



Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

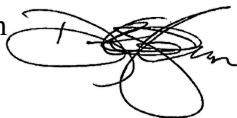
1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

MEMORANDUM



DATE: August 28, 2025

TO: Dawn Teetsel, Director of Planning, Broward County Planning Council

FROM: David Vanlandingham, P.E., Director, Environmental Permitting Division 

EC: Lenny Vialpando, P.E., Director, Resilient Environment Department

RE: **PC 26-1 Inverrary Golf Course – Land Use Plan Amendment**
3840 Inverrary Boulevard, Lauderhill

The Environmental Permitting Division (EPD) has reviewed the *Limited Phase II ESA* dated November 5, 2024, and prepared by AYDEN Environmental, submitted as Exhibit I to the *Application for Amendment to the Land Use Plan* (hereinafter “LUPA Application”), to the Broward County Planning Council for The New Inverrary (Inverrary Golf Course). The *Limited Phase II ESA* examines the presence of contaminants in soil and groundwater throughout the site, which is being proposed for redevelopment from a golf course into single-family and multi-family residential and continued golf course with ancillary applications.

EPD has determined that the *Limited Phase II ESA* is sufficient to satisfy the requirements of Policy 2.5.5(d) of the Broward County Land Use Plan. Please note the following comments:

- The *Limited Phase II ESA* documents the presence of Total Arsenic in soils at concentrations greater than the applicable Residential Direct Exposure Soil Cleanup Target Level (CTL) and in groundwater at concentrations greater than the applicable Groundwater CTL. Dieldrin and other organochlorine pesticides were also identified in soils at concentrations greater than the applicable Leachability CTL. The contaminant concentrations are consistent with what is typically found at properties that have been subjected to past golf course uses. EPD considers this to be a contaminated site which requires reporting under Section 27-355, Broward County Code (BCC). EPD considers the *Limited Phase II ESA* to be sufficient for screening purposes only.
- EPD is currently aware of contamination within the golf course maintenance facility area, which is being managed as EPD Site EPD NF-1238B and under an Environmental Assessment and Remediation (EAR) License held by Inverrary Country Club, Inc. EPD will require that a Responsible Party as defined by Section 27-352, BCC, also obtain an EAR License for the golf course at large and perform assessment and cleanup as required by Chapter 62-780, Florida Administrative Code (FAC). That assessment must be predicated upon data quality objectives, which include future land use.
- Per Section 27-66(h), BCC, EPD will not grant Environmental Review Approval of any construction plans effectively changing the site land use until such time that EPD is satisfied that the site has been properly assessed and that applicable exposure-based Cleanup Target Levels have been met or will be met through an approved Remedial Action Plan as described in Section 62-780.700, FAC.

If you have any questions or wish to discuss, please feel free contact me at (954) 519-1478 or dvanlandingham@broward.org.

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DATE: October 2, 2025

TO: Barbara Boy, Executive Director
Broward County Planning Council

FROM: Darby Delsalle, AICP, Director
Housing and Urban Planning Division

SUBJECT: PC 26-1 Inverrary



The Broward County Urban Planning Division staff has reviewed proposed amendment PC 26-1. The subject site is in the City of Lauderdale involving approximately 132.6 acres. The amendment proposes:

Current Designation: Commercial Recreation within a Dashed-Line Area

Proposed Designation: Irregular (9) Residential within Dashed-Line Area

Estimated Net Effect: Reduction of 132.6 acres of commercial recreation use.
Addition of 132.6 acres of residential use, allowing development of up to 888 dwelling units.
No additional dwelling units proposed to the Broward County Land Use Plan [9,072 dwelling units currently permitted within the entire 1,008-acre Inverrary Dashed-Line Area, with 7,930 existing and 1,142 unbuilt].

Analysis of Natural and Historic Resources

- A. Based upon a review of the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), the County's archaeological consultant determined that the proposed project will not have an adverse impact on any previously recorded archaeological or paleontological resources or area of sensitivity.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
1. The subject property is located within the City of Lauderdale and within the jurisdiction of Broward County's historic preservation ordinance (BC. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall notify the County Historic Preservation Officer of the discovery and

undertake certain additional actions.

Contact: Rick Ferrer, Historic Preservation Officer
Broward County
Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, Florida 33324
Email: rferrer@broward.org

2. If unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Affordable Housing

The Housing and Urban Planning Division (HUPD) staff reviewed the application and determined it meets the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed development will add less than 100 residential dwelling units to the existing densities of the BCLUP.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by the Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. A total of 9,072 residential units is currently permitted within the entire 1,008-acre Inverrary Dashed-Line Area (7,930 existing and 1,142 unbuilt). This request allows for the development of up to 888 dwelling units; however, these units will be allocated from the available pool of unbuilt units within the Dashed-Line Area. Therefore, no additional dwelling units are proposed to the BCLUP.

Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Intergovernmental Coordination

The site is not located adjacent to any local government; however, the City of Tamarac is located approximately 250 feet to the north and separated by NW 44th Street, the City of Lauderdale Lakes is located approximately 400 feet to the east and separated by Florida's Turnpike and Rock Island Road, and the City of Sunrise is located approximately 890 feet to the south and separated by Oakland Park Boulevard.

Complete Streets

The intent of this section is to provide some suggestions to improve mobility opportunities (non-motorized, micromobility, electric, and transit access) within the project and enhance connectivity to surrounding uses. Efforts to improve mobility and accessibility help reduce potential air quality impacts, improve area connectivity, and increase opportunities for affordable and healthy living. Such efforts are consistent with BrowardNEXT Highlighted Regional Issues Strategies CCR-1 (reducing GHG emissions), TR-1 (redevelopment and multi-modal modes of transportation), MM-1 (incorporate Complete Streets principles), MM-4 (multi-modal level of service).

Applicable policies: The following BrowardNEXT Land Use Plan complete streets policies apply to this amendment:

- **POLICY 2.29.2** Broward County's greenways and trails shall link neighborhoods with park and recreation facilities, beaches, conservation areas, schools and other public buildings, cultural and historic sites, business areas and multi-modal transportation facilities, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- **POLICY 3.5.4** The "Safe Routes" programs and applications, to make schools and parks more accessible for children, including those with disabilities, should be considered and implemented by Broward County's local governments.
- **POLICY 3.6.2** states that ample and secure bicycle parking should be incorporated into non-residential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County "End of Trips Facilities Guide."
- **Policy 3.6.5** states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- **Policy 3.6.6** states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

Accessibility to Surrounding Destinations and Multimodal Infrastructure

Schools: There are not any public schools located within or in close proximity to the site.

Transit service: The Inverrary Dashed Line Area is served by the following transit routes:

- Broward County Transit Route 72: Oakland Park Boulevard
- Broward County Transit Route 2: University Drive
- Broward County Transit Route 55: Commercial Boulevard
- Lauderdale Community Bus Route 1, 2 and 5: Oakland Park Boulevard
- Lauderdale Community Bus Route 3: Oakland Park Boulevard, NW 44th Street, Inverrary Boulevard, Rock Island Road, Environ Boulevard
- Lauderdale Community Bus Route 4: Inverrary Boulevard, Inverrary Drive, NW 44th Street.

Parks: The site is served by the following local parks:

- Ruth Rothkopf Park
- Ilene Lieberman Botanical Gardens
- Meditation Park
- Waterford Park

Bicycle/Sidewalk Facilities: The site is served by bicycle lanes and sidewalks on Inverrary Boulevard and NW 44th Street. Rock Island Road includes a sidewalk, and Inverrary Drive includes intermittent sidewalks.

Broward County Staff Complete Streets Comments

Staff suggests the following features be considered in the site design to enhance onsite connectivity within the site and to surrounding uses.

- Safe, continuous sidewalks and bicycle facilities within the proposed development, as well as connections to adjacent existing and planned sidewalk and bicycle facilities.
- Connections between parking areas and buildings with a covered sidewalks/breezeways to reduce heat and protect from the elements.
- Non-glare pedestrian-scale lighting, shade elements (including landscaping), and strategic cover from the elements along all sidewalks to make them more comfortable for the users; include ADA-friendly elements in the design.
- Electric vehicle charging stations.
- Bicycle “end-of-trip” facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike/scooter parking and lockers.



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

MEMORANDUM

September 30, 2025



To: Dawn Teetsel, Director of Planning
Broward County Planning Council

Thru: Dan West, Director
Parks and Recreation Division

From: Linda Briggs Thompson, Environmental Program Manager
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 26-1 – Inverary Golf Course (Lauderhill)

Broward County Parks and Recreation Division has reviewed the land use plan amendment PC 26-1 – Inverary Golf Course (Lauderhill). Our comments are as follows:

PC 26-1 Regional park impact fees will be required, as permitted by law, for the additional 888 additional dwelling units planned for this project. While we are cognizant of the pressure to construct more housing, it is continually concerning to see land designated as commercial recreation, 132.6 acres in this case, developed for housing. The intent of the development code was for more recreation and open space to be designated as more housing units are developed, not less.

Additionally, permits from the Florida Fish and Wildlife Conservation Commission must be obtained for impacts to or removal of any burrowing owl burrows on site.

If you or your staff have any questions about our comments, please call me at 954-357-8120.



RESILIENT ENVIRONMENT DEPARTMENT (RED)
REVIEW AND COMMENTS ON
PROPOSED BROWARD COUNTY LAND USE PLAN MAP
AMENDMENT

For: Broward County Planning Council

Applicant: Aimee Carlson, Pulte Home Company, LLC

Amendment No.: PC 26-1

Jurisdiction: City of Lauderhill

Size: Approximately 132.6 acres

Existing Use: Former golf course

Current Land Use Designation: Commercial Recreation within a Dashed-Line Area*

Proposed Land Use Designation: Irregular (9) Residential within a Dashed-Line Area

Estimated Net Effect: **Reduction** of 132.6 acres of commercial recreation use

Addition of 132.6 acres of residential use, allowing the development of up to 888 dwelling units

No additional dwelling units proposed to the Broward County Land Use Plan [9,072 dwelling units currently permitted within the entire 1,008-acre Inverrary Dashed-Line Area, with 7,930 existing and 1,142 unbuilt]

Location: In Sections 22 and 23, Township 49 South, Range 41 East; generally located between Oakland Park Boulevard and Northwest 44 Street and between Inverrary Boulevard and Rock Island Road.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

Contaminated Sites - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There are **three (3)** listed contaminated sites found on or in proximity (0.25 miles) to the proposed amendment location:

- SF-1238A, Inverrary Country Club, Petroleum Contamination
- NF-1238B, Inverrary Country Club Maintenance Area, Arsenic Contamination
- NF-2121, Woodlands Country Club, Arsenic Contamination

Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>.

The proposed land use amendment includes land currently or historically used as a golf course. Golf courses have a high potential for arsenic contamination. Under the authority of Section 27-66(h) of the Broward County Natural Resource Protection Code, RED has the authority to withhold environmental review approval for any building permits or approvals to develop, construct, or alter any site that contains potential sources of pollution. Note that when any building or development plans associated with this proposed land use change are submitted to Broward County for environmental review, environmental review will be withheld until the RED has reviewed the environmental assessment for the golf course and determined that the building or development will not interfere with cleanup of any potential contaminants at the site or exacerbate any potential on-site contamination.

Solid Waste - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

No Comment

Wetlands - [CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3]

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging data (LIDAR) indicate that this property may contain County jurisdictional wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging,

filling, or other alteration of wetlands. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals, or installation of headwalls, end walls, or outfalls is regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://FloridaExoticPestPlantCouncil.invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Surface Water Management - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined through Broward County [Epermits](#).

A few requirements that need to be met when applying for a Surface Water Management License:

1. Meet the permitted criteria or Pre-vs-Post analysis including:
 - a. Broward County Parking Lot Protection - 5-yr, 1-day

- b. Road Protection - 10-yr, 1 day and 10-yr, 3 -day
 - c. Attenuation Requirement - 25-yr, 3-day
 - d. Flood Protection - 100-yr, 3-day (zero discharge)
- 2. Full water quality must be provided prior to discharge.
- 3. The project must comply with the Basin allowable discharges.
- 4. Finished Floor Elevation requirements: The highest of the following:
 - a. FEMA maps effective July 31, 2024
 - b. Broward County 100-yr, 3-day flood map elevation
 - c. Broward County Future Conditions 100 yr flood map 2060
 - d. Site specific 100-yr, 3-day (zero discharge) peak stage.
- 3. Water table requirements: The highest of the following:
 - a. Plate WM 2.1 - Average Wet Season Groundwater Elevation
 - b. Plate WM 2.2 - 2060 Future Conditions Average Wet Season GW Elevation
 - c. Plate WM 2.3 - 2070 Future Conditions Average Wet Season GW Elevation
- 4. Additional ERP requirements as of June 28, 2024:
 - a. Performance criteria
 - b. Operation and maintenance cost estimate and plan

Upland Resources (including Tree Preservation and Greenways) - [CP Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Lauderdale. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. In addition, a Broward County Tree Removal License will be required to remove any trees in the County Right of Way. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Hazardous Material Facilities - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are eleven (11) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the eleven (11) facilities, eight (8) are hazardous material facilities, two (2) are storage tank facilities, and one (1) is a facility that has both hazardous materials and storage tanks. *(PD 08/27/2025)*

Wellfield Protection - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. *(PD 08/27/2025)*

SARA TITLE III (Community Right to Know) - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are zero (0) known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. *(PD 08/27/2025)*

NATURAL RESOURCES DIVISION

Air Quality - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The preliminary traffic analysis provided by the Broward County Planning Council indicates that the proposed amendment would result in a **decrease of 52 peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated and potential development at this point in time, an amendment to the current land use designation can be assumed to have a **minimal impact** based on all current information provided at this stage in the process.

The Air Quality Program recommends proactive, long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian-friendly designs which will include native tree-shaded areas.

There is **one (1) state** air permitted facility located within half a mile of the proposed amendment site. In May 2021, a site inspection found unsealed containers with waste PERC. In September 2021, the facility was brought back into compliance.

There have been no air quality-related complaints in the last 10 years, and there are no facilities in the area with existing or potential odor or noise problems. *(AR 9/23/2025)*

Specially Designated Areas - [CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, are not present within the boundaries of the proposed amendment site.

[Check map at:

<https://www.broward.org/PlanningCouncil/Documents/EnvironmentallySensitiveLands.pdf>]

Protected Natural Lands –

Project site is not included, nor does it contain or abut a protected natural land based on a review of the Protected Natural Lands Inventory map.

The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at: <http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12]

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.9, 3.3.12 do not apply to the review of this project. Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Engineering and Permitting Division concerning wetlands impact from the proposed land use designation.

The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 27, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife as it relates to Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed amendment site is not located along the coast.

Priority Planning Areas for Sea Level Rise – [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

See Attached Memorandum

NatureScape Program – [CP Policies C6.8, CC3.9, WM3.33, WM4.17; BCLUP 2.20.14, 2.20.17]

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at: <http://www.broward.org/NatureScape/Pages/Default.aspx>

Water Recharge - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources.

The proposed land use designation allows 46 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a decrease of 39 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

Staff suggest that the design of the project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer

Please see attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
RESILIENT ENVIRONMENT DEPARTMENT

I. Description of the Site and Proposed Amendment

For: Broward County Planning Council

Applicant: Aimee Carlson, Pulte Home Company, LLC

Amendment No.: PC 26-1

Jurisdiction: City of Lauderhill

Size: Approximately 132.6 acres

Existing Use: Former golf course

Current Land Use Designation: Commercial Recreation within a Dashed-Line Area*

Proposed Land Use Designation: Irregular (9) Residential within a Dashed-Line Area

Estimated Net Effect: Reduction of 132.6 acres of commercial recreation use

Addition of 132.6 acres of residential use, allowing the development of up to 888 dwelling units

No additional dwelling units proposed to the Broward County Land Use Plan [9,072 dwelling units currently permitted within the entire 1,008-acre Inverrary Dashed-Line Area, with 7,930 existing and 1,142 unbuilt]

Location: In Sections 22 and 23, Township 49 South, Range 41 East; generally located between Oakland Park Boulevard and Northwest 44 Street and between Inverrary Boulevard and Rock Island Road.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

II. Wetland Review

A. Are wetlands present on subject property? Maybe

B. Describe extent (i.e. percent) of wetlands present on subject property.
Unknown at this time.

C. Describe the characteristics and quality of wetlands present on subject property.
Unknown at this time.

D. Is the property under review for an Environmental Resource License? No

Has the applicant demonstrated that should the proposed Land Use designation be

approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances? Unknown at this time.

III. Comments:

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging data (LIDAR) indicate that this property may contain County jurisdictional wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

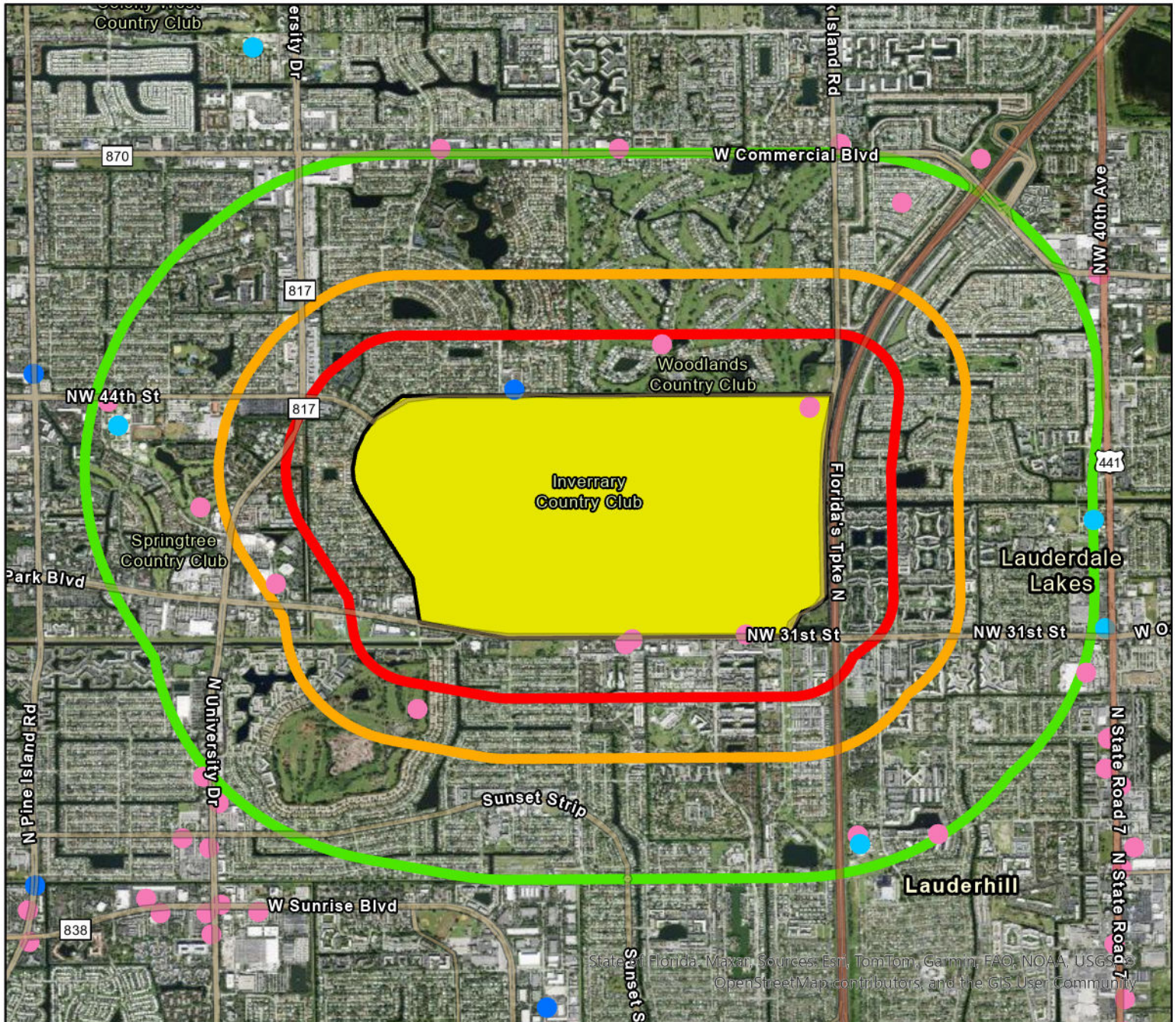
This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals, or installation of headwalls, end walls, or outfalls is regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://FloridaExoticPestPlantCouncil.invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Completed by: Linda Sunderland, PWS, Environmental Program Supervisor

Broward County Land Use Plan Proposed Amendment 26-1



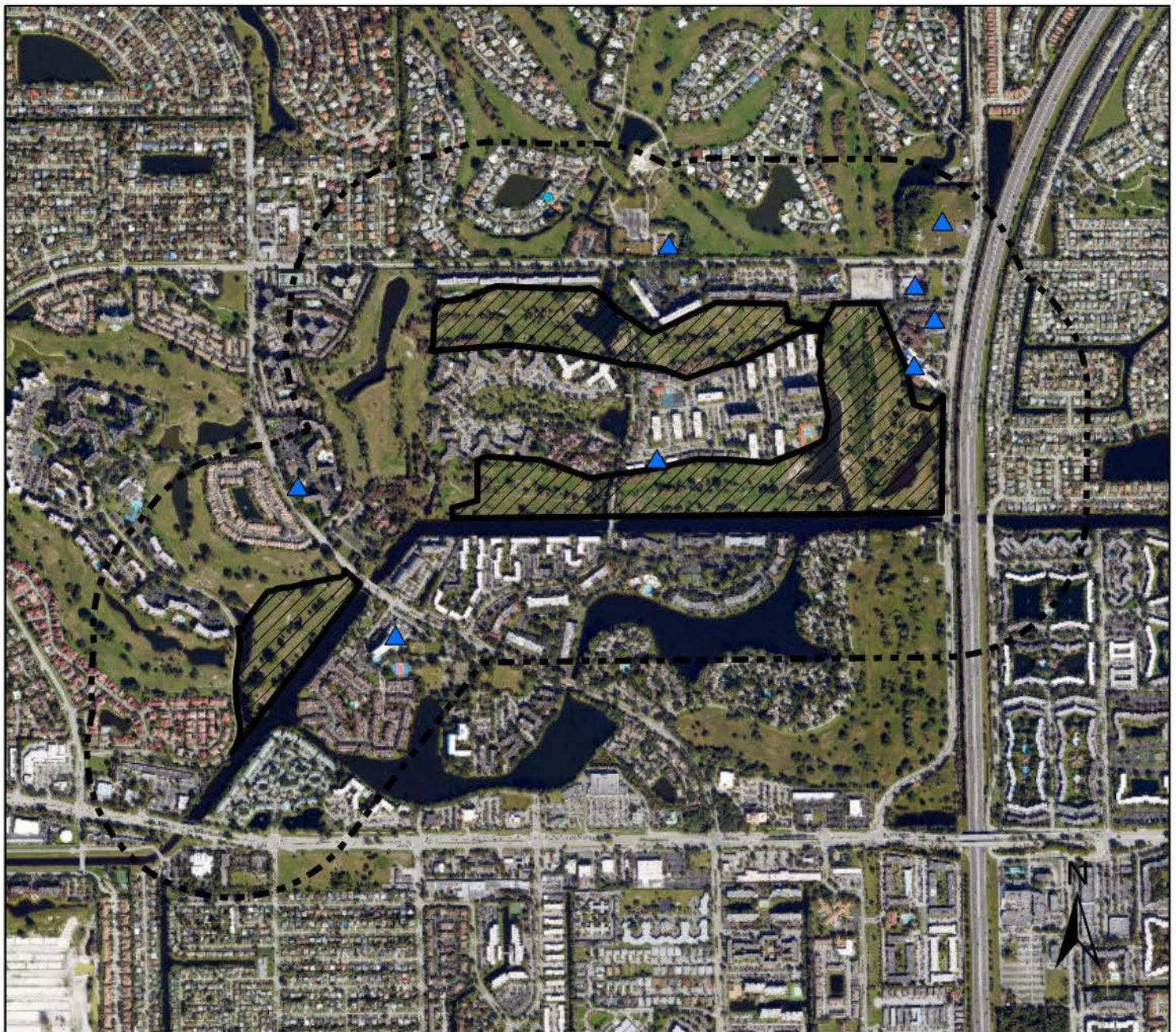
Legend

- | | |
|--|---|
| ● State Air Sites | Proposed Site |
| ● County Air Sites | Quarter Mile Buffer |
| ● Contaminated Sites | Half Mile Buffer |
| ● Solid Waste Facilities | One Mile Buffer |

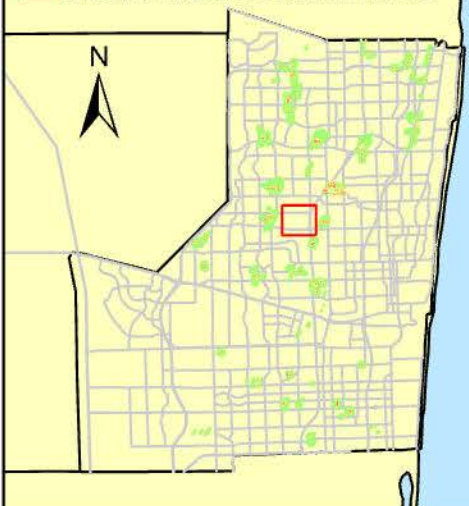
Generated for location purposes only.
Marker size is a visual aid, and neither
represents exact location nor area of
designated facility.

Prepared by: Ashley R. on 8/28/25
Natural Resources Division

PC 26-1 Inverrary Golf Course



Urban Broward County
Location of Land Use Amendment Site



0 0.1 0.2 Miles

Land Use Amendment Legend

Proposed Amendment Site

0.25 Mile Buffer

Hazardous Material Facility

ZONE

Wellfield Zone 1

Wellfield Zone 2

Wellfield Zone 3

Boundary

Prepared on: 8/27/2025 11:20 AM

Prepared by: Pdurius

Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker, if present, is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
The 18th Hole at Inverrary Association, Inc.	3900 INVERRARY BLVD, Lauderhill, FL 33319	6513 - Operators of Apartment Buildings	Hazardous Material License
T-Mobile USA, Inc - City Scrap 6FB1154A	4431 ROCK ISLAND RD, Tamarac, FL 33319	4812 - Radiotelephone Communications	Hazardous Material License
New Cingular Wireless DXZL- 90; USID57018	4431 ROCK ISLAND RD, Tamarac, FL 33319	4812 - Radiotelephone Communications	Hazardous Material License
Life Care Center at Inverrary	4300 ROCK ISLAND RD, Lauderhill, FL 33319	6513 - Operators of Apartment Buildings	Storage Tank License
City of Lauderdale - Lift Station #21	4000 INVERRARY DR, Lauderhill, FL 33313	4952 - Sewerage Systems	Storage Tank License
T-Mobile USA, Inc - Radisson Hotel - FB 1020	3501 INVERRARY BLVD, Lauderhill, FL 33319	4812 - Radiotelephone Communications	Hazardous Material License
Garden Plaza At Inverrary	4251 ROCK ISLAND RD, Lauderhill, FL 33319	6513 - Operators of Apartment Buildings	Hazardous Material License
Inverrary Golf Club Maintenance	4221 ROCK ISLAND RD, Lauderhill, FL 33319	7992 - Public Golf Courses	Hazardous Material License
Inverrary Resort Hotel	3501 INVERRARY BLVD, Lauderhill, FL 33319	6512 - Operators of Nonresidential Buildings	Hazardous Material License
Verizon Wireless - WRBD Radio Tower	4431 ROCK ISLAND RD, Tamarac, FL 33319	4812 - Radiotelephone Communications	Hazardous Material License
Woodlands Country Club	4600 WOODLANDS BLVD, Tamarac, FL 33319	7997 - Membership Sports and Recreation Clubs	Hazardous Material and Storage Tank License



RESILIENT ENVIRONMENT DEPARTMENT

115 S. Andrews Avenue, Room 329 • Fort Lauderdale, Florida 33301 • 954-357-6613 • FAX 954-357-8655

To: Ms. Barbara Blake-Boy, Executive Director, Broward County Planning Council

From: Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Director,
Resilient Environment Department

J.J.

Date: 09/23/2025

Re: Initial Resilience Review of PC 26-1, Inverrary Golf Course

Initial Review of Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas

[CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1, 2.21.5, and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14, do not apply to the review of this project. However, Policy 2.21.6 is not limited to areas only covered by the PPA.

Policy 2.21.6 requires Broward County to support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan (CCAP) and the Southeast Florida Regional Climate Action Plan (RCAP), as approved by the Broward County Climate Change Task Force, and adopted by the Broward County Board of County Commissioners.

The Resilience Unit of the Resilient Environment Department asks that the Applicant strongly consider CCAP - Healthy Community Actions concerning heat such as #33 (Reduce the urban heat island effect), and Water Resources concerning stormwater such as #133 (Promote green infrastructure), #134 (Increase pervious areas) and RCAP Recommendations and Strategies

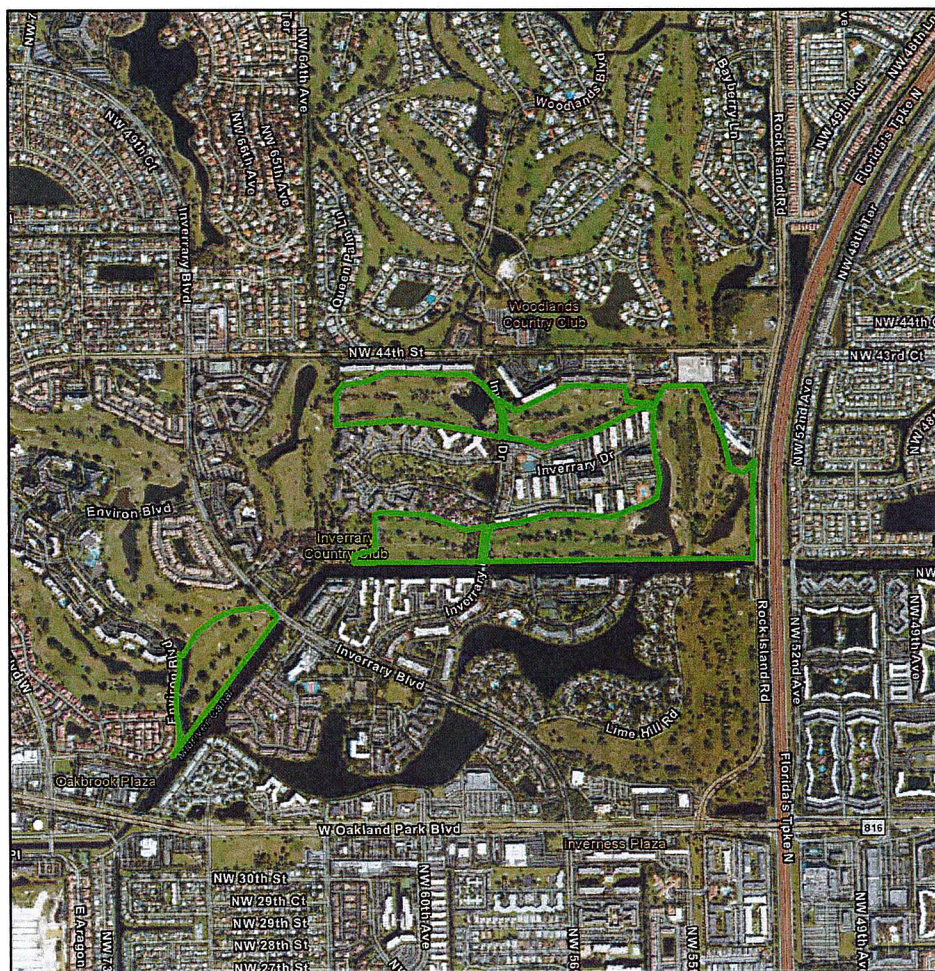
Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

pertaining to Public Health such as those pertaining to heat: PH-3.1 (Use of green infrastructure to reduce heat), PH-3.3 (Use of cool building materials), through the application, design, permitting and construction process.

The Applicant should note the 2024 adoption of the 2070 future conditions groundwater map (Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation) for inclusion in the development of the stormwater management system analysis.

**Broward County Land Use Plan
Proposed Amendment PC 26-1
Priority Planning Area Map**



Proposed Amendment Site

Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070
(PC 26-1 is located outside of a Priority Planning Area)

0 0.1 0.2 Miles

**BROWARD COUNTY
WATER RECHARGE QUESTIONNAIRE
as completed by
RESILIENT ENVIRONMENT DEPARTMENT**

I. Information about the Proposed Amendment

For: Broward County Planning Council

Applicant: Aimee Carlson, Pulte Home Company, LLC

Amendment No.: PC 26-1

Jurisdiction: City of Lauderhill

Size: Approximately 132.6 acres

Existing Use: Former golf course

Current Land Use Designation: Commercial Recreation within a Dashed-Line Area*

Proposed Land Use Designation: Irregular (9) Residential within a Dashed-Line Area

Estimated Net Effect: Reduction of 132.6 acres of commercial recreation use

Addition of 132.6 acres of residential use, allowing the development of up to 888 dwelling units

No additional dwelling units proposed to the Broward County Land Use Plan [9,072 dwelling units currently permitted within the entire 1,008-acre Inverrary Dashed-Line Area, with 7,930 existing and 1,142 unbuilt]

Location: In Sections 22 and 23, Township 49 South, Range 41 East; generally located between Oakland Park Boulevard and Northwest 44 Street and between Inverrary Boulevard and Rock Island Road.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

II. Water Recharge Review based on Broward County Land Use Plan Designations

A. Impacts of the current land use designation on water recharge:

A typical value for an impervious area produced by this type of development is approximately 85 percent or equal to 113 acres

B. Impacts of the proposed land use designation on water recharge:

A typical value for an impervious area produced by this type of development is potentially 46 percent or equal to 61 acres

C. General impacts of the proposed land use change on water recharge:

The change in land use (current to proposed) could potentially result in a decrease of 39 percent impervious surface on the property, which is the equivalent of a decrease of 52 acres of impervious area and a gain of recharge capacity.

III. Analysis of Impact of Change in Land Use Designation

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation allows 46 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a decrease of 39 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

IV. Comments

Staff suggest that the design of the project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Prepared by: M. Pognon, Broward County Natural Resources Division (9/30/2025).



Transportation Department

Service and Strategic Planning Division

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL



September 30, 2025

Dawn Teetsel, Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – PC 26-1 (Inverrary Golf Course, Lauderhill) -
Transit Verification Letter

Dear Dawn Teetsel,

Broward County Transit (BCT) has reviewed your correspondence dated August 26, 2025, regarding the proposed LUPA for the Inverrary Golf Course in Lauderhill, Broward County, FL for current and planned transit service. The transit service provided within a quarter mile walking distance of the amendment site is limited to BCT Fixed Route 81 and Lauderhill Community Shuttle Routes 3 and 4. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 81	WEEKDAY SATURDAY SUNDAY	4:35 A.M. – 12:28 A.M. 5:05 A.M. – 12:07 A.M. 7:15 A.M. – 10:51 P.M.	30 Minutes 33 Minutes 37 Minutes
Lauderhill Community Shuttle Route 3 - 716	WEEKDAY	6:30 A.M. – 6:30 P.M.	60 Minutes
Lauderhill Community Shuttle Route 4 - 717	WEEKDAY	6:30 A.M. – 6:30 P.M.	60 Minutes

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
broward.org

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen

Service Planner

Service and Strategic Planning – Broward County Transit



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285



September 25, 2025

Ms. Dawn Teetsel
Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

via email to: dteetsel@broward.org

FROM: Vilma Melendez, PE
Broward County Water Management Division

SUBJECT: PC 26-1 (Inverrary Golf Course) / Land Use Plan Amendment

Dear Ms. Teetsel:

On behalf of the Water Management Division, I have reviewed the documents related to the Land Use Plan Amendment No. PC 26-1 and have no comments or objections.

Sincerely,

Vilma Melendez, P.E.
Construction Project Management Supervisor
2555 W. Copans Rd.
Pompano Beach, FL 33069
Office (954) 831-0764
Email: vmelendez@broward.org

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

RECEIVED
9/16/2025

LAND USE
SBBC-3947-2024
County No: PC 26-1
Folio #: 494123010110, 494122010150
The New Inverrary
September 9, 2025
11:37:23 AM



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE		PROPERTY INFORMATION	
Date: September 9, 2025		Units Permitted	0	Units Proposed	1,142
Name: The New Inverrary		NET CHANGE (UNITS):		Existing Land Use:	Commercial Recreation
SBBC Project Number: SBBC-3947-2024				Proposed Land Use:	Residential Irregular (9)
County Project Number: PC 26-1		Students	Permitted	Proposed	NET CHANGE
Municipality Project Number:		Elem	0	202	202
Owner/Developer: Victorville West Limited Partnership		Mid	0	108	108
Jurisdiction: Lauderhill		High	0	171	171
		Total	0	481	481
				Current Zoning	CR
				Proposed Zoning:	PUD
				Section:	23
				Township:	49
				Range:	41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	
Park Lakes Elementary	1,214	1,214	895	-319	-17	73.7%	
Lauderdale Lakes Middle	1,226	1,226	778	-448	-20	63.5%	
Piper High	2,619	2,619	2,266	-353	-14	86.5%	

* See comments for additional Impacted Planning Area information

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 5 - Elementary	18,878	12,679	-6,199	11,589	11,433	11,271	11,111	10,945
Area 5 - Middle	9,150	5,062	-4,088	4,799	4,697	4,597	4,494	4,395
Area 5 - High	11,452	8,284	-3,168	8,273	8,253	8,236	8,218	8,200

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2024-25 Contract Permanent Capacity	2024-25 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				25/26	26/27	27/28
Central Charter School	1,293	1,261	-32	1,261	1,261	1,261

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 1 - 5)

School(s)	Description of Capacity Additions
Park Lakes Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Lauderdale Lakes Middle	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Piper High	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 6 - 10)

Capacity Additions for Planning Area 5	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 132.6-acre site is generally located South of NW 44th Street between Inverrary Blvd and Rock Island Rd in the City of Lauderhill. The current land use designation for the site is Commercial Recreation within a Dashed-Line Area. The applicant proposes to change the land use designation to Irregular (9) Residential within a Dashed-Line Area to allow a total of 1,142 (all four-bedroom or more) single-family units, which are anticipated to generate 481 additional (202 elementary, 108 middle, and 171 high) students into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2024/25 school year data because the current school year (2025/26) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count and the five-year student enrollment projections. This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2024/25 to 2028/29). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2024/25 school year are Park Lakes Elementary, Lauderdale Lakes Middle, and Piper High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2024/25 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2026/27 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2024/25 to 2028/29. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2024-25 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "5". The elementary, middle, and high schools currently serving Planning Area "5" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "5" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-3947-2024

9/9/2025

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

From: [Maher Mansour](#)
To: [Joseph, Alicia](#)
Cc: [Teetsel, Dawn](#); [Maxine Calloway](#); levent.sucuoglu@tamarac.org
Subject: Re: [EXTERNAL] Friendly Reminder: Comments - PC 26-1 (Inverrary Golf Course)
Date: Wednesday, September 24, 2025 2:08:21 PM
Attachments: [Outlook-l0dq4maf](#)

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[Report Suspicious](#)

Good afternoon, Alicia

The City of Tamarac has no comments.

Thank you,
Maher Mansour



Maher Mansour, AICP, LEED AP ND
Assistant Director
Community Development Department
7525 NW 88th Ave, Tamarac, FL 33321
Tel: 954-597-3530 Fax: 954-597-3540
www.tamarac.org

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ATTACHMENT 2
DRAFT
TRAFFIC ANALYSIS - Peak
PC 26-1

Prepared: September 24, 2025

INTRODUCTORY INFORMATION

Jurisdiction: City of Lauderhill

Size: Approximately 132.57 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation:	Commercial Recreation within a Dashed-Line Area* (9,072 dwelling units permitted within the entire 1,008 acre Dashed-Line Area)
Potential Development:	132.57 acres of commercial recreation use
Trip Generation Rate:	ITE Equation (430) Golf Course**
Total P.M. Peak Hour Trips:	52 peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation:	Irregular (9) Residential within a Dashed-Line Area (9,072 dwelling units permitted within the entire 1,008 acre Dashed-Line Area)
Potential Development:	No additional dwelling units proposed
Trip Generation Rate:	N/A
Total P.M. Peak Hour Trips:	0 peak hour trips

<u>Net P.M. Peak Hour Trips</u>	<u>- 52 peak hour trips</u>
--	------------------------------------

PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 52 p.m. peak hour trips at the long-range planning horizon.

*“Dashed-Line Area” means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed-line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

**Institute of Transportation Engineers (ITE) traffic generation equations from “Trip Generation Manual – 11th Edition,” the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.