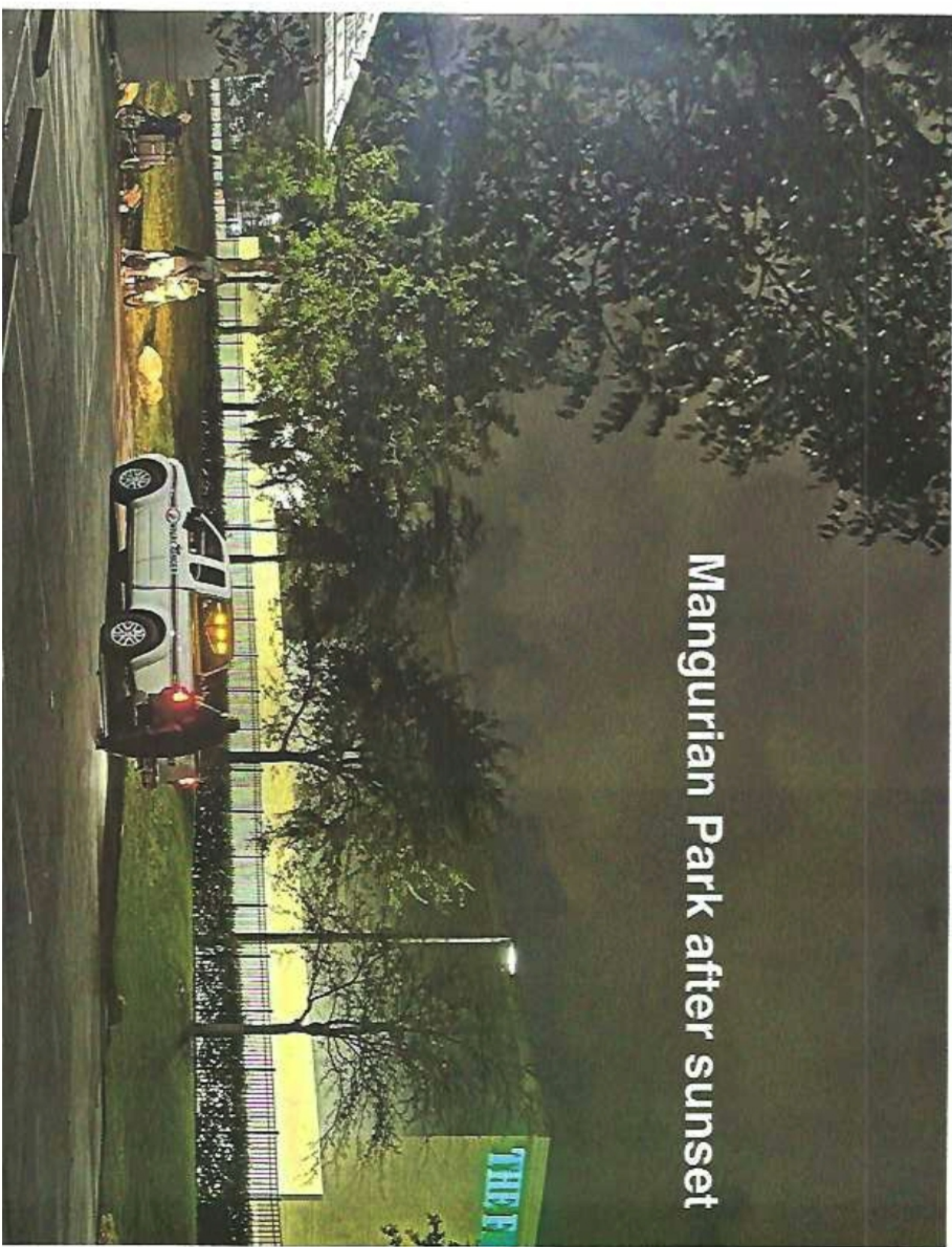


CORAL RIDGE
COUNTRY CLUB ESTATES

H.O.A. Meeting this
Wednesday 6:00 Check-In
6:30 Meeting Starts at
Christ Church School

PLAYING

Mangurrian Park after sunset





Coming from
Mangurian park
into
neighborhood

**A 7:30am walk
down 37th Drive**
