

# Parkland mayor: 55-and-over community will be a 'home run'

By **Paul Owers**  
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**A** 55-and-over development planned for Parkland will finally allow the city to serve the housing needs of seniors, Mayor Michael Udine says.

Hovnanian Enterprises last year spent \$53 million to buy 178 acres in the "Wedge," on the south side of Loxahatchee Road. The Red Bank, N.J.-based company will build Four Seasons at Parkland, a development of more than 700 single-family homes for residents at least 55 years old.

It will be the first "active adult" community in **Broward County**. Many of Parkland's older residents are heading to suburban **Boynton Beach** and **Delray Beach**, where GL Homes and Anasca Homes are building communities for seniors, Udine said.

Four Seasons "is going to keep them here so they can age in Parkland," Udine said. "I think it will be an absolute home run."

Udine discussed the complex before speaking at a housing seminar Monday night at the Parkland Library.

Hovnanian said previously that Four Seasons at Parkland sales will begin this summer, and the community will have seven acres of social and recreational amenities. In a statement Tuesday, Derek Fenech, the builder's division president, said city officials welcomed the project, though he didn't address home prices.

Hovnanian was set to unveil plans during a groundbreaking last week, but the event was postponed until April 8.

Udine said the site is deed-restricted, meaning a 55-and-over community must be built there. The city insisted on senior housing because it did not want to further burden Parkland's schools, the mayor said.

Lennar Corp. and Standard Pacific Corp. already are building hundreds of homes without age restrictions in the Wedge, which Parkland annexed in 2009. The city also is expected to annex land just west of the Four Seasons project, where WCI Communities Inc. is planning 550 homes in a development called Parkland Bay.

Parkland Vice Mayor Stacy Kagan said some buyers automatically assume the upscale city is out of their price range, but she points out that Lennar is building townhomes in its Mira Lago development from the \$300,000s.

**Michael Citron, a real estate agent at RE/MAX ParkCreek, led Monday's housing seminar. He said the Parkland housing market remains strong, though he expects price increases to slow and homes to take longer to sell in 2015.**

One sure sign that housing isn't as hot as it was two years ago: Builders in Parkland are offering thousands of dollars in incentives to attract buyers.

**"They wouldn't be giving away money if they didn't have to," Citron said.**

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