

## APPLICATION FOR AMENDMENT TO THE LAND USE PLAN

The New Inverrary

3840 & 4031 Inverrary Blvd.

August 6, 2025

#### 1. TRANSMITTAL INFORMATION

A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan, including the date that the local governing body held the transmittal public hearing. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

To be provided.

B. Name, title, address, telephone, facsimile number and e-mail of the local government contact.

Daniel Keester-O'Mills
Director
City of Lauderhill
Planning & Zoning Department
5581 W. Oakland Park Blvd.
Lauderhill, FL 33313
Telephone: 954-730-3050

E-mail: dkeester@lauderhill-fl.gov

C. Summary minutes from the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan amendment.

To be provided.

D. Description of public notification procedures followed for the amendment by the local government.

The City of Lauderhill will provide public notification of the proposed amendment consistent with the City Code of Ordinances and Florida Statutes. Specifically, notice of the Local Planning Agency public hearing will be mailed to property owners within 500 feet of the boundaries of the Property. Notice of the City Commission hearings will be mailed to property owners within 500 feet of the boundaries of the Property and will be published in the newspaper. Furthermore, signs will be posted on the property in accordance with the City Code of Ordinances notifying the public of a pending application.

- E. Whether the amendment is one of the following:
  - \*Development of Regional Impact
  - \*Small scale development activity (Per Florida Statutes)
  - \*Emergency (please describe on separate page)
  - \*Other amendments which may be submitted without regard to Florida statutory limits regarding amendment submittals (Brownfield amendments, etc.)

The amendment does not qualify as any of the items listed above.

#### 2. APPLICANT INFORMATION

A. Name, title, address, telephone, facsimile number and e-mail of the applicant.

Aimee Craig Carlson, AICP Director of Land Planning & Entitlement Pulte Home Company, LLC 1475 Centrepark Blvd, Suite 140 West Palm Beach, FL 33401 Telephone: (561) 268-5821

Email: Aimee.Carlson@pulte.com

B. Name, title, address, telephone, facsimile number and e-mail of the agent.

Hope Calhoun Miskel Backman, LLP 14 SE 4<sup>th</sup> Street, Suite 36 Boca Raton, Florida 33432 Telephone: (561) 405-3324

Email: hcalhoun@miskelbackman.com

C. Name, title, address, telephone, facsimile number and e-mail of the property owner.

David L. Husman Partner Victorville West Limited Partnership 6515 Grand Teton Plaza Suite 300 Madison, FL 53719 Telephone: 305-692-5500

Email: dlh@hrep.com

D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

The amendment site is located within the Inverrary Dashed Line Area; allowing an overall density of 9 dwelling units per acre. The boundaries of the dashed line area encompass the Inverrary residential community between Oakland Park Blvd. and NW 44th St. to the south and north, respectively, and Inverrary Blvd. and Rock Island Rd. to the west and east, respectively. The area includes a total of +/- 1,008 gross acres, allowing a total of 9,072 residential dwelling units. There are 7,930 residential dwelling units allocated within the dashed line area, leaving 1,142 units available to be allocated.

The entire development site contains four parcels within the dashed line area, encompassing approximately 132.57 gross acres and contains an abandoned 18-hole golf course and clubhouse. The Applicant is proposing to redevelop the amendment site with a residential community

containing 888 dwelling units comprised of a mix of single-family detached and attached housing units and multi-family townhome units, along with a new 18-hole golf course and clubhouse. To allow the residential units, the future land use designation of the proposed Residential Pod areas is being amended from Commercial Recreation to Residential Irregular (9).

The remaining portion of the development not included in the amendment area will maintain the existing Commercial Recreation future land use designation to facilitate the new golf course and clubhouse uses, as well as semi-public park components and areas available for use by surrounding Inverrary residents. A conceptual site plan showing the overall development has been provided as Exhibit A.

#### 3. AMENDMENT SITE DESCRIPTION

A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

The amendment site contains six residential pods that are part of a larger development that will contain 888 residential dwelling units and a new 18-hole golf course with associated clubhouse. The development project is generally located along Inverrary Blvd., north of the Middle River, within the municipal boundaries of the City of Lauderhill. The six residential pods are broken down into Pods 1-6, as shown in the attached survey (Exhibit B). The tables below provide the gross acreage of each of residential pod, the Community Facility parcel, and the total gross acres included in the amendment area.

Pod	Gross Acres
1	18.525
2	14.138
3	25.296
4	37.013
5	15.531
6	22.074
Total	132.57

B. Sealed survey, including legal description of the area proposed to be amended.

A signed and sealed survey of the amendment site is attached as Exhibit B.

C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.

A locational map of the entire development site showing the proposed land use is attached as Exhibit C (Proposed Future Land Use Maps)

#### 4. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each

## designation. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.

	<b>Broward County</b>	Lauderhill
Current Designations	Commercial Recreation within a Dashed Line Area	Commercial Recreation within a Dashed Line Area
Proposed Designations	132.57 Gross Acres of Irregular (9) Residential within a Dashed Line Area	132.57 Gross Acres of Residential Irregular (9) within a Dashed Line Area

## B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

The flexibility provisions of the Broward County Land Use Plan have not been used for areas adjacent to the Property.

C. Existing use of amendment site and adjacent areas.

#### **Subject Property**

Abandoned Golf Course

3840 Inverrary Blvd.-Adjacent Properties

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North	Residential, Multi-family
South	Middle River/Residential, Multi-family
East	Florida Turnpike/Independent Living Facility
West	Residential Multi-family

4031 Inverrary Blvd.-Adjacent Properties:

North	Abandoned Golf Course
South	Middle River/Residential, Multi-family
East	Residential, Multi-family/Golf Clubhouse
West	Residential Multi-family

D. Proposed use of the amendment site including square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.

The applicant is proposing a residential development with 888 dwelling units on six residential pods as identified in Exhibit A. Upon adoption of this amendment, the 6 residential pods (totaling 132.57 gross acres) will have a future land use designation of Residential Irregular (9) within a Dashed Line Area. The dwelling units will be allocated from the available pool of 1,142 units within the dashed line area, leaving 254 dwelling units for future residential developments within the dashed line area.

E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.

The existing future land use designation of the amendment site per the adopted City of Lauderhill Future Land Use Map is Commercial Recreation within a Dashed Line Area. Per the City's Future Land Use Element of the Comprehensive Plan, the maximum allowable floor area ratio (FAR) for the Commercial Recreation land use designation is 35%, allowing a maximum of 1,970,246 square feet of commercial recreation uses to be constructed. This calculation is based on 129.224 net acres (5,628,989 square feet) for the entire amendment site.

#### 5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

#### A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.

Per the Infrastructure Element of the City's Comprehensive Plan, the level of service for potable water is equal to the South Florida Water Management District Consumptive use permit allocation. The City's 10 Water Supply Facilities Plan was adopted in July of, 2020.

The City's Consumptive Use Permit (CUP) permits 7.7 million gallons per Day (MGD) of flow on an average day basis from the Biscayne Aquifer and 0.8 MGD on an average day basis from the Floridan Aquifer.

2. Identify the potable water facility serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.

The potable water for the project is serviced by the City of Lauderhill's Water Treatment Plant (WTP). The WTP treats and distributes an average of 6.6 MGD. The current plant capacity is 16 MGD with a permitted water availability of 8.9 MGD. The current committed capacity is 0.205 MGD with an excess capacity of 29%.

The City's Consumptive Use Permit (CUP) was issued by the South Florida Water Management District (SFWMD) on August 24, 2010, and will expire on August 23, 2030. The CUP number is 06-00129-W. The CUP permits 7.7 million gallons per Day (MGD) of flow on an average day basis from the Biscayne Aquifer and 0.8 MGD on an average day basis from the Floridan Aquifer. There are no planned plant capacity expansions at this time.

3. Identify the net impact on potable water demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

The 888 proposed dwelling units included in this project have already been allocated on the effective future land use plan. The necessary demand for potable water for the residential units was allocated at the time of adoption of the land use plan amendment approving the 9,072 residential units within the dashed line area. Therefore, the residential portion of this application does not create any demand for potable water as no residential dwelling units are being added to the land use plan within the dashed line area.

4. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Please see attached Exhibit D (Potable Water & Wastewater Letter).

#### **B.** Sanitary Sewer Analysis

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

Per the Infrastructure Element of the City's Comprehensive Plan, the level of service standard for sanitary sewer shall be the Florida Department of Environmental Protection permitted capacity of the Broward County North Regional Wastewater Treatment Plant. Per the Water Management Element of the Broward County Comprehensive Plan, the capacity of the Broward County North Regional Wastewater Treatment Plant is 95 MGD on an average daily flow (ADF).

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.

The project is serviced by the Broward County North Regional Wastewater Treatment Plant. The plant's permitted capacity is 95 MGD with a current available capacity of 22.01 MGD. The one year average daily flow for the plant is 73 MGD with a committed capacity of 4.61 MDG average daily flow, for a total of 77.61 MGD. There are no planned plant capacity expansions at this time.

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

The 888 proposed dwelling units included in this project have already been allocated on the effective future land use plan. The necessary demand for wastewater for the residential units was allocated at the time of adoption of the land use plan amendment approving the 9,072 residential units within the dashed line area. Therefore, the residential portion of this

application does not create any demand for wastewater as no residential dwelling units are being added to the land use plan within the dashed line area.

4. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

See attached Exhibit D (Potable Water & Wastewater Letter.)

#### C. Solid Waste Analysis

1. Provide the solid waste level of service per the adopted and certified local land use plan.

Per the Infrastructure Element of the City's Comprehensive Plan, the adopted level of service for solid waste disposal shall be the design capacity of the Broward County North Regional Resource Recovery Facility and 7.8 pounds per capita per day. The North Broward County Regional Resource Recovery Facility has a design capacity of 2,250 tons per day.

2. Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.

The Property is served by the Wheelabrator South Broward Waste to Energy Facility located at 4400 S. State Rd. 7, Fort Lauderdale, FL 33314. Per the Solid Waste Element of the Broward County Comprehensive Plan, the facility has a gross electrical generating capacity of approximately 66 megawatts. In anticipation of future disposal needs, Broward County has received certification for ultimate generating capacities of 96.1 megawatts.

3. Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

The 888 proposed dwelling units included in this project have already been allocated on the effective future land use plan. The necessary demand for solid waste for the residential units was allocated at the time of adoption of the land use plan amendment approving the 9,072 residential units within the dashed line area. Therefore, this amendment does not create any demand for solid waste as no residential dwelling units are being added to the land use plan within the dashed line area.

4. Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

An email from Robert Hely with Wheelabrator Technologies confirming the capacity of the waste to energy facility is attached as Exhibit E (Landfill Capacity Correspondence).

#### D. Drainage Analysis

1. Provide the drainage level of service per the adopted and certified local land use plan.

The City's Infrastructure Element of the Comprehensive Plan provides the following level of service standards regarding drainage:

All Development

Discharge: 25 year-1 day storm even

Private/Public Road Elevations: 5 year-1 day storm event Floor Elevation: 100 year- 3 day storm event

2. Identify the drainage district and drainage systems serving the amendment area.

The drainage for the property is under the jurisdiction of the City of Lauderhill. The property owner will be responsible for designing, constructing and maintaining an adequate drainage system as per Broward County Surface Water Management requirements.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

There are no planned drainage improvements at this time.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

The property is within what is commonly referred to as the Inverrary master drainage system but there are no permits specifically associated with the subject property. Some properties within the master drainage system do have permits. An Environmental Resource Permit (ERP), Surface Water Management (SWM) Permit, and an Environmental Resource License (ERL) are required for this project. Applications for permits have not yet been submitted but will be processed through the Broward County Environmental Engineering and Permitting Division (BCEPD).

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to natural land elevation.

The amendment area already meets the adopted level of service. Existing drainage areas will be reconfigured or expanded as necessary to maintain the existing level of service which will be demonstrated with a pre vs post development surface water management analysis. Adjacent projects "Sienna Club" and "Sienna Greens" meet the current level of service and hold SWM Permits and ERLs from BCEPD. All finished floors will be above the 100 year – 3 day storm event and 18" above the adjacent crown of road. All roads will be above the 10 year – 1 day storm event. The following information and parameters have been prepared for the amendment site:

	Pod 1	Pod 2	Pod 3	Pod 4	Pod 5	Pod 6		
SITE LOCATION INFORMATION								
FEMA Elevation	7.0' NAVD	8.0' NAVD	7.0' NAVD	7.0' NAVD	8.0' NAVD	9.0' NAVD		
FEMA Zone	AE	AH	AE / AH	AE	AH	AE / AH		
BC Future 100-Year Flood Map 2060			1 '0.9	NAVD				
BC 100-Year Flood EL.	8-9' NAVD	8' NAVD	8' NAVD	8' NAVD	8' NAVD	8-9' NAVD		
BC 10 Year Flood EL.			1 '5.6	NAVD				
Future GW 2060 Elevation	3.0' NAVD	3.0' NAVD	2-3' NAVD	2-3' NAVD	3.0' NAVD	3.0' NAVD		
BC Wetseason WTR Table Map	3.5' NAVD	3.5' NAVD	3.5' NAVD	3.5' NAVD	3.5' NAVD	4.5' NAVD		
Average Existing EL.	8.5' NAVD	8.5' NAVD	7.5' NAVD	7.8' NAVD	7.5' NAVD	8.7' NAVD		
Drianage Basin			C-	13				
Wellfield Zones		No	t in Zones 1, 2	or 3 for all Po	ods			
DESIGN PARAMETERS								
Road Crown Design Min.	6.50' NAVD	7.50' NAVD	6.50' NAVD	6.50' NAVD	7.50' NAVD	8.50' NAVD		
(10-Year / 1-Day Storm)			-	-	-			
Finished Floor Design Min.	8.50' NAVD	9.50' NAVD	8.50' NAVD	8.50' NAVD	9.50' NAVD	10.50' NAVD		
(100-Year / 3-Day Storm)								
Design Water Level	3.50' NAVD	3.50' NAVD	3.50' NAVD	3.50' NAVD	3.50' NAVD	3.50' NAVD		

6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

Correspondence from the City Engineer regarding the drainage has been provided as Exhibit F (Drainage Letter).

#### E. Recreation and Open Space Analysis

1. Provide the recreation and open space level of service per the adopted and certified local land use plan.

The City of Lauderhill has adopted a level of service for parks/open space of 3 acres per 1,000 of existing and projected permanent residents. Per the City's 2022 parks inventory and analysis, Lauderhill currently has a total of 307.94 acres of park land that can be counted towards the City's level of service requirements for parks. Based on a 2025 population of 74,035 (Broward County Planning & Development Management 2010-2045 Population Projections), the City requires a total of 221.11 acres of parkland. With a total of 307.94 acres of park land, the City is currently operating above the required level of service.

2. For amendments which will result in an increased demand for "community parks" acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.

This amendment does not create an increased demand for community parks acreage as no additional dwelling units are being added to the land use plan.

3. Identify the net impact on demand for "community parks" acreage, as defined by the City Comprehensive Plan, resulting from this amendment.

This amendment does not create an increased demand for community parks acreage as no additional dwelling units are being added to the land use plan.

4. Identify the projected "community parks" acreage needs based on the local government's projected build-out population.

The 2022 parks inventory and analysis completed by the City of Lauderhill estimates a projected population of 81,628 in 2045. To meet a level of service of 3 acres/1,000 residents, the amount of required park space in 2045 is 244.88 acres. Per the City's Community Parks Inventory (Exhibit G), the City currently has 307.94 acres of park space, meeting and exceeding the projected level of service for the current and projected populations.

5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.

Policy 2.5.4: Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met; including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

Policy 2.5.5: Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.

The entire development area contains approximately +/- 1,008 gross acres of property with an abandoned 18-hole golf course and clubhouse. The amendment area includes approximately 132.57 gross acres within the development area that will be redeveloped with 888 residential dwelling units. The remaining portion of land within the development area that is not included in the amendment area will be redeveloped with a new 18-hole golf course, golf practice facility, a new golf clubhouse, along with a +/- 10-acre park be dedicated for the use by the surrounding residents. The total area of commercial recreation and open space

area exceeds the amendment area containing residential dwelling units, with over 87% of the development area retaining the existing Commercial Recreation land use designation with dedicated open space and commercial recreation uses open to the public.

b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.

The former golf course does accept drainage from some surrounding properties. The proposed project will continue to accept the existing runoff from adjacent properties and will provide additional drainage detention areas to offset the impacts of the new development.

c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.

There are no naturally occurring wetlands that have been identified in the project area, thus no impacts to wetlands are anticipated. Lakes and aquifer recharge areas will be replaced or provided for "in kind".

Within the proposed development area comprised of Pods 1 through 6, there are approximately 24 acres of existing tree canopy cover area. Of this total area, the development footprint and associated grade changes are expected to result in clearing impacts to the tree canopy totaling approximately 21 acres. The canopy inventory and canopy impact areas are depicted in Exhibit H. Where practical, detailed site plan development will include micro-siting efforts to reduce impacts to existing canopy trees. In accordance with City requirements, impacted canopy area will be replaced "in kind" as part of the overall landscaping program.

d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase I environmental assessment. A Phase II environmental assessment may be required based upon the findings of the Phase I assessment.

A Phase II environmental assessment has been provided with this submittal as Exhibit I.

e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

Proposed residential neighborhoods will have internal pedestrian sidewalks, which will connect to existing surrounding sidewalks and provide pedestrian connectivity with surrounding public right-of-way areas. In addition, the proposed buffer/semi-public linear park that will provide transition from

surrounding existing Inverrary condominium residential communities will have pedestrian connections to the proposed fitness trail within the combination semi-public linear park/buffer area. Applicant design team will work with surrounding existing Inverrary condominium associations to provide secured pedestrian connections into proposed linear park area. Lastly, any proposed semi-public park areas that will be provided will also have secured access for pedestrian connectivity and use by surrounding existing Inverrary condominium residents.

#### F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

The north/south roadways impacted by the amendment are N. University Dr., Inverrary Blvd., NW 56<sup>th</sup> Ave., Rock Island Rd., and State Rd. 7. The east/west roadways impacted by the amendment are Oakland Park Blvd, NW 44<sup>th</sup> St. and W. Commercial Blvd.

The table below shows the number of lanes, current traffic volumes and the adopted and current levels of service for the impacted roadways listed above.

	2020 PM Peak Hour Conditions 2020 D				2020 Daily Cor	nditions
Roadway	Segment	Lanes	Current Volume	LOS	Current Volume	LOS
Oakland Pk Blvd	E of Pine Island Rd	6D	2,993	С	31,500	С
Oakland Pk Blvd	E of University Dr	6D	3,183	С	33,500	С
Oakland Pk Blvd	E of Inverrary Blvd	6D	5,558	F	58,500	D
Oakland Pk Blvd	E of SR 7	6D	5,320	D	56,000	С
NW 44 St	E of Pine Island Rd	4D	1,131	С	11,900	С
NW 44 St	E of West Inverrary Blvd	2L	1,178	D	12,400	D
NW 44 St	E of NW 31 Ave	2L	599	D	6,300	С
Commercial Blvd	E of Rock Island Rd	6D	6,698	F	70,500	F
University Dr	N of Sunrise Blvd	6D	4,323	С	45,500	С

University Dr	N of Oakland Pk Blvd	6D	5,083	С	53,500	C
University Dr	N of NW 44 St	6D	4,845	С	51,000	С
NW 56 Ave	N of Sunrise Blvd	2L	1,197	F	21,900	F
Inverrary Blvd	N of Oakland Pk Blvd	4D	1,163	D	17,500	D
Inverrary Blvd	N of NW 44 St	4D	1,150	С	12,100	С
Rock Island Rd	N of NW 44 St	6D	2,423	С	25,500	С
Rock Island Rd	N of Commercial Blvd	6D	2,803	С	29,500	С
SR 7	N of Sunrise Blvd	6D	4,798	С	50,500	С
SR 7	N of NW 19 St	6D	4,465	С	47,000	С

<sup>\*</sup>Source: Adopted LOS Volumes and 2020 Volumes from Broward County MPO

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization (MPO) plans and projections.

The table below shows the 2045 projected level of service for the impacted roadways.

			2045 PM Hou	ır	2045 Deiler C	Yan diti ana
			Condi	lons	2045 Daily C	onations
Roadway	Segment	Lanes	Volume	LOS	Volume	LOS
Oakland Pk Blvd	E of Pine Island Rd	6D	5273	D	55,500	C
Oakland Pk Blvd	E of University Dr	6D	5501	F	57,900	С
Oakland Pk Blvd	E of Inverrary Blvd	6D	7097	F	74,700	F
Oakland Pk Blvd	E of SR 7	6D	6593	F	69,400	F
NW 44 St	E of Pine Island Rd	4D	1226	D	12,900	С
NW 44 St	E of West Inverrary Blvd	2L	1074	D	11,300	D
NW 44 St	E of NW 31 Ave	2L	684	D	7,200	D
Commercial Blvd	E of Rock Island Rd	6D	7125	F	75,000	F
University Dr	N of Sunrise Blvd	6D	7173	F	75,500	F
University Dr	N of Oakland Pk Blvd	6D	5890	F	62,000	F
University Dr	N of NW 44 St	6D	6365	F	67,000	F
NW 56 Ave	N of Sunrise Blvd	2L	1425	F	15,000	F

Inverrary Blvd	N of Oakland Pk Blvd	4D	2926	F	30,800	F
Inverrary Blvd	N of NW 44 St	4D	722	С	7,600	С
Rock Island Rd	N of NW 44 St	6D	4057	F	42,700	F
Rock Island Rd	N of Commercial Blvd	6D	3553	F	37,400	D
SR 7	N of Sunrise Blvd	6D	6631	F	69,800	F
SR 7	N of NW 19 St	6D	6441	F	67,800	F

<sup>\*</sup>Source: Adopted LOS Volumes and 2045 Volumes from Broward County MPO

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizons.

The amendment is not adding any dwelling units to the effective land use plan, and therefore will create 0 new trips.

4. Provide any transportation studies relating to this amendment, as applicable.

None are provided as the project will not generate any additional trips.

#### G. Mass Transit

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

According to the Broward County Transit Division, the current transit service provided within one-quarter mile from the Property includes BCT Route 72, which travels along Oakland Park Blvd. from the Galt Ocean Mile to the BB&T Center and Route 81 which travels from the West Regional Terminal along University Dr., connecting to the Lauderhill Mall and Inverrary Blvd. Additionally, the amendment site is serviced by Lauderhill Community Shuttle Routes 2, 3, and 4. The Table below provides detailed information on the service provided on along the routes:

<b>Bus Route</b>	Days of Service	Service Span	Service
		A.M. – P.M.	Frequency
BCT 72	Weekday	4:45 am – 1:29 am	21 Minutes
	Saturday	5:00 am – 1:08 am	20 Minutes
	Sunday	7:14 am – 10:20 pm	21 Minutes
BCT 81	Weekday	4:35 am – 12:23 am	33 Minutes
	Saturday	5:05 am – 12:01 am	36 Minutes
	Sunday	7:20 am – 10:45 pm	42 Minutes
Lauderhill	Weekday	6:30 am – 6:30 pm	35-50 Minutes
Community	Saturday	Not In Service	Not In Service
Shuttle Route 2	Sunday	Not In Service	Not In Service
Lauderhill	Weekday	6:30 am – 6:30 pm	60 Minutes
Community	Saturday	Not In Service	Not In Service
Shuttle Route 3	Sunday	Not In Service	Not In Service
Lauderhill	Weekday	6:30 am – 6:30 pm	60 Minutes
Community	Saturday	Not In Service	Not In Service
Shuttle Route 4	Sunday	Not In Service	Not In Service

#### 2. Describe how the proposed amendment furthers or supports mass transit use.

The proposed amendment will add 888 residential dwelling units with potential riders along several major transit routes. Connectivity to the transit stops will be provided by utilizing internal sidewalks in all residential neighborhoods, which will connect to the surrounding existing sidewalks. These connections can be utilized by pedestrians for multi-modal connections to the surrounding Broward County Transit shelter locations, specifically to bus transit route 81 on University Drive and route 72 on Oakland Park Boulevard.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1 and 2 above. Correspondence must contain name, position and contact information of party providing verification.

See Exhibit J (Mass Transit Letter).

#### H. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning County staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

#### 1. Public School Impact Application (PSIA).

A PSIA application was submitted to the Broward County School Board for review. The SCAD letter has been provided as Exhibit K.

#### 2. The associated fee in the form of a check made payable to the SBBC.

The review fee was submitted with the PISA.

#### 6. ANALYSIS OF NATURAL AND HISTORICRESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

## A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

The Property does not contain any historic sites or districts on the National Register of Historic Places or locally designated historical sites. In addition, no National Register historic sites are located adjacent to the Property.

Additionally, a Cultural Resource Assessment Survey (CRAS) was conducted by a licensed historic and archaeological firm (SWCA Environmental Consultants). The CRAS (SWCA Cultural Resources Report No. 24-646) reached the following conclusions with regard to the project area.

"The investigation was conducted between August 5th and August 9th, 2024, and included a pedestrian inspection coupled with the excavation of 72 shovel tests within the 292-acre project area. As a result of the survey, one newly recorded resource group (8BD09915) was identified. The Inverrary Golf Course was built prior to 1975, therefore, a historic resource. The golf course has been abandoned since 2020 and is currently overgrown with vegetation and the buildings in a deteriorated state; this resource is recommended ineligible for listing in the National Register of Historic Places (NRHP).

In accordance with local and state regulations, SWCA has made a reasonable and good faith effort to identify historic properties within the proposed project area. Based on the results of this investigation, SWCA recommends a finding of NO HISTORIC PROPERTIES AFFECTED within the proposed project area."

#### B. Archaeological sites listed on the Florida Master Site File.

Based upon review of information on file with the State Historic Preservation Office, Division of Historical Resources Florida Master Site File, there are no previously recorded cultural resources within the Property.

#### C. Wetlands.

No naturally occurring wetlands have been identified in the project area.

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

According to the Broward County Natural Resources Maps, there are no Local Areas of Particular Concern (LAPC's) identified within the Property.

E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

The Property is not located in a Priority Planning Area.

F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

A Wildlife Survey Report was conducted on the Property (Exhibit L). The report provides the following conclusion, "The long-term golf course modifications and uses of the property have significantly reduced the habitat value and opportunities on the site for most pertinent listed species of wildlife. The conversion and current condition as an inactive golf course has resulted in suitable habitat for the Florida burrowing owl which is documented to occur on the site. There are no natural upland or wetland habitats on the subject property. The only listed species confirmed to be present on the site besides the Florida burrowing owl were wading birds. Among these wading birds, only flyovers or transient foraging was observed."

G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

The applicant is not aware of any plants on the Property that are listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

H. Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the affected zone and any provisions which will be made to protect the wellfield.

The Property is not located within a wellfield protection zone of influence.

I. Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.

No natural features have been identified in the amendment area. The topography will be altered to accommodate the proposed development while maintaining existing drainage patterns.

## J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

The Property is not an oceanfront property. Thus, the proposed development will not affect any beach access.

#### 7. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5.

Policy 2.16.2 of the Broward County Land Use Plan is not applicable to this amendment as it does not add any dwelling units to the land use plan.

#### 8. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The amendment site is located within the Inverrary dashed line area. All of the residentially zoned parcels within this dashed line area have a land use designation of Irregular (9). This amendment will change the land use designation from Commercial Recreation to Irregular (9) for the residential pod areas, corresponding with the land use designation of the surrounding parcels and the overall density of 9 dwelling units per acre within the dashed line area. This amendment will facilitate the development of the overall site, for a multi-family residential project containing 888 dwelling units with an 18-hole golf course, new clubhouse, and a +/- 10-acre public park. The multi-family residential use is compatible with the surrounding area which contains multi-family residential uses and associated recreational uses.

#### 9. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

The Property is not located within an evacuation zone.

#### 10. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If, so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The Property is not located within a Community Redevelopment Area or Community Development Block Grant area.

#### 11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

A small portion of the amendment area is adjacent to the City of Tamarac to the north and the eastern property line adjacent to the City of Lauderdale Lakes. Letters with copies of the proposed amendment have been sent to the Planning Directors of the two adjacent municipalities, Tamarac and Lauderdale Lakes, affording the opportunity for the municipalities to review the amendment.

#### 12. PUBLIC OUTREACH

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

The Applicant has hosted the following meetings to review the proposed Inverrary Golf Course Redevelopment Plan referred to as The New Inverrary:

Date	Met With	Meeting Format
May 2023	5-member Golf Progression Committee (GPC),	Telephone
	including the Inverrary Master Association President	
Jun6, 2023	5-member GPC	In-person
Jun 28, 2023	5-member GPC	Zoom
Sep 14, 2023	5-member GPC	In-person
Oct 9, 2023	5-member GPC	In-person
Nov 1, 2023	5-member GPC	Zoom
Nov 7, 2023	5-member GPC	In-person
Nov 30, 2023	5-member GPC	In-person
Dec 11, 2023	5-member GPC	Zoom
Dec 19, 2023	Inverrary 32 HOA Delegates, and 5-member GPC	In-person & Zoom
Jan 9, 2024	5-member GPC	Zoom
Jan 15, 2024	5-member GPC	In-person
Jan 18, 2024	Town Hall open to all Inverrary residents	In-person
Jan 23, 2024	5-member GPC	Zoom
Feb 2, 2024	5-member GPC	Zoom
Feb 8, 2024	Chateau Bar and Golf Resort	In-person (open to all
		members of the association)
Feb 12, 2024	Garden Plaza	In-person (open to all
	Inverlake of Inverrary	members of the association)
	Inverwood of Inverrary	
Feb 13, 2024	Environ Towers 1	In-person (open to all
	Environ Towers 2	members of the association)
Feb 15, 2024	5-member GPC	Zoom
Feb 15, 2024	La Mirage	In-person (open to all
	Villas of Inverrary	members of the association)
Feb 19, 2024	Courts of Inverrary President	Zoom
Feb 19, 2024	Courts of Inverrary	In-person (open to all

Inverrary House Lakes of Environ Lakes of Inverrary  Feb 20, 2024 International Village  Feb 22, 2024 Enclave Hills of Inverrary Las Vistas  Feb 29, 2024 Horizons of Inverrary Board Member  Mar 29, 2024 S-member GPC Apr 16, 2024 Inverrary House Apr 30, 2024 International Village Board Meeting May 6, 2024 Inverlake of Inverrary May 9, 2024 Lauderhill Jamaican Community Leaders  In-person (open to all members of the assoc In-person (open to all members of the assoc In-person In-person In-person In-person In-person In-person In-person (Applicant in In-per	iationj
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May 6, 2024 Inverlake of Inverrary In-person	
TOWARD A COMPANY OF THE CONTROL OF T	vited to
speak at private event	
May 28, 2024 Inverrary Association President Zoom	,
May 29, 2024 Manors Condo 1 In-person	
May 31, 2024 Environ Towers 1 In-person	
Jun 4, 2024 Environ Condo 2 In-person	
Jun 5, 2024 International Village In-person	
Jun 6, 2024 Hi Greens In-person	
Jun 11, 2024 18th Hole Condo In-person	
Jun 12, 2024 Manors Building 11 In-person	
Jun 12, 2024 19-member GPC, including the Inverrary Master In-person	
Association President	
Jun 14, 2024 3-member Golf Progression Sub-Committee (GPSC), Zoom	
including the Inverrary Master Association	
President	
Jun 20, 2024 3-member GPSC Zoom	
Jun 21, 2024 Greens of Inverrary In-person	
Jul 10, 2024 Manors building 11 In-person	
Jul 11, 2024 Fairways of Inverrary In-person	
Jul 12, 2024 Gardens of Inverrary In-person	
Jul 12, 2024 Hi Greens In-person	
Jul 16, 2024 Fairways In-person	
Jul 20, 2024 Manors Building 11 In-person	
Jul 22, 2024 Manors Townhomes In-person	
Jul 24, 2024 Inverwood Condo In-person	
Jul 27, 2024 Sienna Ridge In-person	
Aug 1, 2024 Sienna Ridge Board Meeting In-person	
Aug 6, 2024 Las Vistas In-person	
Aug 7, 2024 19-member GPC In-person	
Aug 10, 2024 The Enclave In-person	
Aug 14, 2024 3-member GPSC Zoom	
Aug 14, 2024 La Mirage In-person	
Aug 21, 2024 19-member GPC In-person & Zoom	
Aug 27, 2024 International Village Board Meeting In-person	
Sep 06, 2024 3-member GPSC Zoom	

Sep 11, 2024	3-member GPSC	Zoom
Sep 18, 2024	19-member GPC	Zoom
Sep 24, 2024	3-member GPSC	Zoom
Oct 03, 2024	3-member GPSC	Zoom
Dec 09, 2024	3-member GPSC	Zoom

The above outline does not include the numerous emails and phone calls the Applicant has had with various members of the Inverrary community and surrounding City of Lauderhill residents and businesses who have inquired about the project. The Applicant has also created a website (thenewinverrary.com) for the residents of the Inverrary Association to obtain information regarding the project and submit questions to the Applicant online.

## 13. CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY AND COOPER CITY LAND USE PLANS

#### **Broward County Land Use Plan**

**Policy 2.10.2**-The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

The Project will remove an abandoned golf course from the area and redevelop the Property with a use that is compatible with the surrounding neighborhood. The proposed land use designation of Irregular Residential (9) is consistent with the land use of the surrounding properties within the Dashed Line Area.

**Policy 2.10.3**-In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

As stated previously, this Project will redevelop an abandoned golf course with a low-density residential development that is compatible with the density and residential uses of the surrounding area. The proposed Irregular Residential (9) land use designation is consistent with the surrounding residential land use designations and the low-density residential development is compatible with the surrounding residential developments.

**Policy 2.14.2**-To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development.

The level of service analyses provided throughout this application confirm there is adequate capacity for all public facilities to service the Project.

**Policy 2.11.2**-In considering amendments to the Broward County Land Use Plan, analysis regarding the availability of potable water supply shall include a determination of whether such supply will be available as per the applicable adopted 10-Year Water Supply Facilities Work Plan and Capital Improvements Element.

The level of service analysis and responses to the Potable Water section in this application include information from the City's 10 Year Water Supply Facilities Work Plan and Capital Improvements Element. The information provided demonstrates that there is sufficient capacity to service the Project for potable water.

**Policy 2.11.4**-The availability of sanitary sewer service, or plans to extend or provide such service within a financially feasible capital plan, adopted by a local government, shall be a primary consideration when amendments to the Broward County Land Use Plan for increased densities and intensities are proposed.

The level of service analysis and responses to the wastewater section of this application demonstrates there is sufficient capacity to service the Project for wastewater.

**Policy 2.20.1**: Adopt, implement and encourage land use provisions which promote the principles of the "Smart Growth" initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, and which maximizes preservation and conservation of natural resources.

This amendment will facilitate the redevelopment of an abandoned golf course with a new golf course and a residential community providing various housing options, including single-family, townhome, and duplex units. These communities will be integrated into the golf course with connectivity to the open space areas and the new +/- 10-acre park, and a fitness trail in certain locations for the use of the new residents and the existing Inverrary condominium residents. This trail, which can be used by pedestrians and bike way connections, will further provide linkages to existing surrounding public walkways and sidewalks. These linkages support and provide connectivity to surrounding existing multi-modal opportunities such as to existing Broward County Transit locations. Additionally, the development will provide a new golf clubhouse for public use.

#### City of Lauderhill Land Use Plan

Future Land Use Element Policy 1.2.1 Functional Mix of Uses: The City shall encourage the establishment of functionally mixed land uses through development, redevelopment, and urban infill activities.

This amendment will allow for the construction of an infill development to redevelop an abandoned golf course with a mixed-use residential community, a new golf course and clubhouse and public park.

**Housing Element Objective 1: Adequate Housing Sites:** The City shall provide for the locations of approximately 1,000 additional new housing units by the year 2040 to meet present and future housing needs.

This project will add an additional 888 housing units to the City's housing stock to meet the needs of future housing demands.

*Infrastructure Element Policy 2.1.1:* No development orders will be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvement needed to bring the facility up to standard.

The level of service analyses provided throughout this amendment demonstrate there is sufficient capacity for all public facilities to service the Project and it will not result in a decrease in the level of service.

**Recreation and Open Space Element Policy 2.2:** The City shall require developers to provide open space and private recreation facilities in all new development projects which exceed 8 units per acre.

The Project provides +/- 11.99 acres of private recreation area for the residents, as well as a +- 10-acre public park, and a new golf course and practice area that are open to the public.

#### 14. ADDITIONAL SUPPORT DOCUMENTS

A. Other support documents or summary of support documents on which the proposed amendment is based.

None.

B. Any proposed voluntary mitigation or draft agreements.

None provided.

#### 15. PLAN AMENDMENT COPIES

A. 3 hard copies and 3 digital copies (6 total) of the amendment application.

3 hard copies and 3 digital copies will be provided to the Broward County Planning Council.

## **Exhibits**

- A. Conceptual Site Plan
- **B.** Property Survey
- **C.** Proposed Future Land Use Maps
- D. Potable Water & Wastewater Letter
- E. Landfill Capacity Correspondence
- F. Drainage Letter
- **G.** Community Parks Inventory
- H. Tree Canopy Map
- I. Phase II Environmental Assessment
- J. Mass Transit Letter
- K. SCAD Letter
- L. Wildlife Report

# **Exhibit A Conceptual Site Plan**

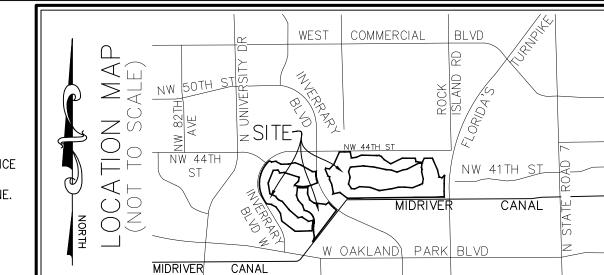


# **Exhibit B Sketch & Legal Description**

## ALTA/NSPS LAND TITLE SURVEY

COORDINATES SHOWN ARE GRID DATUM = NAD 83 (90/98 ADJUSTMENT) ZONE = FLORIDA FAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.00001429

# GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 (90/98 ADJUSTMENT), FLORIDA EAST ZONE



### BII EXCEPTIONS:

6. TERMS AND CONDITIONS OF DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4560, PAGE 682, AS AMENDED BY AMENDMENT AND RESTATEMENT OF DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS BY THE INVERRARY ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS BOOK 11433, PAGE 703. THIS DOCUMENT MAY (I) ESTABLISH AN EASEMENT ON THE LAND; (II) PROVIDE A LIEN FOR LIQUIDATED DAMAGES; (III) PROVIDE FOR A PRIVATE CHARGE OR ASSESSMENT; (IV PROVIDE FOR AN OPTION TO PURCHASE, A RIGHT OF FIRST REFUSAL OR THE PRIOR APPROVAL OF A FUTURE PURCHASER OR OCCUPANT, AS AMENDED BY CERTIFICATE OF AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 33523, PAGE 277, AND AS AFFECTED BY RE-RECORDING OF DECLARATION PURSUANT TO MARKETABLE RECORD TITLE ACT REQUIREMENT OF RECORD IN OFFICIAL RECORDS BOOK 50470, PAGE 1240.

[AFFECTS - NOT PLOTTED BLANKET IN NATURE] 7. DECLARATION OF USE RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4560, PAGE 670.

[AFFECTS - NOT PLOTTED BLANKET IN NATURE]

8. RESTRICTION AS TO APPROVAL OF CONSTRUCTION AND LIMITATION ON USE ON TRACT "A", INVERRARY ROCK ISLAND, AS CONTAINED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 6389, PAGE 368. (AS TO PARCEL NO. 2) [AFFECTS - NOT PLOTTED BLANKET IN NATURE]

9. RESERVATIONS AS SET FORTH IN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 5118, PAGE 785, OFFICIAL RECORDS BOOK 6465, PAGE 359.

[DOES NOT AFFECT - SHOWN HEREON] 10. EASEMENTS FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE OVER THE SOUTH 20 FEET, AND EASEMENT FOR UTILITIES OVER THE WEST 10 FEET OF TRACT A, INVERRARY ROCK ISLAND RECORDED IN PLAT BOOK 90, PAGE 36. (AS TO PARCEL NO. 2). [DOES NOT AFFECT]

11. RESIDENTIAL RESORT MEMBERSHIP COVENANT RECORDED IN OFFICIAL RECORDS BOOK 5677, PAGE 588.

[AFFECTS - NOT PLOTTED BLANKET IN NATURE] 12. GRANT OF EASEMENT IN FAVOR OF ENVIRON OF INVERRARY AND SOUTH PROPERTIES, D/B/A SOUTH PROPERTIES, INC. OF ILLINOIS, F/K/A SEAY & THOMAS, INC., D/B/A ENVIRON AT INVERRARY RECORDED IN OFFICIAL RECORDS BOOK 10241, PAGE 370. (AS TO WEST GOLF COURSE, PARCEL NO. 1). [AFFECTS AS SHOWN]

13. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 10270, PAGE 795. (AS TO WEST GOLF COURSE, PARCEL NO. 1). [DOES NOT AFFECT, SHOWN]

14. GRANT OF EASEMENT FOR DRAINAGE IN FAVOR OF ENVIRON OF INVERRARY, INC., AND SOUTH PROPERTIES, INC. D/B/A SOUTH PROPERTIES OF ILLINOIS, F/K/A SEAY & THOMAS, INC., D/B/A ENVIRON AT INVERRARY PARTNERSHIP RECORDED IN OFFICIAL RECORDS BOOK 11826, PAGE 174. (AS TO WEST GOLF COURSE, PARCEL NO. 1). [DOES NOT AFFECT, SHOWN]

15. NON-EXCLUSIVE DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 19216, PAGE 651. (AS TO WEST GOLF COURSE, PARCEL NO. 1). [DOES NOT AFFECT, SHOWN]

16. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF BROWARD COUNTY, FLORIDA, DESCRIBED AS PARCEL 102 TCE, IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 19518, PAGE 651. (AS TO EAST GOLF COURSE, PARCEL NO. 1). [DOES NOT ENCUMBER - SHOWN HEREON]

17. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN DEED BOOK 826, PAGE 622. (AS TO EAST GOLF COURSE, PARCEL NO. 1). [AFFECTS AS SHOWN]

18. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 18412, PAGE 103. (AS TO PARCEL NO. 2). [DOES NOT AFFECT, SHOWN]

19. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 18755, PAGE 399. (AS TO PARCEL NO. 2 ONLY). [DOES NOT AFFECT]

20. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 20283, PAGE 17. (AS TO EAST GOLF COURSE, PARCEL NO. 1). [DOES NOT AFFECT, SHOWN]

21. EASEMENT FOR DRAINAGE AND RETENTION RECORDED IN OFFICIAL RECORDS BOOK 30547, PAGE 636. (AS TO WEST GOLF COURSE, PARCEL NO. 1). [DOES NOT AFFECT, SHOWN]

22. DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 30848, PAGE 908. (AS TO EAST GOLF COURSE, PARCEL NO. 1). [AFFECTS AS SHOWN]

23. RESOLUTION NO. 00R-10-242, UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 31074, PAGE 1408. (AS TO WEST GOLF COURSE, PARCEL NO. 1). [DOES NOT AFFECT, SHOWN]

24. RESOLUTION NO. OOR-10-241, UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 31074, PAGE 1423. (AS TO WEST GOLF COURSE, PARCEL NO. 1). [DOES NOT AFFECT, SHOWN]

25. RESOLUTION NO. 00R-10-240, EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 31074, PAGE 1439. (AS TO PARCEL NO. 2). [DOES NOT AFFECT. SHOWN] 26. RESOLUTION NO. 00R-10-239, UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 31074, PAGE 1451.

(AS TO EAST GOLF COURSE, PARCEL NO. 1). [AFFECTS AS SHOWN] 27. TERMS, CONDITIONS, AND PROVISIONS OF EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 31665,

PAGE 1071. [AFFECTS - BLANKET IN NATURE - NOT PLOTTED] 28. EASEMENTS FOR UTILITIES AS SHOWN ON THE PLAT OF THE GREENS OF INVERRARY FIRST ADDITION AS

RECORDED IN <u>Plat Book 81, page 16</u>. (AS to parcel no. 3). **[does not affect, shown]** 29. TERMS, CONDITIONS, AND PROVISIONS OF INGRESS/EGRESS AND ACCESS EASEMENT, RECORDED IN OFFICIAL

RECORDS BOOK 33476, PAGE 1625 (AS TO PARCEL NO. 3). [DOES NOT AFFECT, SHOWN] 30. TERMS, CONDITIONS, AND PROVISIONS OF ACCESS EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 33725, PAGE 1515 (AS TO PARCEL NO. 4). [UNABLE TO DETERMINE LOCATION BASED ON INSTRUMENT]

31. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, EASEMENTS, OPTIONS, LIENS, AND OTHER MATTERS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4731, PAGE 433, AND AMENDMENT(S) THERETO WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 31653, PAGE 1515, OFFICIAL RECORDS BOOK 31653, PAGE 1517, OFFICIAL RECORDS BOOK 31653, PAGE 1519, AS AFFECTED BY COLLATERAL ASSIGNMENT OF RIGHT TO COLLECT ASSESSMENTS AND ASSIGNMENT OF LIEN RIGHTS RECORDED IN OFFICIAL <u>RECORDS BOOK 32926, PAGE 1977.</u> (AS TO PARCEL NO. 4). **[DOES NOT AFFECT, SHOWN]** 

32. EASEMENTS FOR UTILITIES AS SHOWN ON THE PLAT OF THE EXECUTIVE HOUSE OF INVERRARY, RECORDED IN PLAT BOOK 83, PAGE 14. (AS TO PARCEL NO. 5). [DOES NOT AFFECT, SHOWN]

33. UNIFORM CONTROL DOCUMENT FOR INVERRARY-WESTBROOKE AS RECORDED IN OFFICIAL RECORDS BOOK 33943, PAGE 1669. (AS TO PARCEL NO. 5). [DOES NOT AFFECT, SHOWN]

34. RESOLUTION NO. 03R-03-48, AS RECORDED IN OFFICIAL RECORDS BOOK 35253, PAGE 1194. (AS TO PARCEL NO. 5). [DOES NOT AFFECT, SHOWN] 35. TERMS AND CONDITIONS OF ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 37899, PAGE

1584. [DOES NOT AFFECT, SHOWN] 36. TERMS AND CONDITIONS OF INGRESS/EGRESS AND ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 32680, PAGE 1204. [DOES NOT AFFECT, SHOWN]

37. TERMS, CONDITIONS, PROVISIONS, BURDENED EASEMENTS, OBLIGATIONS, AND OTHER MATTERS AS CONTAINED IN THAT CERTAIN UNRECORDED LEASE AGREEMENT BY AND BETWEEN VICTORVILLE WEST LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AND INVERRARY IG, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE, DATED JANUARY 1, 2021, AND RECORDED MAY 4, 2021, IN OFFICIAL INSTRUMENT NO. 117245608. [AFFECTS - NOT PLOTTED BLANKET IN NATURE]

## DESCRIPTION:

**POD 1** (17.559 ACRES/764,894 SQUARE FEET)

A TRACT OF LAND IN SECTION 22, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 22, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=666,287.4278 AND EASTING=904,330.3217, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF N89°32'52'E ALONG THE SOUTH LINE OF SAID SECTION 22. SAID LINE BEING THE BASIS OF BEARINGS. ALL BEARINGS HEREIN BEING RELATIVE THERETO. A DISTANCE OF 294.26 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE N37°23'52'E ALONG SAID WEST LINE, A DISTANCE OF 1049.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N37°23'52'E, A DISTANCE OF 1944.03 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT—OF—WAY OF INVERRARY BOULEVARD, SAID RIGHT—OF—WAY BEING A NON—TANGENT CURVE CONCAVE NORTHEAST WITH A RADIUS OF 2904.79 FEET, A CHORD BEARING OF N49°23'49"W, A CHORD DISTANCE OF 193.99 FEET, AND A CENTRAL ANGLE OF 3°49'37"; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 194.02 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY SOO"24'20"E, A DISTANCE OF 38.95 FEET; THENCE S47"25'39"W, DISTANCE OF 7.37 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVE A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 45°36'42"; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 79.61 FEET TO A POINT OF REVERSE CURVE; SAID CURVE HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 15°00'11"; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 17.02 FEET; THENCE S78°02'10"W, A DISTANCE OF 622.22 FEET: THENCE S37\*23'49"W. A DISTANCE OF 296.00 FEET TO A POINT OF CURVE TO THE LEFT. SAID CURVE HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 23°25'48"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 112.46 FEET THENCE N76°01'59"W, A DISTANCE OF 28.12 FEET; THENCE S74°36'20"W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH TH EAST RIGHT-OF-WAY OF ENVIRON BOULEVARD: SAID RIGHT-OF-WAY BEING A NON-TANGENT CURVE CONCAVE WEST WITH A RADIUS OF 548.12 FEET, A CHORD BEARING OF S0212'24'E, A CHORD DISTANCE OF 250.05 FEET, AND A CENTRAL ANGLE OF 26'22'11"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 252.27 FEET TO A POINT OF REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 1445.00 FEET AND A CENTRAL ANGLE OF 23°02'58"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 581.31 FEET TO A POINT OF REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 376.27 FEET AND A CENTRAL ANGLE OF 49°44'28"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 326.66 FEET; THE PREVIOUS THREE (3) COURSES BEING ALONG SAID EAST RIGHT-OF-WAY; THENCE DEPARTING SAID RIGHT-OF-WAY S52°36'08"E, A DISTANCE OF 0.03 FEET TO THE POINT OF BEGINNING.

**POD 2** (13.871 ACRES/604,241 SQUARE FEET)

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE C-13 CANAL RIGHT-OF-WAY AS SHOWN ON THE PLAT OF INVERRARY COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 46, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=668,990.2939 AND EASTING=912,189.2892, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF NO1'24'32'W ALONG THE EAST LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 332.26 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE S89\*22'21"W ALONG SAID NORTH LINE, A DISTANCE OF 3485.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°22'21"W ALONG SAID LINE, A DISTANCE OF 1413.91 FEET; THENCE NO0°37'39"E, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE CONCAVE NORTH, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF N80°44'38'E, AND A CENTRAL ANGLE OF 17"15'26"; THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 60.24 FEET; THENCE N72"06'55"E, A DISTANCE OF 99.61 FEET TO A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 655.16 FEET AND A CENTRAL ANGLE OF 7\*03'33"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 80.72 FEET; THENCE NO0°00'11"W, A DISTANCE OF 371.27 FEET; THENCE N65°37'58"E, A DISTANCE OF 77.69 FEET; THENCE S86°22'46°E, A DISTANCE OF 508.01 FEET; THENCE S69°51'16°E, A DISTANCE OF 479.30 FEET; THENCE N81°50'32°E, A DISTANCE OF 225.16 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY OF AFORMENTIONED INVERRARY BOULEVARD; THENCE S17\*59'56"W, A DISTANCE OF 74.98 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 707.09 FEET AND A CENTRAL ANGLE OF 1314'25"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 163.40 FEET; THENCE SO4\*44'33"W, A DISTANCE OF 152.16 FEET TO THE POINT OF BEGINNING, THE PREVIOUS THREE (3) COURSES BEING ALONG SAID RIGHT-OF-WAY.

### TOGETHER WITH

TOGETHER WITH

**POD 3** (25.018 ACRES/1,089,789 SQUARE FEET)

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=668,990.2939 AND EASTING=912,189.2892, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF NO1°24'32"W ALONG THE EAST LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO. A DISTANCE OF 332.26 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE S89°22'21"W ALONG SAID NORTH LINE, A DISTANCE OF 1221.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°22'21"W ALONG SAID LINE, A DISTANCE OF 2204.34 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF INVERRARY BOULEVARD; THENCE NO4'44'33'E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 146.52 TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 647.09 FEET AND A CENTRAL ANGLE OF 13"14'20"; THENCE NORTHERLY ALONG SAID CURVE, A DISTANCE OF 149.52 FEET; THENCE N17'59'56'E, A DISTANCE OF 104.45 TO THE SOUTHWEST CORNER OF TRACT A, THE MANORS OF INVERRARY, ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 82. PAGE 48. PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE PREVIOUS THREE (3) COURSES BEING ALONG SAID EAST RIGHT-OF-WAY; THENCE N82°03'14'E ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 318.18 FEET: THENCE N76°31'18'E. A DISTANCE OF 377.25 FEET: THENCE S89°30'24'E. A DISTANCE OF 280.05 FEET: THENCE S85°24'05". A DISTANCE OF 391.57 FEET; THENCE N68°25'58'E, A DISTANCE OF 417.85 FEET; THENCE N60°51'35'E, A DISTANCE OF 125.30 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A, THE PREVIOUS SIX (6) COURSES BEING ALONG SAID SOUTH LINE; THENCE S33"16'14"E, A DISTANCE OF 30.08 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 40.52 FEET AND A CENTRAL ANGLE OF 76'19'00", THENCE SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 53.98 FEET; THENCE N69'49'14'E, A DISTANCE OF 53.74 FEET; THENCE S15'42'31"W, A DISTANCE OF 99.98 FEET; THENCE S01'05'46"W, A DISTANCE OF 22.50 FEET TO A NON-TANGENT CURVE CONCAVE SOUTH WITH A RADIUS OF 120.00 FEET, A CHORD BEARING OF S83°57'50'E, A CHORD DISTANCE OF 40.32 FEET, AND A CENTRAL ANGLE OF 19°20'42"; THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 40.52 FEET; THENCE S74"17'29"E, A DISTANCE OF 89.57 FEET; THENCE S16"30'40"W, A DISTANCE OF 122.58 FEET; THENCE N88°51'56°E, A DISTANCE OF 92.45 FEET; THENCE S01°20'28°E, A DISTANCE OF 394.82 FEET TO THE POINT OF TOGETHER WITH

## **POD 4** (35.777 ACRES/1.558,429 SQUARE FEET)

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=668,990.2939 AND EASTING=912,189.2892, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF NO1°24'32"W ALONG THE EAST LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 332.26 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE S89\*22'21"W ALONG SAID NORTH LINE, A DISTANCE OF 426.45 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF ROCK ISLAND ROAD. SAID POINT BEING THE POINT OF BEGINNING: THENCE NO1"25"O9"W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 279.53 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7889.44 FEET AND A CENTRAL ANGLE OF 5'48'29"; THENCE NORTHERLY THROUGH SAID CURVE AND ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 799.75 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S42'46'47"W, A DISTANCE OF 176.49 FEET; THENCE N74'50'31"W ALONG SAID SOUTH LINE, A DISTANCE OF 153.31 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N11'53'25"W, A DISTANCE OF 329.10 FEET; THENCE N23°01'35"W, A DISTANCE OF 658.00 TO THE NORTHWEST CORNER OF SAID TRACT "A", THE PREVIOUS TWO (2) COURSES BEING ALONG THE WEST LINE OF SAID TRACT "A"; THENCE S89°34'05"W ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF TRACT "A", THE GREENS OF INVERRARY FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 403.53 FEET TO A CORNER ALONG SAID SOUTH LINE; THENCE S27"04'41"W, A DISTANCE OF 232.57 FEET; THENCE N82°01'05"W, A DISTANCE OF 150.20 FEET, THE PREVIOUS TWO (2) COURSES BEING ALONG THE SOUTH LINE OF SAID TRACT "A"; THENCE S07°58'56"W, A DISTANCE OF 49.71 FEET TO A CORNER ALONG THE NORTH LINE OF TRACT A, THE MANORS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 48, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S82°02'35"E ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET TO THE NORHTEAST CORNER OF SAID TRACT A; THENCE S08°34'10"W, A DISTANCE OF 208.77 FEET; THENCE S21°05'09"E, A DISTANCE OF 85.44 FEET; THENCE S09°46'20"W, A DISTANCE OF 111.80 FEET; THENCE S11°41'41"E, A DISTANCE OF 387.33 FEET; THENCE S10°15'16"W, A DISTANCE OF 213.78 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A, THE PREVIOUS FIVE (5) COURSES BEING ALONG THE EAST LINE OF SAID TRACT A; THENCE S3316'14"E, A DISTANCE OF 30.08 FEET TO A POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 40.52 FEET AND A CENTRAL ANGLE OF 76"9'00"; THENCE SOUTHEASTERLY THROUGH SAID CURVE, A DISTANCE OF 53.98 FEET; THENCE N69°49'14"E, A DISTANCE OF 53.74 FEET; THENCE S15°42'31"W, A DISTANCE OF 99.98 FEET; THENCE S01°05'46"W, A DISTANCE OF 22.50 FEET TO A NON-TANGENT CURVE CONCAVE SOUTH WITH A RADIUS OF 120.00 FEET, A CHORD BEARING OF S83°57'50"E, A CHORD DISTANCE OF 40.32 FEET, AND A CENTRAL ANGLE OF 19°20'42"; THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 40.52 FEET; THENCE S74°17'29"E, A DISTANCE OF 89.57 FEET; THENCE S16°30'40"W, A DISTANCE OF 122.58 FEET; THENCE N88°51'36"E, A DISTANCE OF 92.45 FEET; THENCE S01°20'28"E, A DISTANCE OF 394.82 FEET TO A POINT ALONG THE NORTH LINE OF AFOREMENTIONED CANAL C-13; THENCE N89"22'21"E ALONG SAID NORTH LINE, A DISTANCE OF 794.59 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA AND CONTAINING 35.777 ACRES OR 1,558,429 SQUARE FEET, MORE OR LESS.

#### **DESCRIPTION (CONTINUED)**

**POD 5** (15.248 ACRES/664,183 SQUARE FEET)

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=668,990.2939 AND EASTING=912,189.2892, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF NO1"24'32"W ALONG THE EAST LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 332.26 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE S89°22'21"W ALONG SAID NORTH LINE, A DISTANCE OF 426.45 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF ROCK ISLAND ROAD; THENCE NO1"25"O9"W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 279.53 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7889.42 FEET AND A CENTRAL ANGLE OF 3'26'47"; THENCE NORTHERLY THROUGH SAID CURVE AND ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 474.56 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY N89\*56'32"W, A DISTANCE OF 122.82 FEET; THENCE NO2°24'53"E, A DISTANCE OF 24.84 TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 66°46'47"; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 81.59 FEET; THENCE NO3"03"22"E, A DISTANCE OF 118.76 FEET TO A POINT ALONG THE SOUTH LINE OF TRACT "A", THE EXECUTIVE HOUSE OF INVERRARY ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 14, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N74\*50'31"W ALONG SAID SOUTH LINE, A DISTANCE OF 97.96 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N11\*53'25"W, A DISTANCE OF 329.10 FEET; THENCE N23\*01'35\*W, A DISTANCE OF 658.00 TO THE NORTHWEST CORNER OF SAID TRACT "A", THE PREVIOUS TWO (2) COURSES BEING ALONG THE WEST LINE OF SAID TRACT "A"; THENCE S89°34'05"W ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF TRACT "A", THE GREENS OF INVERRARY FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 16. PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 403.53 FEET TO A CORNER ALONG SAID SOUTH LINE; THENCE S27\*04'41"W, A DISTANCE OF 232.57 FEET; THENCE N82°01'05"W, A DISTANCE OF 150.20 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N82°01'05"W, A DISTANCE OF 160.79 FEET; THENCE N10°35'08"W, A DISTANCE OF 162.79 FEET; THENCE N88°47'08"W, A DISTANCE OF 631.13 FEET; THENCE S64"13'06"W, A DISTANCE OF 649.86 FEET; THENCE N57'02'46"W, A DISTANCE OF 213.83 FEET TO A POINT OF INTERSECTION WITH THE EAS' RIGHT-OF-WAY OF INVERRARY BOULEVARD, THE PREVIOUS SIX (6) COURSES BEING ALONG THE SOUTH LINE OF SAID TRACT "A"; THENCI S17°33'16'E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 95.15 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 599.24 FEET AND A CENTRAL ANGLE OF 19°02'38"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 199.17 FEET; THENCE SO2°05'05"W, A DISTANCE OF 122.05 TO THE NORTHWEST CORNER OF TRACT A, THE MANORS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 48, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE PREVIOUS THREE (3) COURSES BEING ALONG SAID RIGHT-OF-WAY; THENCE S83\*40'56'E, A DISTANCE OF 182.53 FEET; THENCE S69\*07'00'E, A DISTANC OF 273.91 FEET; THENCE N70°31'25'E, A DISTANCE OF 354.19 FEET; THENCE N83°21'17'E, A DISTANCE OF 140.80 FEET; THENCE N63°01'12'E, A DISTANCE OF 692.11 FEET; THENCE S82°02'35"E, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT A, THE PREVIOUS SIX (6) COURSES BEING ALONG THE NORTH LINE OF SAID TRACT A; THENCE N7\*58'56 E, A DISTANCE OF 49.71 FEET TO THE POINT OF BEGINNING.

#### TOGETHER WITH

**POD 6** (21.751 ACRES/947,483 SQUARE FEET)

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE C-13 CANAL RIGHT-OF-WAY AS SHOWN ON THE PLAT OF INVERRARY COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 46, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=671,606.7566 AND EASTING=909,484.0311, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF S89°34'05"W ALONG THE NORTH LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO. A DISTANCE OF 801.97 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID C-13 CANAL, SAID LINE BEING THE SAMI AS THE EXTENDED EAST LINE OF TRACT "A", THE GREENS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 18, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S14"16'48"W ALONG SAID LINE; A DISTANCE OF 273.39 TO THE SOUTHEAS" CORNER OF SAID TRACT "A", SAID CORNER BEING THE POINT OF BEGINNING; THENCE N62\*24'47"W, A DISTANCE OF 86.17 FEET; THENCE S82°31'19"W, A DISTANCE OF 91.79 FEET; THENCE N88°06'31"W, A DISTANCE OF 771.41 FEET TO THE NORTHEAST CORNER OF TRACT 'B" OF SAID PLAT OF INVERRARY COUNTRY CLUB, THE PREVIOUS THREE (3) COURSES BEING ALONG THE SOUTH LINE OF SAID TRACT "A"; S67'41'10"W, A DISTANCE OF 291.93 FEET; THENCE S82°02'03"W, A DISTANCE OF 186.82 FEET; THENCE N81°59'46"W, A DISTANCE OF 50.49 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 'B", THE PREVIOUS THREE (3) COURSES BEING ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 'B" THENCE S28'07'49"W, A DISTANCE OF 106.09 FEET; THENCE S03'08'25"W, A DISTANCE OF 317.61 FEET; THENCE S22'50'12"W, A DISTANCE OF 55.90 FEET; THENCE N88\*36'10'E, A DISTANCE OF 43.84 FEET; THENCE N85\*11'09'E, A DISTANCE OF 666.85 FEET; THENCE S83\*17'40'E, A DISTANCE OF 548.81 FEET: THENCE S77\*48'39'E. A DISTANCE OF 517.00 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY OF INVERRARY DRIVE AS SHOWN ON "THE GREENS OF INVERRARY FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S83'40'42'E, A DISTANCE OF 82.35 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY OF INVERRARY BOULEVARD; THENCE NO2°07'13"E, A DISTANCE OF 117.78 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 536.29 FEET AND A CENTRAL ANGLE OF 19°03'34"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 178.40 FEET; THENCE N17°33'14"W, A DISTANCE OF 168.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT "A", SAID PLAT OF "THE GREENS OF INVERRARY FIRST ADDITION", THE PREVIOUS THREE (3) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY; THENCE N57°02'46"W ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "A", A DISTANCE OF 83.75 FEET; THENCE N42°02'27"W ALONG SAID SOUTHWESTERLY LINE AND THE EXTENSION THEREOF, A DISTANCE OF 194.00 FEET; THENCE N62\*24'47"W, A DISTANCE OF 43.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA CONTAINING 5,592,317 SQUARE FEET OR 128.382 ACRES, MORE OR LESS.

(NOTE THAT OVERALL AREA MAY NOT BE EXACTLY EQUAL TO THE SUM OF THE INDIVIDUAL POD AREAS DUE TO ROUNDING)

LAND AREA		GRUSS LAND AREA	
Acres	Square Feet	Acres	Square Feet
17.559	764,864	18.525	806,959
13.871	604,241	14.138	615,853
25.018	1,089,789	25.296	1,101,908
35.777	1,558,429	37.013	1,612,266
15.248	664,183	15.531	676,520
21.751	947,483	22.074	961,562
129.224	5,628,989	132.577	5,775,068
	Acres 17.559 13.871 25.018 35.777 15.248 21.751	Acres         Square Feet           17.559         764,864           13.871         604,241           25.018         1,089,789           35.777         1,558,429           15.248         664,183           21.751         947,483	Acres         Square Feet         Acres           17.559         764,864         18.525           13.871         604,241         14.138           25.018         1,089,789         25.296           35.777         1,558,429         37.013           15.248         664,183         15.531           21.751         947,483         22.074

CDOSCI AND ADEA

BY THE CLIENT

THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE

AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

LANDS SHOWN HEREON WERE ABSTRACTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: PULTE - INVERRARY GOLF COURSE, COMMITMENT NUMBER: 11962155, COMMITMENT DATE: 08/23/2024 AT: 8:00 AM. SCHEDULE B-SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°34'05"E ALONG NORTH LINE OF SECTION 23. TOWNSHIP 49 SOUTH, RANGE 41 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS BEARINGS ANNOTATED WITH (R) REFER TO RECORD BEARINGS. THE ROTATION FROM GRID TO RECORD PLAT BEARINGS IS COUNTERCLOCKISE 00°02'03".

COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990) ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED

UNDERGROUND FOUNDATIONS WERE NOT LOCATED. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR

10. FLOOD ZONE: "X, AE EL 7-9 & AH EL 7-9"; COMMUNITY PANEL NO. 12011C0361J; DATE: 7/31/2024.

11. BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK # 2419. ELEVATION = 7.98' (NAVD88). 12. VERTICAL DATUM CONVERSION: NAVD88 + 1.574' = NGVD29.

13. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF CAULFIELD & WHEELER, INC. THIS SURVEY IS NOT TRANSFERABLE BY OWNERS AFFIDAVIT OF SURVEY OR SIMILAR INSTRUMENT 14. THE SURVEY SKETCH SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE

INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH. 15. NO RESPONSIBILITY IS ASSUMED BY THIS SURVEYOR FOR THE CONSTRUCTION OF

17. ALL DATES SHOWN WITHIN THE REVISIONS BLOCK HEREON ARE FOR INTEROFFICE

IMPROVEMENTS, FROM BUILDING TIES SHOWN ON THIS SURVEY. 16. REVISIONS SHOWN HEREON DO NOT REPRESENT A "SURVEY UPDATE" UNLESS OTHERWISE NOTED.

FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED 18. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS

SURVEY INVALID. 19. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE

20. PROPERTY ADDRESS: INVERRARY BOULEVARD, LAUDERHILL, FLORIDA(PER TITLE 21. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF

22. AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE OF PROPOSED CHANGES II

EARTH MOVING WORK OR BUILDING CONSTRUCTION. 21. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF PARKING

STREET RIGHT-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

23. THE PROPERTY HEREON IS NOT CONTIGUOUS.

## **ATLA CERTIFICATION 2021**

VICTORVILLE WEST LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP FIDELITY NATIONAL TITLE INSURANCE COMPANY SHUTTS & BOWEN LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b1), 8, 9, 11(OBSERVED EVIDENCE ONLY), 13 AND 18 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON OCTOBER 1, 2024 DATE OF PLAT OR MAP: JUNE 17, 2025

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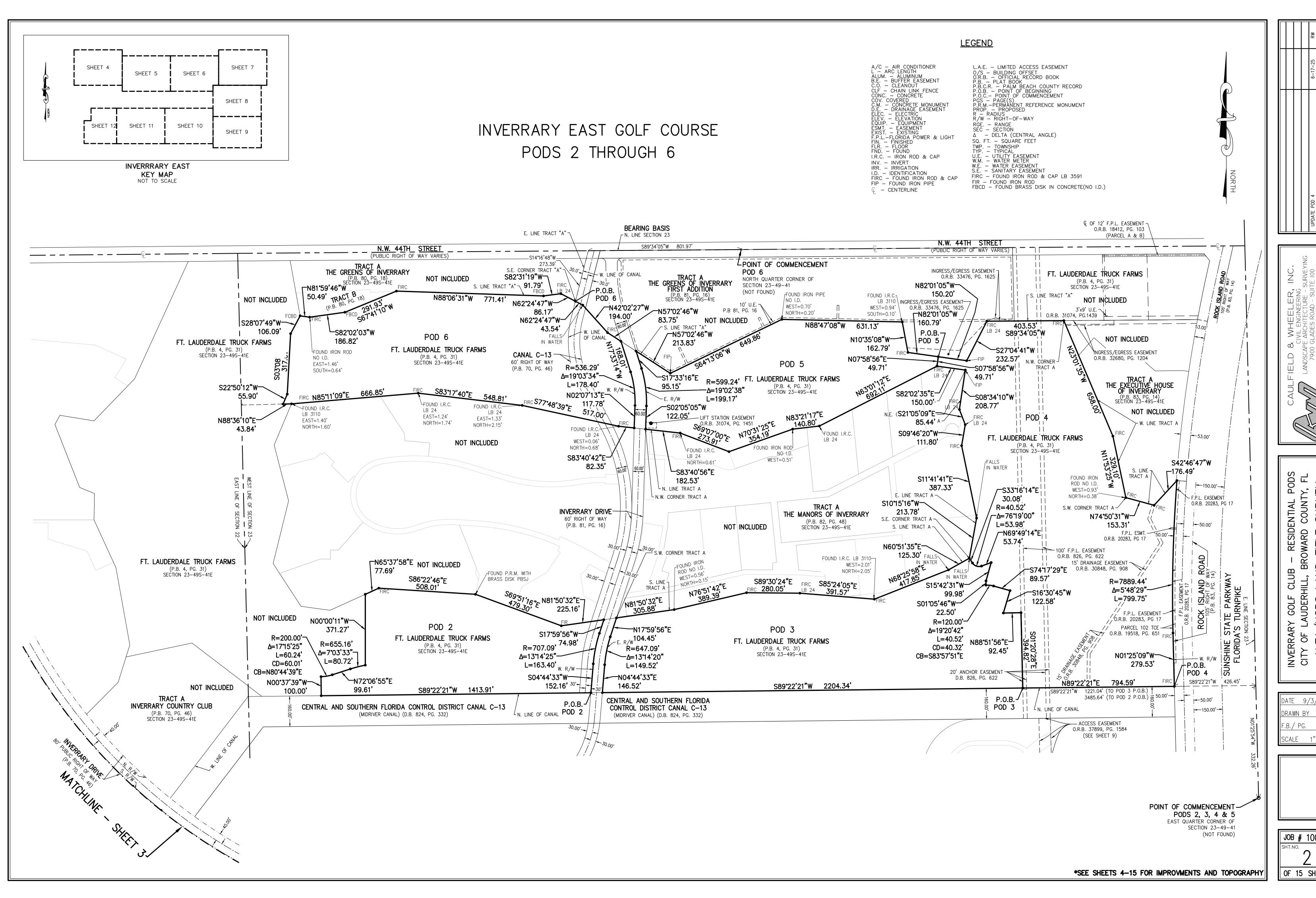


SU RESIDE WARD IITLE CLUB GOLF UDERI VERR.  $\subseteq$ 

DRAWN BY <sup>-</sup>.B./ PG.

DAVID P. LINDLEY REGISTERED LAND SURVEYOR NO. 5005 STATE OF FLORIDA L.B. 3591

JOB # 10000 | OF 15 SHEETS

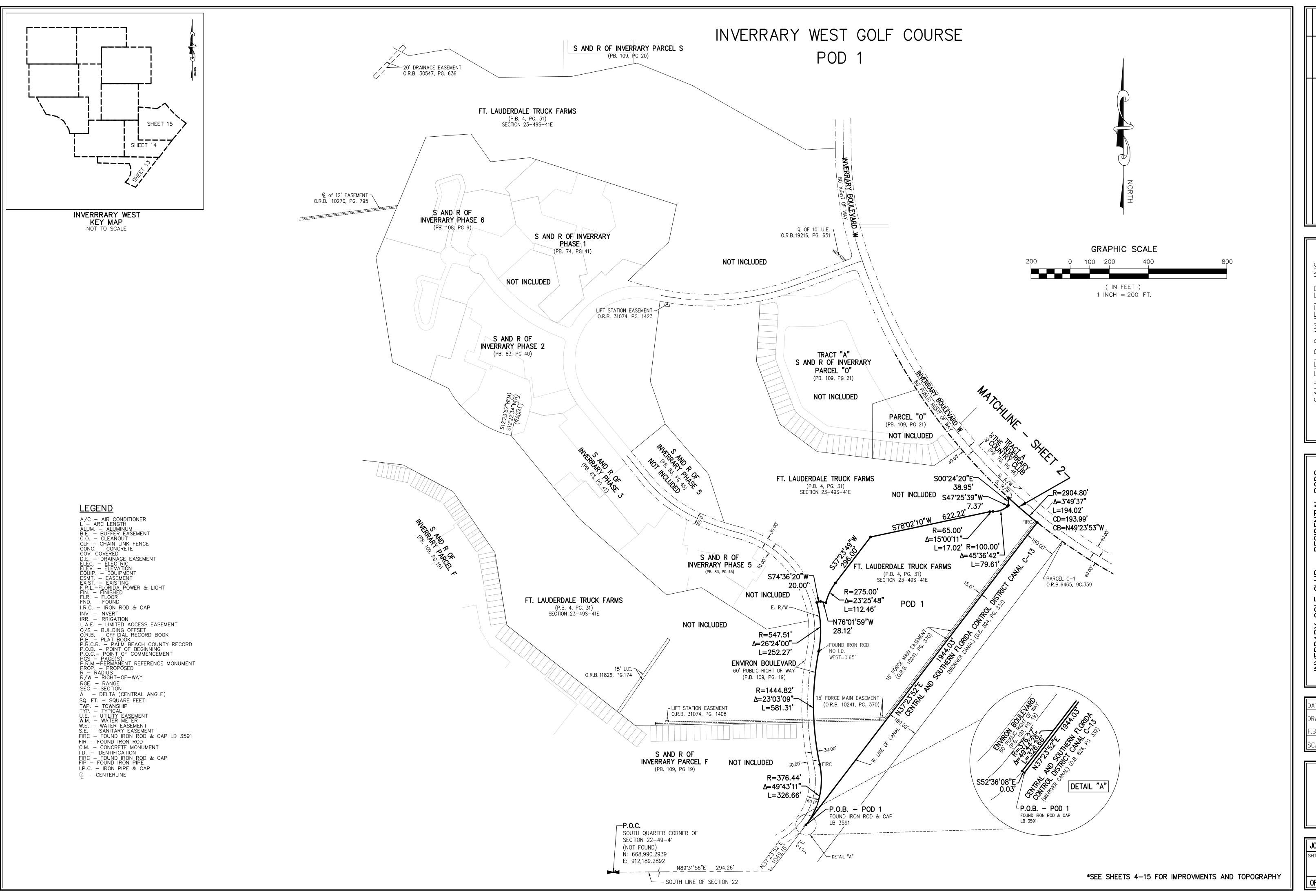


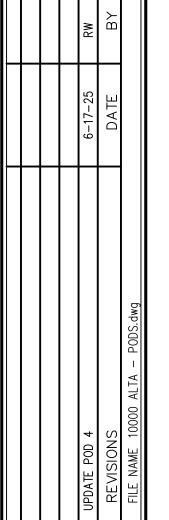
B - RESIDENTIAL POI BROWARD COUNTY, I ND TITLE SURVEY RY GOLF LAUDERH /NSPS INVERRARY
CITY OF LA

DATE <u>9/3/2024</u> SCALE 1"=200<sup>3</sup>

JOB # 10000

OF 15 SHEETS





CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

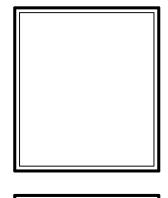
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DATE 9/3/24

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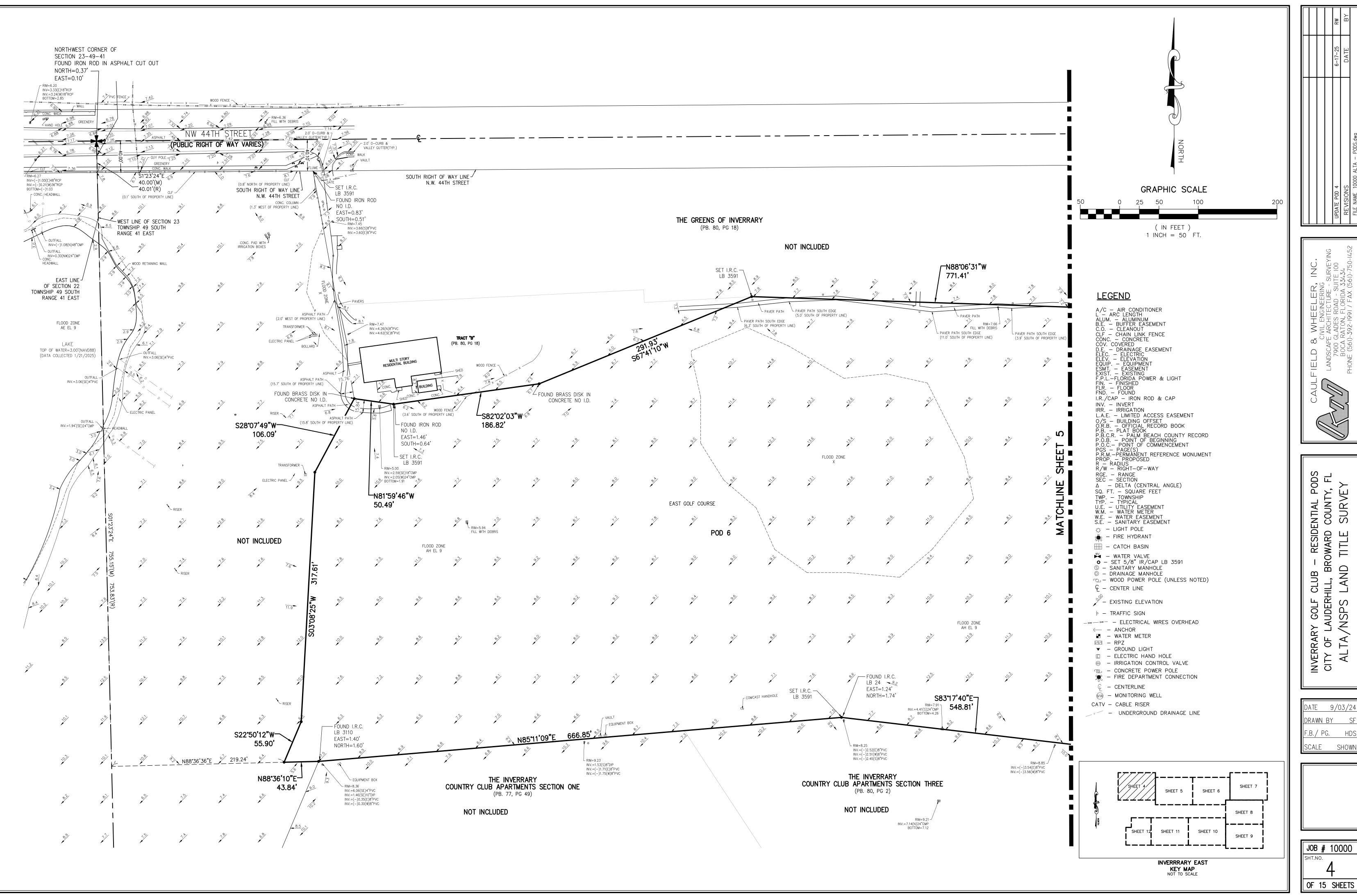
F.B./ PG. HDS

SCALE 1"=200'



JOB # 10000
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OF 15 SHEETS

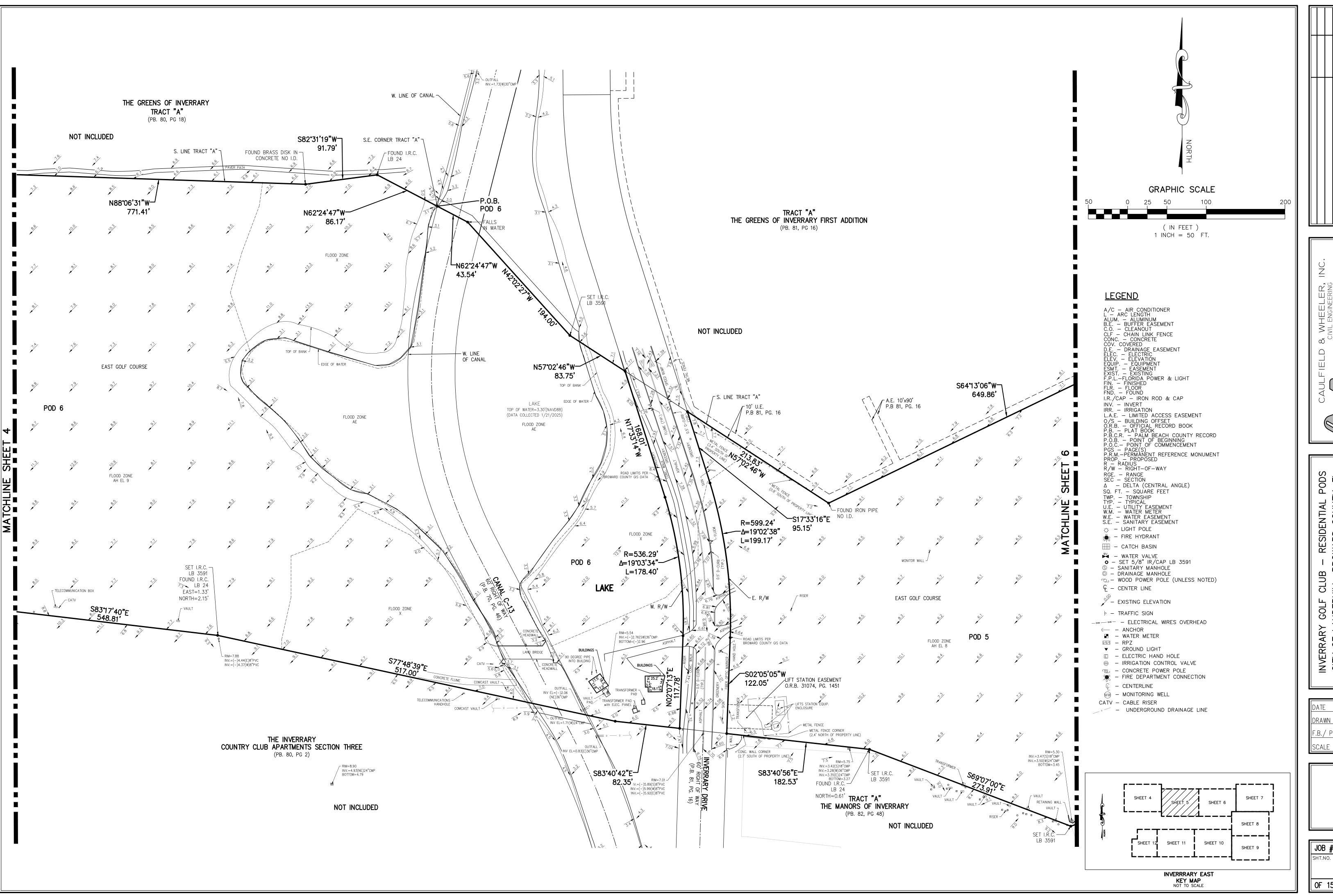


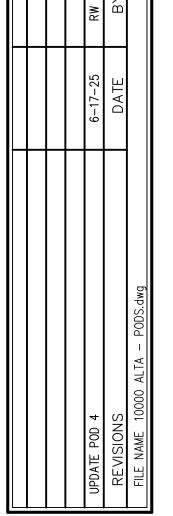


JB – RESIDENTIAL PODS BROWARD COUNTY, FL ND TITLE SURVEY INVERRARY GOLF CLUB — CITY OF LAUDERHILL, BRC ALTA/NSPS LAND

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JOB # 10000 OF 15 SHEETS





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CIVIL ENGINEERING
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BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-73



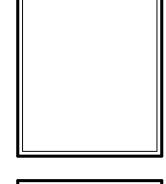
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DATE 9/3/2024

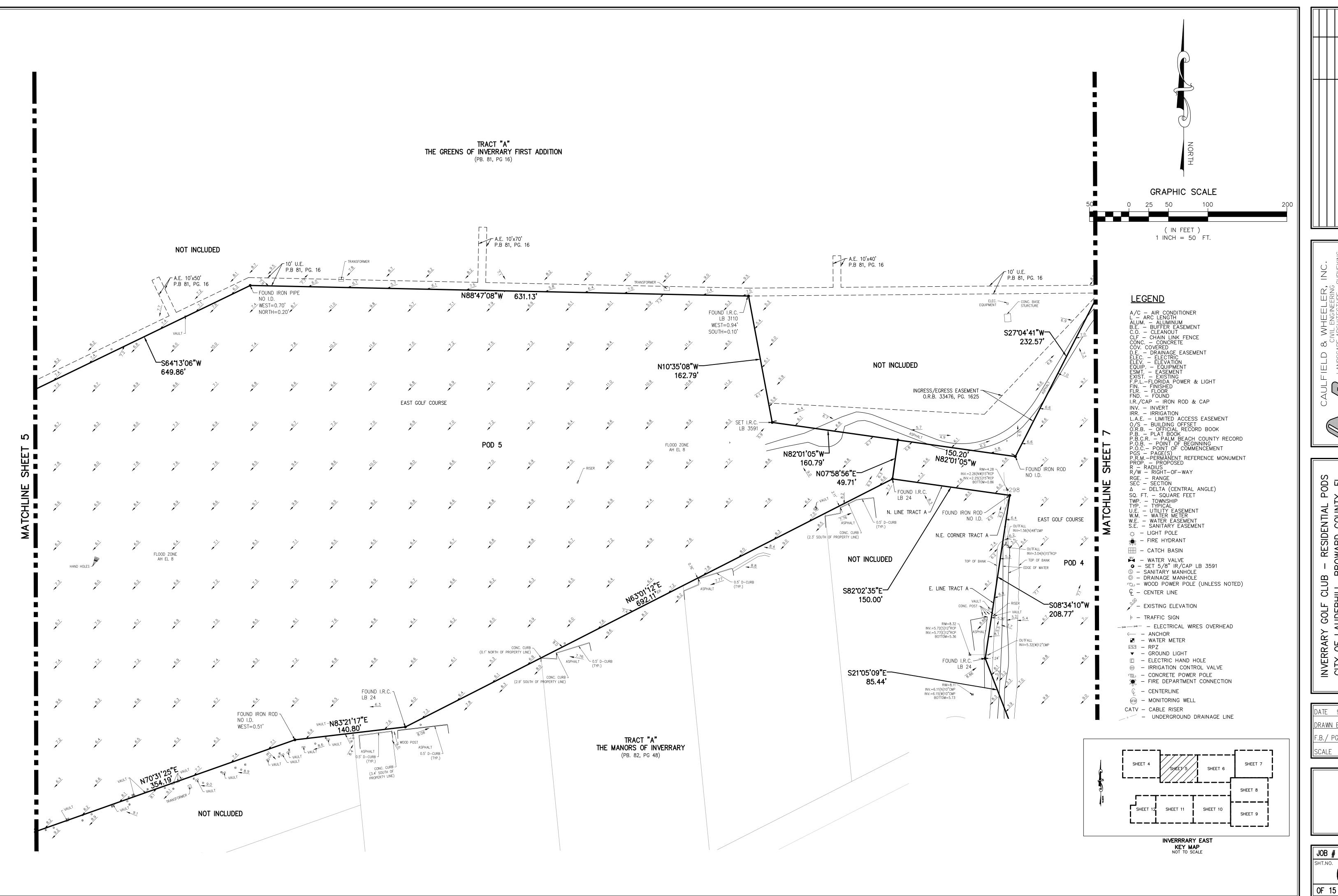
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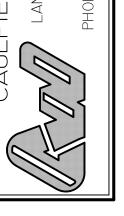
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UPDATE POD 4

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BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



INVERRARY GOLF CLUB - RESIDENTIAL PODS CITY OF LAUDERHILL, BROWARD COUNTY, FL ALTA/NSPS LAND TITLE SURVEY

DATE 9/3/2024

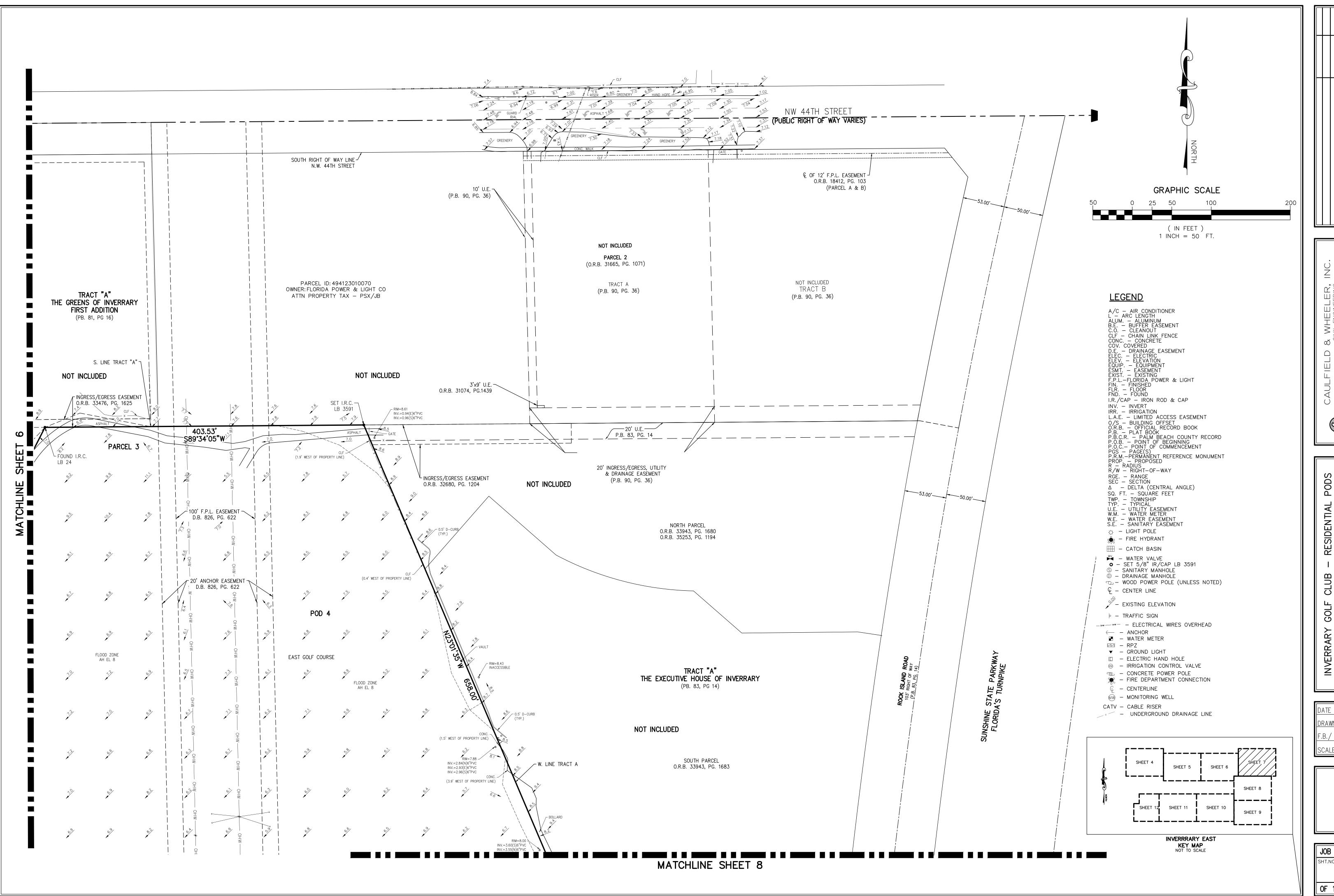
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F.B./ PG. HDS

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JOB # 10000 SHT.NO. 6 OF 15 SHEETS



UPDATE POD 4

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FILE NAME 10000 ALTA - PODS.dwg

CAULFIELD & WMEELER, INC.

CIVIL ENGINEERING

TOOD GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-

INVERRARY GOLF CLUB - RESIDENTIAL PODS CITY OF LAUDERHILL, BROWARD COUNTY, FL ALTA/NSPS LAND TITLE SURVEY

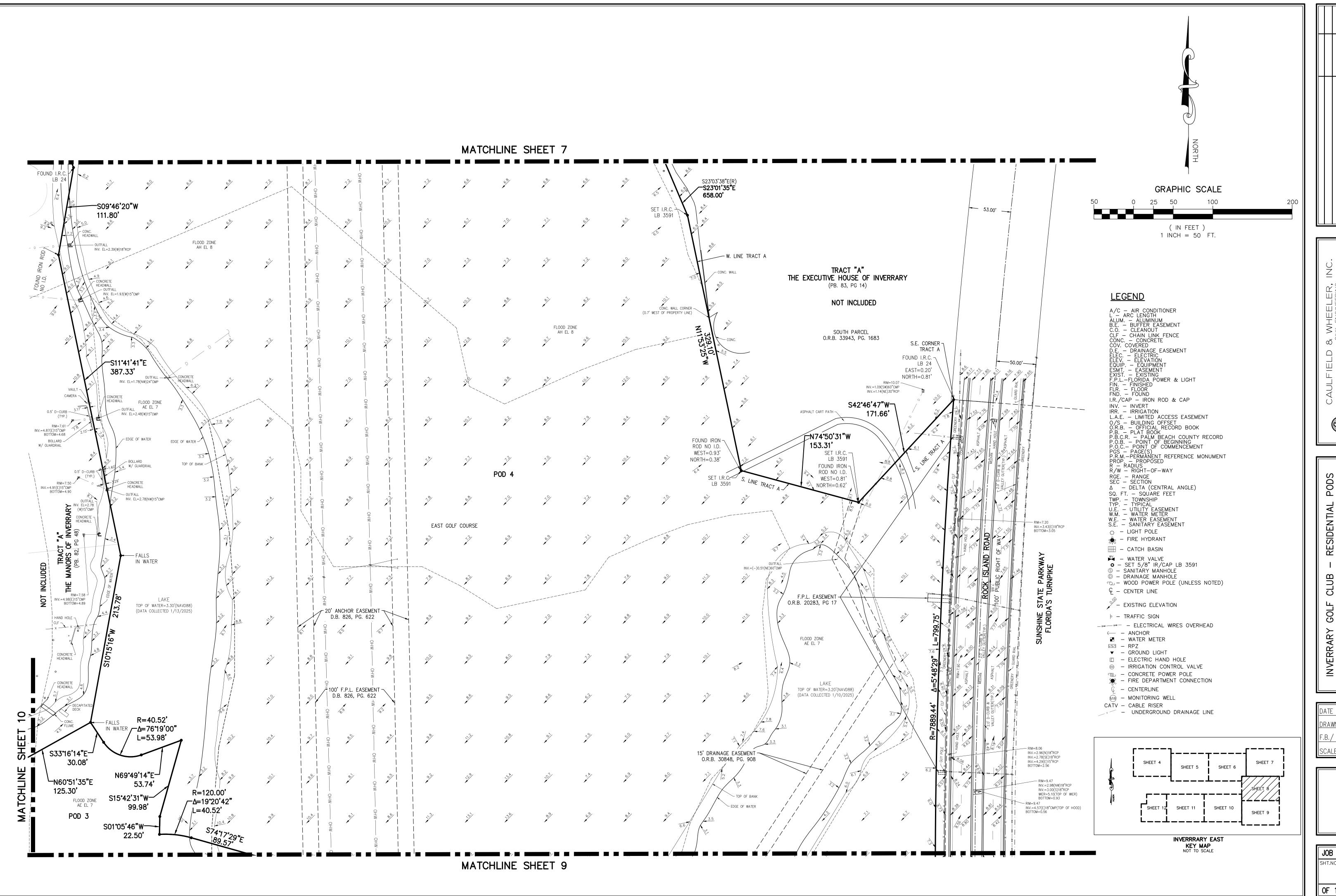
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F.B./ PG. HDS

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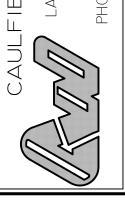
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LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



INVERRARY GOLF CLUB — RESIDENTIAL PODS CITY OF LAUDERHILL, BROWARD COUNTY, FL ALTA/NSPS LAND TITLE SURVEY

DATE 9/3/2024

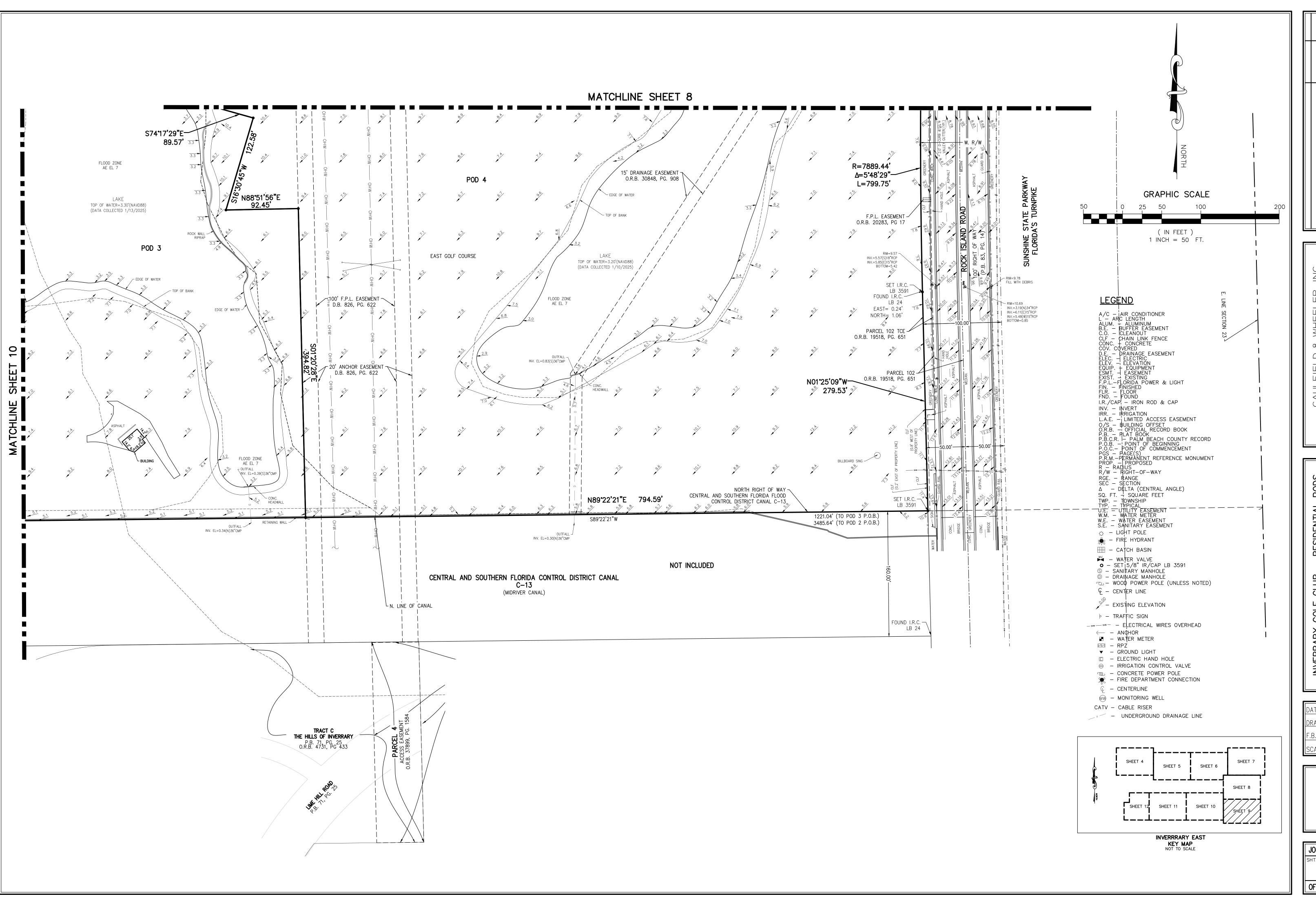
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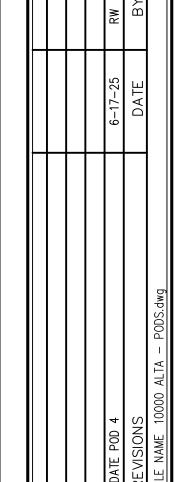
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PHONE (561)-392-1991 / FAX (561)-7



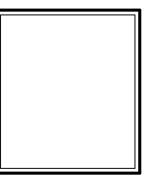
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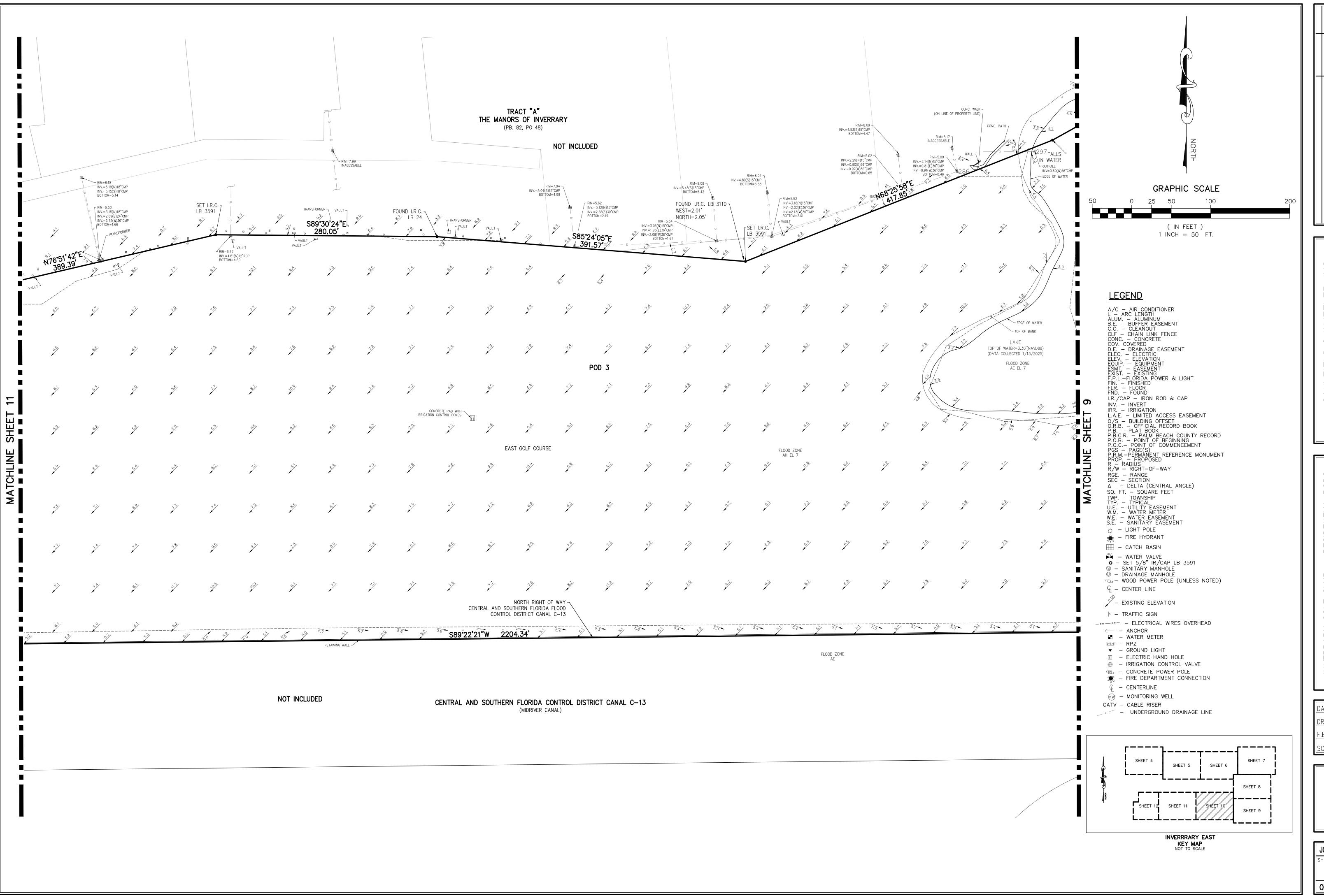
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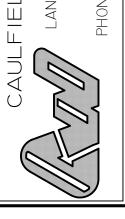
LFIELD & WHEELER, INC.

CIVIL ENGINEERING

TOOD GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452



INVERRARY GOLF CLUB - RESIDENTIAL PODS CITY OF LAUDERHILL, BROWARD COUNTY, FL ALTA/NSPS LAND TITLE SURVEY

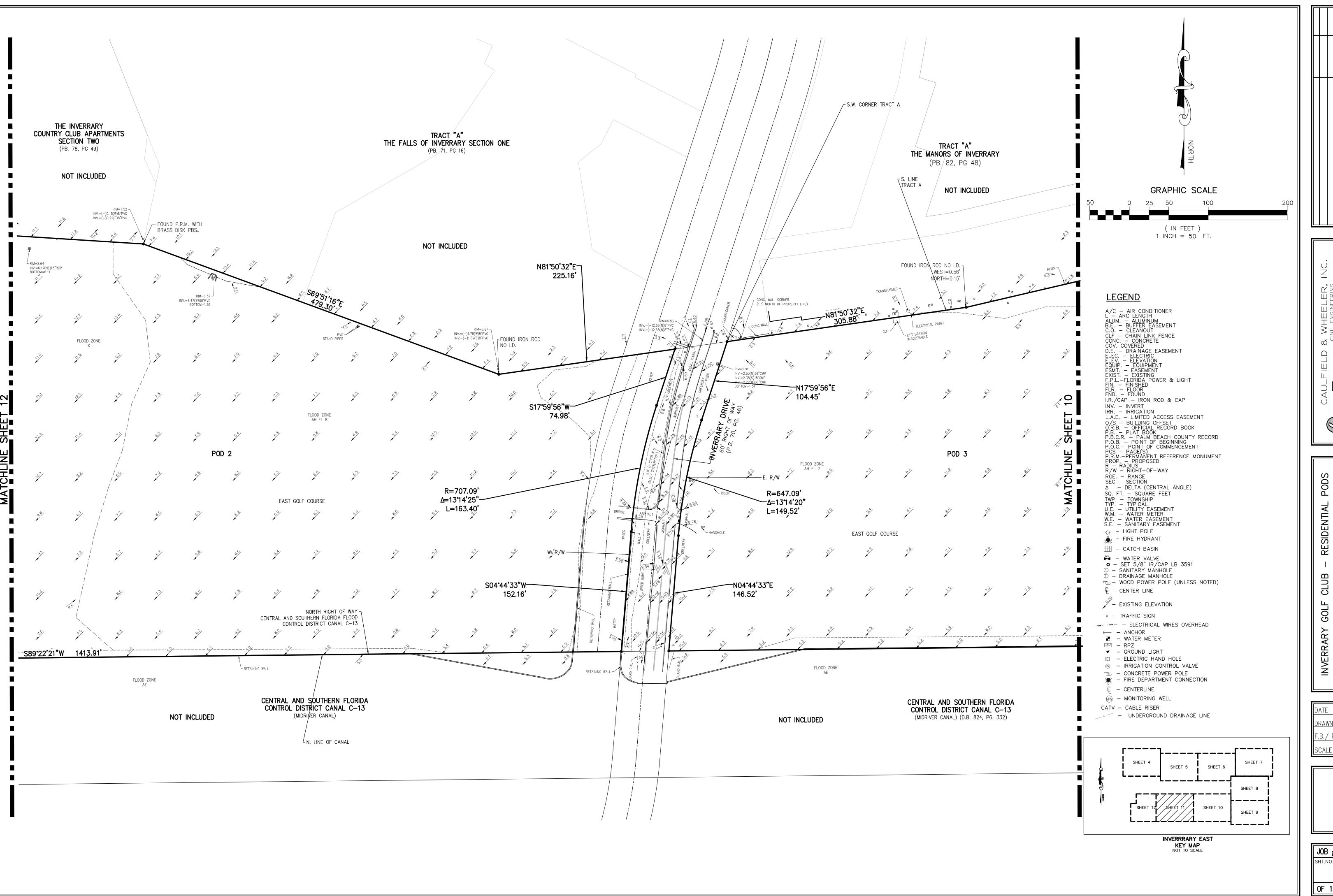
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LFIELD & WHEELER, INC.

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TOOU GLADES ROAD - SUITE 100

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INVERRARY GOLF CLUB - RESIDENTIAL PODS CITY OF LAUDERHILL, BROWARD COUNTY, FL ALTA/NSPS LAND TITLE SURVEY

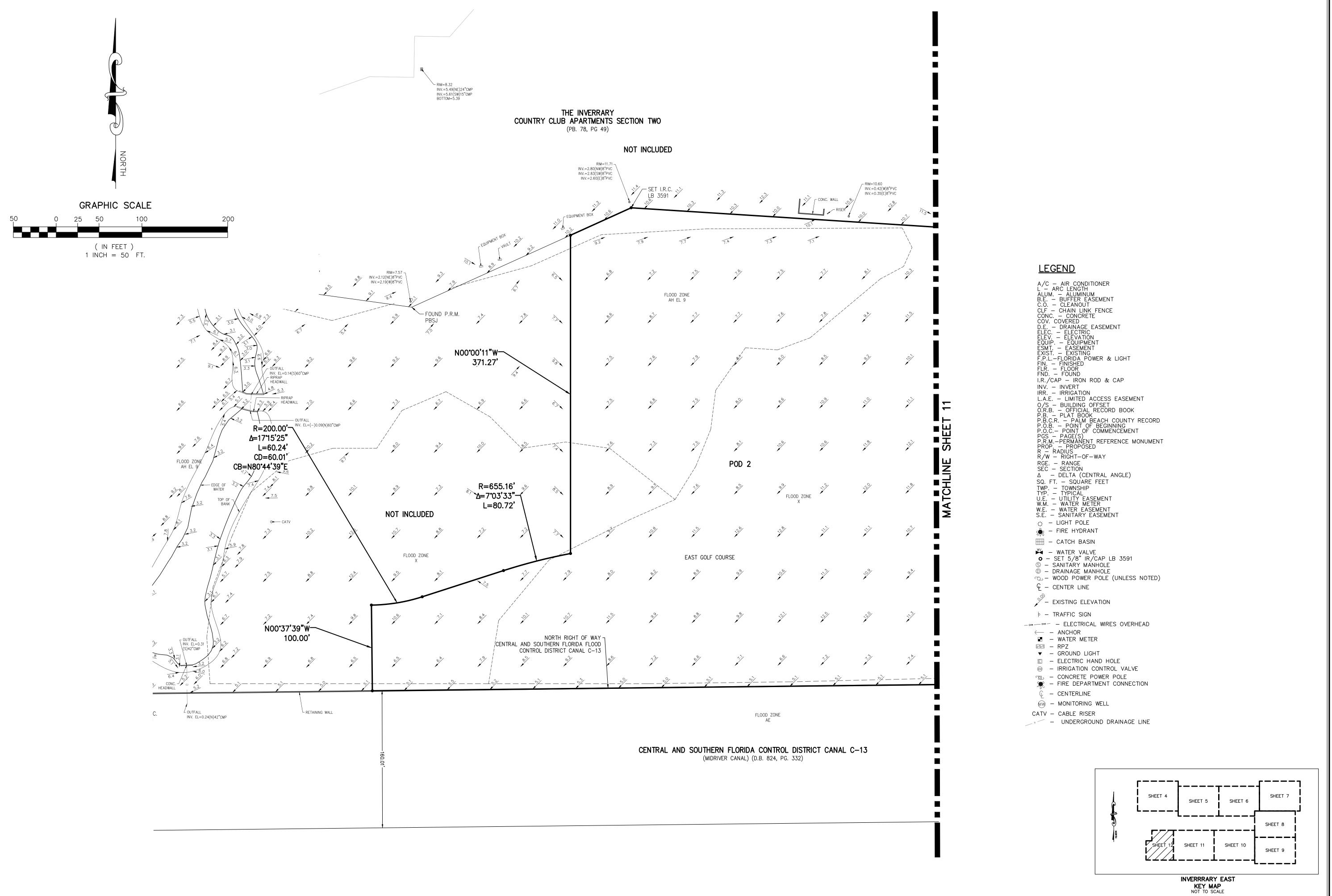
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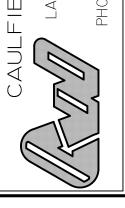
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FIELD & WHEELER, INC.

CIVIL ENGINEERING

TANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434

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INVERRARY GOLF CLUB - RESIDENTIAL PODS CITY OF LAUDERHILL, BROWARD COUNTY, FL ALTA/NSPS LAND TITLE SURVEY

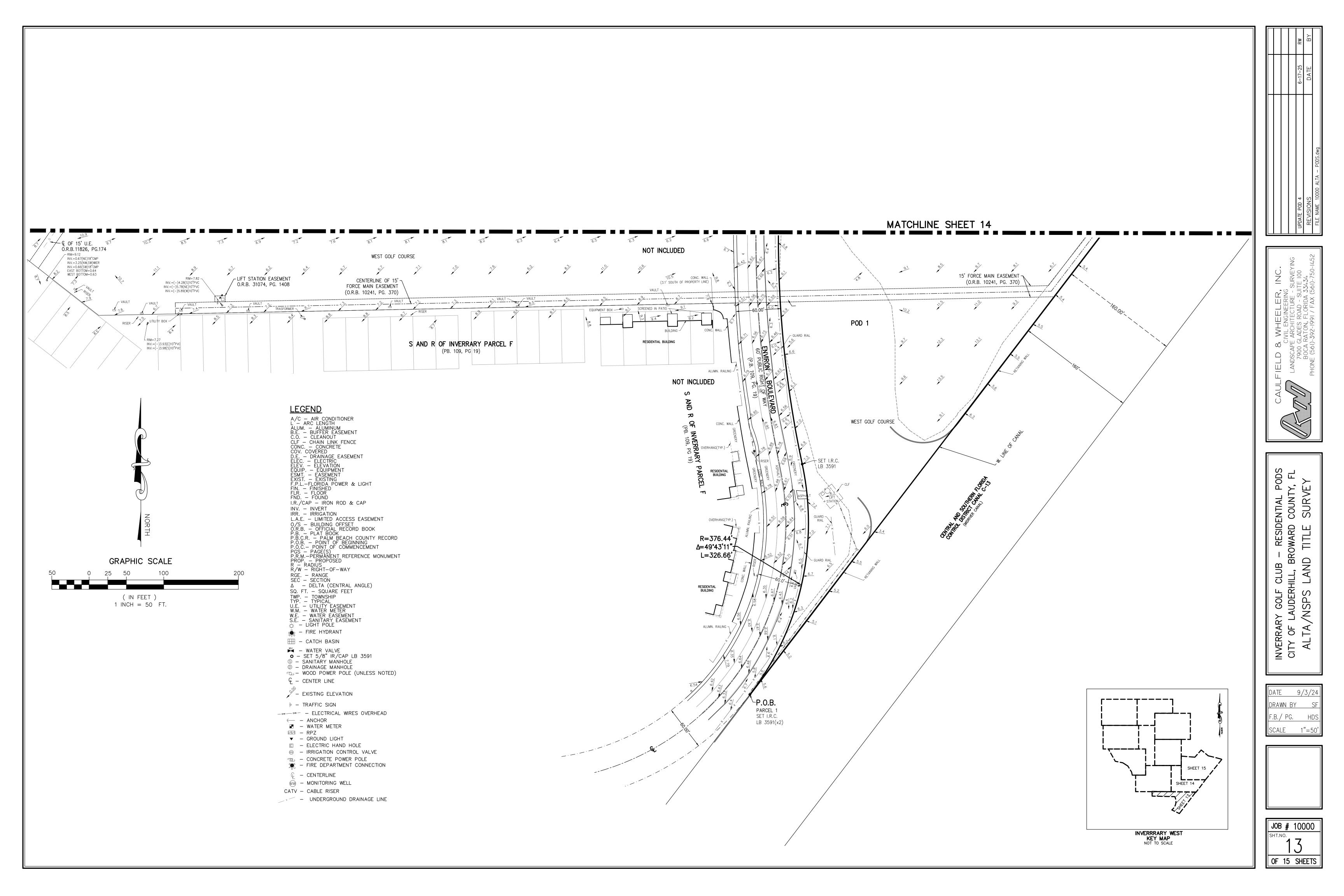
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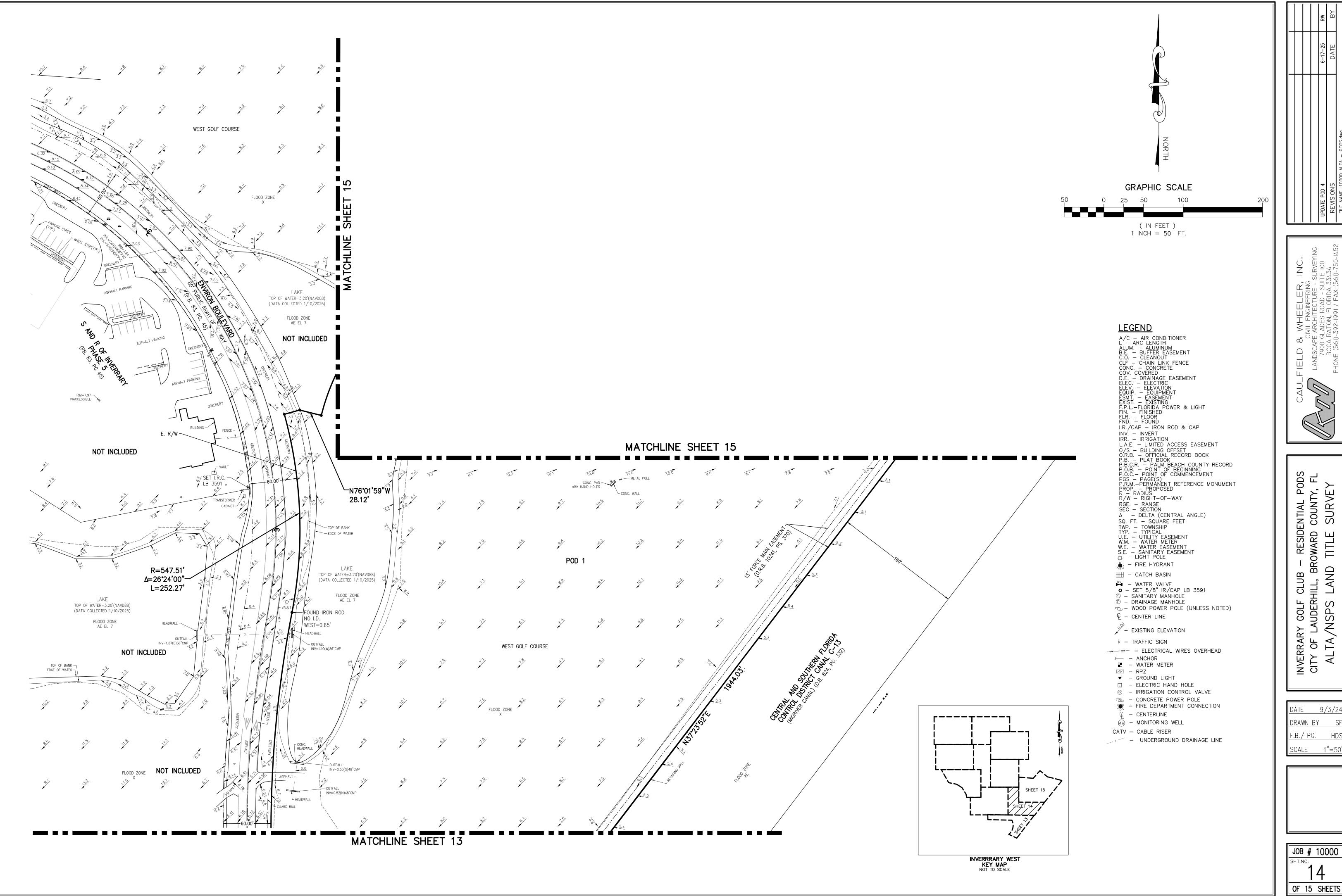
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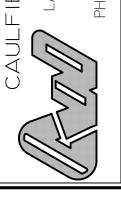
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JOB # 10000 SHT.NO. 1 2 OF 15 SHEETS

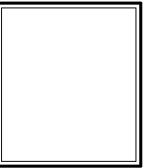




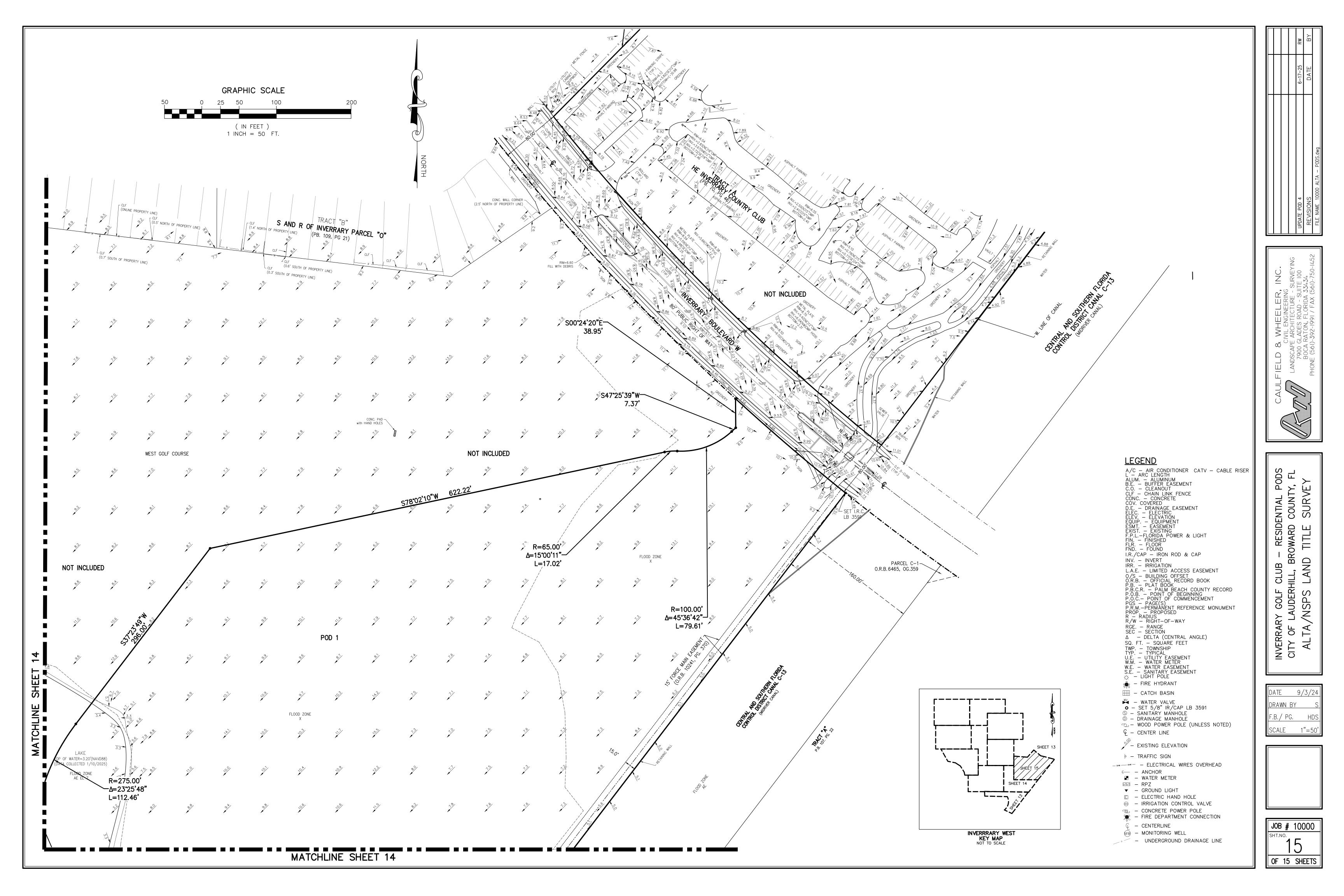


JB – RESIDENTIAL PODS , BROWARD COUNTY, FL ND TITLE SURVEY INVERRARY GOLF CLUB -CITY OF LAUDERHILL, BRO ALTA/NSPS LAND

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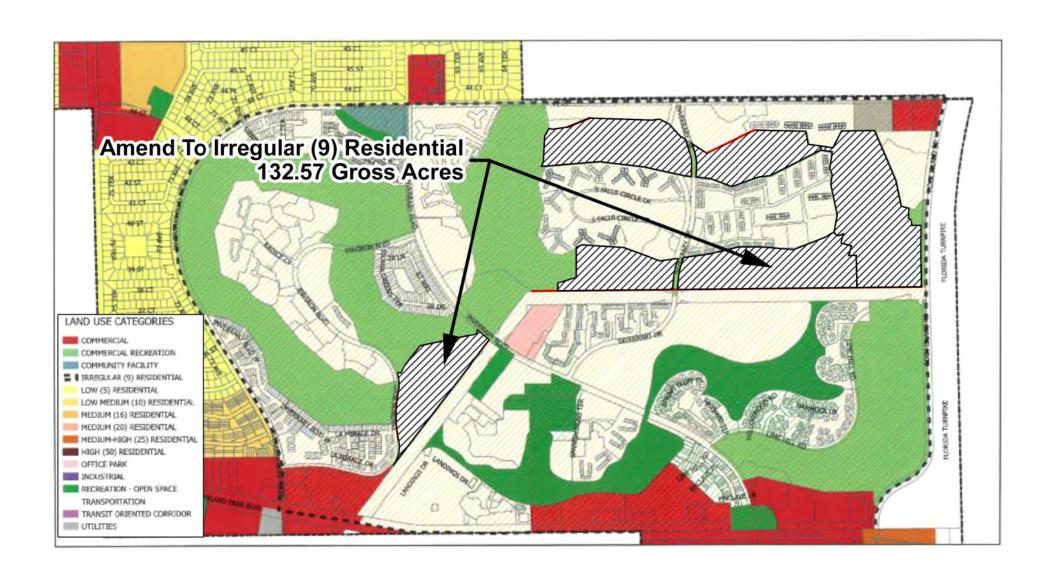


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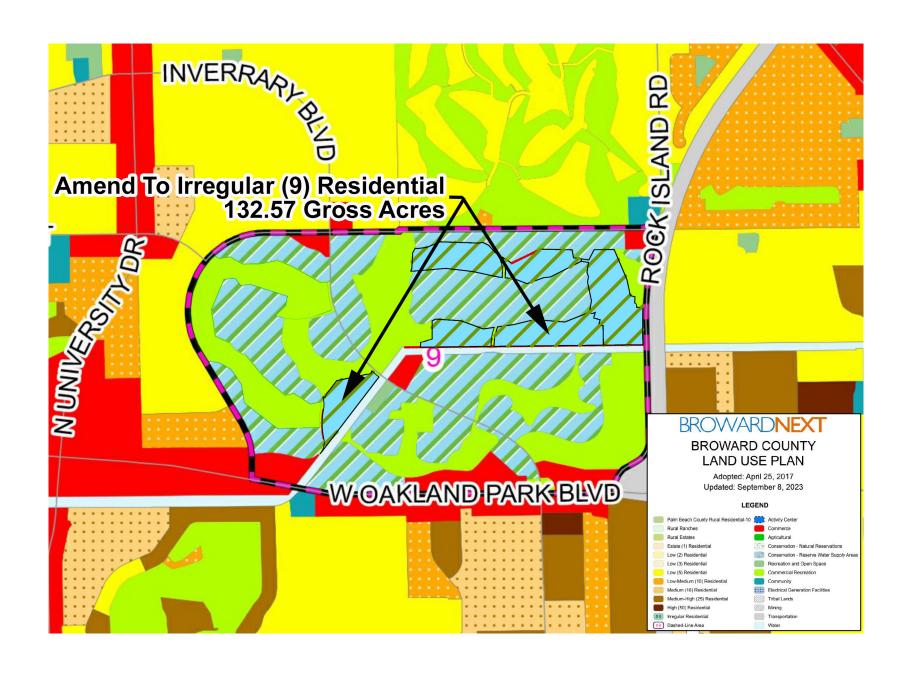


# Exhibit C Proposed Future Land Use Maps

## City of Lauderhill Future Land Use Plan (Proposed)



## **Broward County Future Land Use Plan (Proposed)**



## Exhibit D Potable Water & Wastewater Letters





May 8, 2025

Jeffrey T. Schnars, P.E.

Schnars Engineering Corporation.

947 Clint Moore Road

Boca Raton, FL 33487

Reference: Water & Sewer allocation - Pulte Group Inverrary Property

Dear Mr. Schnars:

Reference is made to your request dated May 7, 2025 regarding the ability of the City of Lauderhill to provide potable water service & wastewater conveyance to your proposed land development located within our service area. The City confirms that potable water supply capacity and infrastructure are available for the referenced development project in accordance with:

Name (Applicant): Schnars Engineering Corporation.

Location: East and West of Inverrary Blvd

Potable water demand allocated: 226,440 Gallons/Day or 888.0 ERU's

Construction completion date: Year 2029
Duration of allocation 3 yrs

Approximate excess capacity (%) (Including: 11%

To the best of our knowledge, the City of Lauderhill as the Water Service Provider has verified the following:

- There are no impediments to the proposed Development for obtaining potable water service other than of hook-up or installation fees; line extensions and permit fees to be paid for by the Applicant in connection with the construction of the project, or other routine administrative procedures including development impact fees (current impact/connection fees will be imposed).
- Development has to build the water line infrastructure as a looped system and tying to 2 different existing water mains larger than 12" around the area.
- No variance or local hearing is required to make potable water available to the proposed Development
- There are no moratoriums pertaining to potable water which are applicable to the proposed Development.

To the best of our knowledge, the City of Lauderhill, as the collector of the waste water service, has verified the following:

- There are no impediments to the proposed Development for obtaining waste water service other than of hook-up or installation fees
- City has a permit to convey 7.0 MGD of waste water to Broward County system for treatment.
- The Development has to build the sewer collection infrastructure including gravity lines, lift stations, and force mains on site as well as any other improvement to improve the existing force mains as necessary.

The applicant is made aware of the following: requested increases in permitted water use are granted by SFWMD and generally require alternative water supply sources other than the Biscayne Aquifer. The City anticipates that it will request an increase in its permitted water use and that an expansion of the water treatment plant will be necessary within our 10-year planning window.

For all new construction projects, the City encourages and endorses the implementation of water conservation measures, storm water reuse and reduced irrigation requirements. Additional potable water allocation will have to be approved by the Engineering Division and it may necessitate the expansion and/or construction of additional treatment methods and conveyance improvements in the future.

....

Date

City of Lauderhill
Service Provider

Ruslet Baronvil

Name

**Assistant City Engineer** 

Telephone

(954) 730-3055

Title



Public Works Department • Water and Wastewater Services WATER AND WASTEWATER ENGINEERING DIVISION 2555 West Copans Road • Pompano Beach, Florida 33069

PHONE: 954-831-0745 • FAX: 954-831-0798/0925

November 25, 2024

Amanda Martinez, Land Planner Miskel Backman, LLP 14 SE 4<sup>th</sup> Street, Suite 36 Boca Raton, FL 33432

RE: ABILITY TO PROVIDE WASTEWATER SERVICE TO:
PROPOSED LAND USE PLAN AMENDMENT FOR
INVERRARY RESIDENTIAL DEVELOPMENT, LAUDERHILL, FL

Dear Ms. Martinez,

We reference your request dated October 30, 2024, regarding the ability of Broward County Water & Wastewater Services (WWS) to provide wastewater services to the referenced Land Use Plan Amendment located within the City of Lauderhill.

Since the referenced Land Use Plan Amendment is within the City of Lauderhill service area, please reach out to them regarding the ability of the wastewater collection system piping.

This letter is for informational purposes only. WWS neither reserves capacity for future development nor authorizes any construction.

### WASTEWATER TREATMENT

The North Regional Wastewater Treatment Plant (NRWWTP) will treat wastewater from the Inverrary Residential Development.

The proposed Land Use Plan Amendment is expected to increase the average day wastewater demand from its current use by 0.215 MGD. The standard level of service for wastewater treatment plants is average day flow.

As of October 2024, the one-year average day flow for the NRWWTP was 73 MGD, and committed capacity was 4.61 MGD average day flow, for a total of 77.61 MGD. NRWWTP's permitted capacity is 95.00 MGD.

Amanda Martinez November 25, 2024

The NRWWTP has sufficient capacity to treat the Inverrary Residential Development wastewater demand.

Please contact Alicia Dunne at (954) 831-0793 or <a href="mailto:adunne@broward.org">adunne@broward.org</a> if you have any questions.

Sincerely,

Jeffrey Greenfield

Digitally signed by Jeffrey Greenfield Date: 2024.11.25 09:51:49 -05'00'

Alicia Dunne Dunne Date: 2024.11.25 10:39:18 -05'00'

Digitally signed by Alicia

Jeffrey Greenfield, PhD, PE

Licensed Engineer

Alicia Dunne, PE, PMP Planning, Development, & GIS Section Manager

CC: Nestor Berrios, WWOD

> Margarita Jaramillo, WWED Luis Gaslonde, WWED Mario Manrique, WWED

District 1 Service Availability Letter

# Exhibit E Landfill Capacity Correspondence

### **Amanda Martinez**

From: Robert Hely <rhely@win-waste.com>
Sent: Thursday, December 19, 2024 10:15 AM

**To:** Amanda Martinez

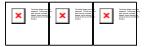
**Subject:** Re: Landfill Capacity Confirmation-Lauderhill

As the solid waste processor for the City of Lauderhill, Win-waste innovations has ample capacity to process the additional municipal solid waste anticipated to be generated by your proposed development project. Our facility is located at 4400 S State Rd 7 in Fort Lauderdale, and this additional solid waste will have no negative impacts on our operations

## **Bob Hely, Market Manager**

Tel (954) 581-6606 | Cell 954 980-6998 4400 South State Road 7 Fort Lauderdale, Florida 33314

Email: RHely@Win-Waste.com



On Dec 19, 2024, at 10:09 AM, Amanda Martinez <amartinez@miskelbackman.com> wrote:

**EXTERNAL Email:** Only open links or attachments from TRUSTED sources.

Good Morning Bob,

I'm just checking in to confirm you receive the emails below regarding the requested capacity letter. I have also provided the unit type breakdown below in case you need this information for your letter:

Single-family homes: 197 units
 Duplexes: 54 units
 Townhomes: 637 units

Total: 888 units

Amanda Martinez, Land Planner Miskel Backman, LLP 14 SE 4<sup>th</sup> Street, Suite 36 Boca Raton, FL 33432 Tel (cell): (954)304-7755

E-mail: amartinez@miskelbackman.com

<image001.png>

<image002.png>

From: Amanda Martinez

**Sent:** Wednesday, December 4, 2024 8:06 PM **To:** Robert Hely <rhely@win-waste.com>

Subject: FW: Landfill Capacity Confirmation-Lauderhill

Hi Bob,

I am just following up on the email below. Please let me know if you need anything else to provide the letter.

Amanda Martinez, Land Planner Miskel Backman, LLP 14 SE 4<sup>th</sup> Street, Suite 36 Boca Raton, FL 33432 Tel (cell): (954)304-7755

E-mail: amartinez@miskelbackman.com

<image001.png>

From: Amanda Martinez

**Sent:** Monday, November 25, 2024 4:39 PM **To:** Robert Hely <rhely@win-waste.com>

Subject: Landfill Capacity Confirmation-Lauderhill

Hi Bob,

I am working on a land use plan amendment to allow the development of a residential development containing 888 dwelling units. I have attached a letter and analysis with the information requested. Can you please provide confirmation that the landfill has the capacity to the service the project?

Amanda Martinez, Land Planner Miskel Backman, LLP 14 SE 4<sup>th</sup> Street, Suite 36 Boca Raton, FL 33432 Tel (cell): (954)304-7755

E-mail: amartinez@miskelbackman.com

<image001.png>

<Solid Waste Letter-New Inverrary Residential.pdf>

CONFIDENTIALITY NOTICE: This message originates from WIN Waste Innovations. This message and any attachments are solely for the use of the intended recipient(s) and may contain privileged and/or confidential information or other information protected from disclosure. If you are not the intended recipient, you are hereby notified that you received this email in error and that any review, dissemination, distribution or copying of this email and any attachment is strictly prohibited. If you have received this email in error, please contact the sender and delete the message and any attachments from your system. Privacy Policy

## Exhibit F Drainage Letter





May 8, 2025

Jeffrey T. Schnars, P.E.

Schnars Engineering Corporation.

947 Clint Moore Road

Boca Raton, FL 33487

Reference: Inverrary Residential Development

Dear Mr. Schnars:

We have received the "Inverrary Land Use Plan Amendment Drainage Section Analysis" prepared by the development's engineer; and herby we are confirming the information provided in the report is adequate and in compliance with local and regional drainage regulations for drainage needs set forth by the City and South Florida Water Management District (SFWMD).

City of Lauderhill
Service Provider

**Ruslet Baronvil** 

Name

Assistant City Engineer (954) 730-3055

Title Telephone

## **Exhibit G Community Parks Inventory**

Table 6-2 City of Lauderhill Projected Park LOS

<u>Year</u>	Population	LOS Standard	Acres Needed	<u>City</u> Park	<u>Surplus</u>
	(Projected)			<u>Acreage</u>	<u>Acreage</u>
<u>2010</u>	<del>66,887</del> -67,253	3.0/1,000	<del>200.68</del> 201.76	307.94	+107.26 +106.18
<u>2015</u>	<del>70,677</del> -69,590	3.0/1,000	<del>212.05</del> 208.77	307.94	<del>+95.89</del> +99.17
<u>2020</u>	74,324-72,391	3.0/1,000	<del>222.99</del> 217.17	307.94	<del>+84.95</del> +90.77
<u>2025</u>	<del>78,148</del> -74,035	3.0/1,000	<del>234.46</del> 222.11	307.94	<del>+73.48</del> +85.83
<u>2030</u>	<del>81,339</del> -76,690	3.0/1,000	<del>244.04</del> 230.07	307.94	<del>+63.90</del> +77.87
<u>2035</u>	<del>83,924</del> -78,827	3.0/1,000	<del>251.77</del> 236.48	307.94	<del>+56.17</del> +71.46
<u>2040</u>	80,334	3.0/1,000	241.00	307.94	<u>+66.94</u>
<u>2045</u>	81,628	3.0/1,000	244.88	307.94	<u>+63.06</u>

Source: Broward County Planning & Development Management 2010-2045 Population Projections-Table 16:2017

RECERTIFIED:  $1 \cdot 28 \cdot 21$ EFFECTIVE:  $3 \cdot 1 \cdot 23$ 

## City of Lauderhill Park and Recreation Acreage

Park Facility	Facility Address	Actual Acreage	LOS Acreage
Pocket Parks			
17 <sup>th</sup> Street Park	3255 NW 17 <sup>th</sup> Street	0.23	0.23
Boulevard Woods Park	6961 NW 46 <sup>th</sup> Court	0.30	0.30
Meditation Park	3310 Inverrary Boulevard	2.12	2.12
Waterford Park	7405 NW 44 <sup>th</sup> Street	1.40	1.40
Subtotal:	4.05	4.05	
Passive Parks			
Ilene Lieberman Botanical Park	3801 Inverrary Boulevard	3.05	3.05
Jackie Gleason Park	7260 NW 52 <sup>nd</sup> Street	2.98	2.98
James Bradley Park	1531 NW 31 <sup>st</sup> Avenue	3.91	3.91
Maye Frances Brooks Jenkins Park	3800 NW 4 <sup>th</sup> Court	1.02	1.02
NW 35 <sup>th</sup> Avenue Greenway	545 NW 35 <sup>th</sup> Avenue	5.76	5.76
Renaissance Park	2200-2400 BLK NW 55 <sup>th</sup> Ave	8.60	8.60
Ruth Rothkopf Park	6800 NW 44 <sup>th</sup> Street	3.00	3.00
South Gateway Park	1070 NW 56 <sup>th</sup> Avenue	3.58	3.58
Subtotal:		31.90	31.90

Park Facility	Facility Address	Actual Acreage	LOS Acreage
Neighborhood Parks			ļ:
21st Street & 46th Avenue	NW 21 <sup>st</sup> St & NW 46 <sup>th</sup> Ave	2.50	2.50
John E. Mullin Park (aka City Hall Park)	1900 NW 55 <sup>th</sup> Avenue	29.18	29.18
St. George Community Park	3501 NW 8 <sup>th</sup> Street	10.81	10.81
Veterans Park	7600 NW 50 <sup>th</sup> Street	6.73	6.73
Walter "Wally" Elfers Park	1080 NW 47 <sup>th</sup> Avenue	0.91	0.91
West Ken Lark Park	1321 NW 33 <sup>rd</sup> Avenue	9.83	9.83
West Wind Park	4550 NW 82 <sup>nd</sup> Avenue	19.06	19.06
Wolk Park	1080 NW 42 <sup>nd</sup> Way	6.30	6.30
Subtotal:	85.32	85.32	
Community Parks			
Lauderhill Golf Course	4141 NW 16 <sup>th</sup> Street	15.00	7.50
Lauderhill Sports Park	7500 W Oakland Park Blvd	12.62	12.62
Subtotal:		27.62	20.12
Other Facilities			-
Herbert Sadkin Center	1176 NW 42 <sup>nd</sup> Way	1.03	1.03
Windermere Community Center	1818 NW 54 Terrace	0.74	0.74
Subtotal:	1.77	1.77	

Park Facility	Facility Address	Actual Acreage	LOS Acreage
Regional Parks			
Central Broward Regional Park	3700 NW 11 Place	109.25	10.0
Subtotal:	109.25	10.0	
Public Schools			
Lauderhill 6-12 STEM-MED	1901 NW 49 <sup>th</sup> Avenue	11.50	11.50
Castle Hill Elementary	2640 NW 46 <sup>th</sup> Avenue	4.50	4.50
Endeavour Primary Learning Center	2701 NW 56 <sup>th</sup> Avenue	6.00	6.00
Larkdale Elementary	3250 NW 12 <sup>th</sup> Place	9.50	9.50
Dr. Martin Luther King Jr. Montessory Academy	591 NE 31 Avenue	7.0	7.0
Lauderhill Paul Turner Elementary	1500 NW 49 <sup>th</sup> Avenue	5.50	5.50
Parkway Middle & Broward Estates Elementary	3600 NW 5 <sup>th</sup> Court/441 NW 35 <sup>th</sup> Ave	12.00	12.00
Royal Palm Elementary	1951 NW 56 <sup>th</sup> Avenue	7.00	7.00
Subtotal:	63.00	63.00	
City Waterways			
City Waterways Zoned PL, PO, OR PR		91.78	91.78
Subtotal:		91.78	91.78
GRAND TOTAL:		414.69	307.94

Source: Calvin, Giordano & Associates, Inc. 2022

## **Exhibit H Tree Canopy Map**

## Exhibit I Phase II Environmental Assessment Letter



November 5, 2024

Mr. Andrew Maxey, Director of Land Acquisition PulteGroup, Southeast Florida Division 1475 Centrepark Blvd, Suite 305 West Palm Beach, FL 33401

Re: Limited Phase II ESA

Inverrary Golf Course 3840 Inverrary Boulevard Lauderhill, Florida

Dear Mr. Maxey:

Ayden Environmental LLC (Ayden) has prepared this limited Phase II Environmental Site Assessment (ESA) to satisfy the request by the Broward County Planning Council to evaluate environmental conditions at the referenced Site. This Phase II ESA letter report presents our findings from the soil, groundwater and surface water investigation of four parcels of land with two, 18-hole golf courses, a clubhouse complex, and maintenance building, totaling approximately 291.8-acres with the following street addresses of 3840 Inverrary Boulevard and 4031 Inverrary Boulevard, Lauderhill, Florida. The Subject Property is situated southwest of the intersection between Rock Island Road and NW 44th Street with Inverrary Blvd separating the eastern and western portions of the golf course. (the "Site").

**Sheet 1** depicts the Site location on a United States Geological Survey (USGS) 7.5-Minute Fort Lauderdale South, FL Quadrangle Map, while **Sheet 2** depicts the Site location on a current aerial photograph. Based on information provided by historical aerial photographs, the Site was vacant and undeveloped until 1970 when the parcels were cleared, and construction of a golf course resort was visible onsite. The Broward County Property appraiser first identified development on the Subject Property in 1973, which topography also confirmed the same year. City Directories first associated the Subject Property with the Clubs of Inverrary in 1993 with continued use as a golf and country club through 2020. The facility is currently closed to the public.

## Soil Assessment

To evaluate the current status of onsite conditions and providing the necessary soil data to adequately define the required regulatory approach, Ayden employed a discrete and composite soil sampling regime within the golf course playing areas of the Site. In January 2021, Ayden directed JAEE Environmental Services to advance a total of 80 soil borings (SBs)

within elements of the golf course to confirm the variation and distribution of arsenic concentrations across the Site based on existing golf course land use. **Sheet 3** depicts the SB locations onsite of the January 2021 sampling effort. Ayden defined the SBs as follows:

- Greens (10 SBs);
- Tees (10 SBs);
- Fairways (20 SBs);
- Upper Rough (20 SBs); and
- Lower Rough (20 SBs).

As several portions of the former golf course playing areas were not included in the 2021 sampling effort, Ayden remobilized to the Site with JAEE to advance an additional 60 SBs within the golf course playing areas of the Site. **Sheet 4** depicts both the 2021 and 2024 SB locations within the Site. The total number of SBs for this field effort were considered the minimum amount necessary to adequately support a conceptual site model (for this type of land use) describing contaminant distributions within the Site based on both prior use (golf course playing areas such as greens, tees, fairways and rough). It is also important to evaluate the role of onsite stormwater transport for non-playing areas (rough, out-of-bounds, etc.) with higher or lower elevations respective to the fairways, greens, and tees.

Within each SB, Ayden then collected discrete soil samples from 0-6 in bls, 6-24 in bls and 24-48 in bls soil layers using direct push drilling technology. Each soil sample were analyzed for total arsenic using EPA Method 6010.

During the 2021 sampling effort, 14 total composite soil sample were obtained from each sampling depth (0-6, 6-24, and 24-48 in bls) for each of the five existing land use classifications (greens, tees, fairways, low and high rough) by collecting representative aliquots from the SBs within each golf course use and aggregating these aliquots into sample containers for analysis of organochlorinated pesticides (OCPs) by EPA Methods 8081. No composite sample was collected from 24-48 in bls of low rough areas due to encountering the water table within these borings. During the 2024 sampling event, as total of 12 discrete soil samples were obtained from each sampling depth (0-6, 6-24, and 24-48 in bls) for each of the four existing land use classifications (greens, tees, fairways, rough) for analysis of OCPs by EPA Methods 8081.

## Golf Course Soil Results - Arsenic

The results of the 2021 and 2024 sampling events are compiled into tables based on year and land use as follows:

• Greens: Table 1 (2021) and Table 2 (2024)

• Tees: Table 3 (2021) and Table 4 (2024)

Fairways: Table 5 (2021) and Table 6 (2024)

• Rough: Table 7 (2021) and Table 8 (2024)

The arsenic concentration data from all sample intervals of the current use discrete soil samples was compiled the referenced Table 1 through Table 8 and the high to low concentration ranges are summarized below. The respective sample concentrations are divided into three groupings for visual review, ND to 2.1 mg/kg, greater than 2.1 mg/kg to 5.5 mg/kg and greater than 5.5 mg/kg.

	Fairways	Greens	Tees	Rough
0-6 in bls	72.4-1.8	1.9-ND	50.7-6.2	57.7-1.2
6-24 in bls	17.2-0.16	2.8-ND	5.8-0.99	37.9-0.36
24-48 in bls	5.3-0.17	3.2-0.43	3.8-0.145	8.3-0.16

The soil interval contained the highest discrete sample concentration for each land use was generally the surficial layer, indicative of a condition where chemical application of the arsenical herbicide likely occurred until arsenic-based herbicides were withdrawn from the marketplace in 2004. The fairways and rough land uses exhibited the highest arsenic values exceeding the applicable Florida Residential Land Use Direct Exposure Soil Cleanup Target Level (R-SCTL) of 2.1 mg/kg for arsenic. The respective analytical data for the golf course arsenic soil sampling effort are included as **Attachment A** for the 2021 data set and **Attachment B** for the 2024 data set.

## Soil Assessment (OCPs)

To evaluate the potential presence of other agri-chemicals onsite, both composite soil samples (2021) and discrete soil samples (2024) were analyzed for organochlorinated pesticides (OCPs).

Composite soil samples collected from the golf course greens at 24-48 in bls and within the upper rough at 0-6 in bls and 6-24 in bls identified dieldrin at concentrations in excess of the leaching to groundwater SCTL (L-SCTL) of 0.002 mg/kg for dieldrin. For the discrete soil samples, dieldrin concentrations were also noted within the three golf course greens samples collected from 0-6 in bls in excess of the L-SCTL. No other OCPs were noted at concentrations exceeding applicable SCTLs.

The results of the agri-chemical composite grid soil sampling activity for the Site are tabulated in **Table 9** (2021 Composite Data) and **Table 10** (2024 Discrete Data). The respective analytical data for the 2021 and 2024 pesticide soil sampling efforts are included as **Attachment C**.

## **Groundwater Sampling**

A total of six groundwater monitoring wells (MW) were installed within the Site by Ayden in January 2022 and six additional MWs installed in February 2022. Each MW was installed to a depth of approximately 15 ft bls with 10 ft of well screen. The locations of these 12 MWs are depicted on **Sheet 5**.

Groundwater samples were collected from MW-1 through MW-6 on January 22, 2022 and from MW-7 through MW-12 on February 15, 2022 by AEML Microbiology Laboratories from each MW. Subsequent rounds of samples were collected from all 12 MWs on March 5, 2022 and June 22, 2024. The well sampling was conducted in accordance with Chapter 62-160, F.A.C. Quality Assurance. The analytical suite for each of the collected samples included total arsenic by EPA Method 6010. Samples were also analyzed for OCPs by EPA Method 8081 for each event other than the March 5, 2022 sampling. Once groundwater samples had been appropriately containerized, their collection was documented on chain-of-custody forms, which track the transport of sample containers from the laboratory to the field, and back to Pace Analytical, a NELAP accredited laboratory.

Results of the groundwater sampling events confirmed detectable arsenic concentrations a majority of the 12 golf course MWs at concentrations exceeding the 10  $\mu$ g/L Groundwater Cleanup Target Level (GCTL). OCPs were not detected in any of the groundwater sampling events. The groundwater sampling analytical results are summarized in **Table 11** and **Sheet 6**. The complete analytical laboratory reports for each sampling event are provided as **Attachment D**.

## Surface Water Sampling

A total of 12 surface water samples were collected by Ayden from representative onsite lakes within the Site in January 2021. Samples were collected at a depth of 12 inches below the water surface. The locations of these 12 MWs are depicted on **Sheet 7**. The analytical suite for each of the collected samples included total arsenic by EPA Method 6010. Once surface water samples had been appropriately containerized, their collection was documented on chain-of-custody forms, which track the transport of sample containers from the laboratory to the field, and back to Pace Analytical, a NELAP accredited laboratory.

Results of the surface water sampling events confirmed no arsenic concentrations exceeding the 50  $\mu$ g/L Surface Water Quality Criteria. The groundwater sampling analytical results are depicted on **Sheet 7** and **Table 12**. The complete analytical laboratory reports for each sampling event are provided as **Attachment E**.

### **Summary and Conclusions**

Based on the golf course land use soil sampling efforts, arsenic is documented to be present at the Site at concentrations above the Florida Direct Exposure SCTL for residential land uses. Based on the above-referenced exceedances of applicable SCTL as defined by Chapter 62-777 of the Florida Administrative Code (F.A.C.), Florida Department of Environmental Protection (FDEP) will require a soil and groundwater assessment (SAR) and a remedial action plan/soil management plan (RAP/SMP) in accordance with the Contaminated Site Cleanup process (Chapter 62-780, F.A.C.) prior to initiating site development earthmoving onsite.

OCP pesticides appear to be a concern at the Site specific to the greens and potentially within isolated areas of the rough. Based on the available soil data, it is anticipated that some combination of offsite soil disposal and onsite soil management efforts (soil mixing or engineering controls) will be required to manage OCP-impacted soil identified within the Site.

Arsenic is present within the onsite groundwater at concentrations exceeding the applicable GCTL and will require additional periodic sampling to determine whether the onsite plume is static, non-increasing and within the Site boundaries.

Should you have any questions, please do not hesitate to contact me at (954) 707-2724 or jeff@aydenenv.com.

Very truly yours,

Jeffrey A. Flairty, P.E. Florida P.E. Registration No. 75869 November 5, 2024

Ayden Environmental, Inc. 1240 NE 24<sup>th</sup> Street, Ste 3417 Wilton Manors, FL 33305 Certificate of Authorization No. 30334

Attachments

## **Exhibit J Mass Transit Letter**



**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

December 23, 2024

Amanda Martinez, Land Planner Miskel Backman, LLP 14 SE 4<sup>th</sup> St, Suite 36 Boca Raton, FL 33432

RE: Land Use Plan Amendment (LUPA) – Inverrary Residential, Lauderhill - Transit Verification Letter

Dear Ms. Martinez,

Broward County Transit (BCT) has reviewed your correspondence dated November 25, 2024, regarding the proposed LUPA for Lauderhill, folio IDs 494123010110 and 494122010150 in Lauderhill, FL for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Routes 72, 81, and Lauderhill Community Shuttle Routes 2, 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 72	WEEKDAY SATURDAY SUNDAY	4:45 A.M. – 1:29 A.M. 5:00 A.M. – 1:08 A.M. 7:14 A.M. – 10:20 P.M.	21 Minutes 20 Minutes 21 Minutes
BCT Route 81	WEEKDAY SATURDAY SUNDAY	4:35 A.M. – 12:23 A.M. 5:05 A.M. – 12:01 A.M. 7:20 A.M. – 10:45 P.M.	33 Minutes 36 Minutes 42 Minutes
Lauderhill Community Shuttle Route 2 - 715	WEEKDAY	6:30 A.M. – 6:30 P.M.	30-50 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.

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

## **Exhibit K SCAD Letter**

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

LAND USE SBBC-3947-2024 Folio #: 494123010110 , 494122010150 The New Inverrary January 15, 2025



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	IMPAC	T OF PRO	POSED CH	IANGE	PROPERTY	INFORMATION
Date: January 15, 2025	Units Permitted	0	Units Proposed		Existing Land Use:	Commercial Recreation
Name: The New Inverrary	NET CHA	NGE (UNIT	S):	888	Proposed Land Use:	Residential Irregular (9)
SBBC Project Number: SBBC-3947-2024	Students	Permitted	,	NET CHANGE	Current Zoning	CR
County Project Number:	Elem	0	90		Proposed Zoning:	PUD
Municipality Project Number:	Mid	0	41	41	Section:	23
Owner/Developer: Victorville West Limited Partnership	High	0	64	64	Township:	49 S
Jurisdiction: Lauderhill	Total	0	195	195	Range:	41 E

#### **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	1,246	1,246	778	-468	-21	62.4%	
Piper High	2,619	2,619	2,266	-353	-14	86.5%	

	Adjusted	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
Currently Assigned Schools	Benchmark			25/26	26/27	27/28	28/29	29/30
Park Lakes Elementary	895	-319	73.7%	861	827	791	761	724
Lauderdale Lakes Middle	778	-468	62.4%	774	752	729	711	687
Piper High	2,266	-353	86.5%	2,279	2,246	2,211	2,170	2,146

<sup>\*</sup> See comments for additional Impacted Planning Area information School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

#### **LONG RANGE - TEN-YEAR IMPACT**

Impacted Planning	School District's Planning Area Data			Aggregate Projected Enrollment				
Area	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 5 - Elementary	19,118	12,679	-6,439	11,589	11,433	11,271	11,111	10,945
Area 5 - Middle	9,195	5,062	-4,133	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

<sup>\*</sup> See comments for additional Impacted Planning Area information

#### **CHARTER SCHOOL INFORMATION**

	2023-24 Contract 2023-24 Benchmark**		_	Projected Enrollment		
Charter Schools within 2-mile radius	Permanent Capacity	Enrollment	Over/(Under)	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

<sup>\*</sup> See comments for additional Impacted Planning Area information School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

#### 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 Ad	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 198-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. The applicant proposes to change the land use designation to Irregular Residential (9) to allow a total of 888 residential units including 197 ( all three-bedroom or less) single-family units and 691 (all two-bedroom or less) townhouse units, which are anticipated to generate 195 additional (90 elementary, 41 middle, and 64 high) students into Broward County Public Schools.

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.

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

# The School Board of Broward County, Florida

# **SCHOOL CONSISTENCY REVIEW REPORT**

PROJECT NUMBER: SBBC-3947-2024

Reviewed By:

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15/2025	Glennika D. Gordon
te	Signature
	Glennika D. Gordon, AICP, CNU-A
	Name
	Planner
	Title

# Exhibit L Wildlife Report

Natural Resource Management, Wetland, and Environmental Permitting Services



# **INVERRARY GOLF COURSE**

### WILD LIFE SURVEY REPORT

### CITY OF LAUDERHILL BROWARD COUNTY, FLORIDA

PREPARED FOR:

PULTE GROUP SE FLORIDA DIVISION

PREPARED BY:

EW Consultants, Inc.

October 2024

# EW Consultants, Inc. Natural Resource Management, Wetland, and Environmental Permitting Services

#### **Executive Summary –**

As discussed in further detail in the following Wildlife Survey Report, the Inverrary Golf Course property was constructed in the early 1970s and was an active golf course until being shut down in 2020. Between 1952 and 1957, the Middle River Canal was constructed located just south of and adjacent to the subject property. From 1952 throughout 1969, there are signs of change in the vegetation coverage onsite. In the early 1970s, the entire site was cleared, the Inverrary Golf Course construction was completed and surrounding areas were developed. As a result, there are no areas of the site that have not been altered from their natural state in some fashion.

While the golf course is no longer in operation, most of the features typically found on a golf course remain visible, albeit in various states of disrepair. All upland areas are comprised of golf course features including fairways, golf cart paths, landscaped areas, golf course maintenance facility, former clubhouse, parking lot, and associated amenities. The fairways remain as mowed open spaces dominated by ruderal grasses as a result of the lack of irrigation and maintenance of the turfgrass. Landscaped areas remain visible as well, but have been invaded by invasive non-native and nuisance vegetation including bishopwood, earleaf acacia, melaleuca, ficus microcarpa, and Brazilian pepper. These areas also exhibit clusters of native trees such as slash pine, oak, mahogany, strangler fig, cypress, paurotis palm, royal palm and cabbage palm. Where native trees do occur, these areas lack the typical vegetative assemblage that is required to qualify as native habitat. These landscaped areas also exhibit numerous non-native tree and palm species, installed as part of the former golf course landscape. None of these areas constitute native upland habitat.

There are several excavated ponds within the golf course. The littoral fringes of these bodies of water exhibit a variety of emergent plants, including native plant species such as spike rush and lanceleaf arrowhead, native nuisance species such as cattails, and invasive non-native species such as torpedo grass and Peruvian primrose willow. Within a few feet of the shoreline, these emergent plant species transition to water lilies and spatterdock indicating deeper water. The majority of the surface area of these ponds is devoid of any rooted vegetation. There is also a surface water conveyance system on the property comprised of interconnected swales between the excavated ponds. These swales exhibit a wide variety of emergent vegetation such as lanceleaf arrowhead, spikerush, pennywort, and water lilies, along with invasive nuisance and non-native vegetation such as Peruvian primrose willow, torpedo grass, and cattail. There are no naturally occurring wetlands identified on the property.

The conversion of the property to a golf course has resulted in a highly altered site. There are no native upland habitats present on the subject property. There is encroachment of invasive non-native vegetation throughout the property where maintenance is not regularly performed. These conditions generally reduce habitat quality for native wildlife.

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#### <u>Introduction –</u>

The following Wildlife Survey Report prepared for the Inverrary Golf Course property compiles an assembly of field reconnaissance activities on the subject property over a period of more than two months. This effort entailed over 30 hours of field data collection by qualified biologists. Beginning in August 2024 and running through October 2024, field visits to verify and update information regarding wildlife utilization and general ecological conditions have been completed in support of this Wildlife Survey Report. The summaries of species observations represent a compilation of field data from the onsite observations.

#### **General Site Description -**

The Inverrary Golf Course property is an inactive golf course totaling 291.8 +/- acres located within the City of Lauderhill, Broward County, Florida. Situated north of Middle River, west of Rock Island Road and Florida's Turnpike, east of Inverrary Boulevard West, and south of Northwest 44<sup>th</sup> Street. Please refer to the Location Map, Quadrangle Map, and Aerial Photo Map provided in the Appendix.

The long and consistent golf course operational use of the property has resulted in considerable reduction in the otherwise expected vegetative and wildlife diversity. Virtually all of the 291.8+/- acres of the property have been altered in some fashion by construction of the golf course and operation of recreational activities. The clearing, and conversion to a golf course since the early 1970s has resulted in long term effects and changes that have altered the composition of natural systems throughout the site.

#### **Summary of Wildlife Observations -**

Wildlife survey activity on the Inverrary Golf Course property involved multiple days of intensive survey activities and species-specific data collection. It has included sufficiently warm weather for observing reptile and amphibian species. The mammals encountered are active throughout the year.

There were no unexpected species encountered during the surveys, and a predictable suite of resident, seasonal and migratory wildlife appears to utilize the site. However, the overall diversity and abundance of wildlife was considerably reduced when compared to what would be expected in a native habitat mosaic of similar size and location.

More than 20 species of birds were directly observed within the property and several others are expected because they are likely to occur on a resident, seasonal or migratory basis. Although not a complete list of all possible species for the site, these birds can be considered typical and representative.

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The following non-listed avian species have been those most commonly observed throughout the property and seen on most or all site visits: black vulture, boat-tailed grackle, common grackle, blue-jay, red-bellied woodpecker, American crow, cattle egret, mourning dove, and northern mockingbird. Wading birds that were also observed on most visits included great blue heron, anhinga, white egret, limpkin, green heron, and white ibis.

Other birds typically associated with aquatic habitats included Muscovy duck, common moorhen, black bellied whistling duck, and Egyptian goose.

Raptors were not observed frequently, but a number of species were represented. Red-shouldered hawk, osprey and American kestrel were three observed birds of prey.

Mammal species observed or otherwise confirmed as occurring on-site included raccoons, and rodents. Presence of coyotes on the site was confirmed by tracks and scat.

Two amphibian species were confirmed on site and several others are expected. Cuban tree frog and bufo toad were the only species of amphibian that were observed.

Multiple reptile species were encountered, and others not encountered are likely to occur. The most commonly observed species was the brown anole, which was present throughout the site in upland areas. The next most commonly observed reptile was the peninsular cooter, which occurs in surface water ditches. The southern black racer was observed in numerous locations. The Florida soft shell turtle, iguanas, and common basilisk lizards were observed on several occasions.

#### <u>Listed Species Inventory and Evaluation –</u>

The survey methodologies used for determining the status of state and/or federally listed wildlife occurrence on the site followed generally accepted protocols as specified in state and Federal guidance documents. The geographic range of the property and its associated habitats, vegetative cover types, and natural or disturbed status were the primary considerations in assessing potential occurrence of listed species. The following efforts were undertaken along with site reconnaissance and field surveys.

- Collect and review available databases (South Florida Water Management District, National Wetland Inventory, Natural Resource Conservation Service, United States Geologic Survey, Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, and U.S. Fish and Wildlife Service)
- Review current and historic aerial photography
- Conduct on-site field surveys by experienced biologists
- Qualitatively assess habitat conditions

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Pedestrian and vehicular surveys were employed to evaluate and identify wildlife utilization. State and Federal guidelines for the field investigations for listed species, such as species-specific protocol and a minimum area of suitable habitat survey coverage, were met where applicable and practical.

The state and/or federally listed wildlife species known or expected to occur on the subject site are summarized in the following table. Likelihood of occurrence has been indicated based on species-specific evaluations and best professional judgment and noted as either observed during site review or likelihood of occurrence as high, medium or low.

**Table 1 Known and Potentially Occurring Listed Faunal Species** 

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status** State/Federal
American Alligator	Alligator mississippiensis	Wetland and aquatic habitat	Pedestrian and vehicular transects	Н	T/SA
Audubon's Crested Caracara	Caracara cheriway	Open prairies and rangeland	Pedestrian and vehicular transects	L	FT
Bald Eagle	Haliaeetus leucocephalus	Nest in tall trees (usually pine) near coasts, rivers, lakes and wetlands	Pedestrian and vehicular transects	М	No longer listed.
Burrowing Owl	Athene cunicularia	Sandhills, ruderal communities, dry prairies	Pedestrian and vehicular transects	$O^2$	ST
Eastern Indigo Snake	Drymarchon corais couperi	A diversity of upland/low land habitat	Pedestrian and vehicular transects	L	FT
Florida Grasshopper Sparrow	Ammodramus savannarum floridanus	Open prairies and rangeland	Pedestrian transects and playback tapes	L	FE
Florida Panther	Felis concolor coryi	Large wilderness areas	Pedestrian and vehicular transects	L	FE
Florida Sandhill Crane	Grus canadensis pratensis	Breed in emergent palustrine wetlands; forage in pasture/prairie	Pedestrian and vehicular transects; aerial nest survey	М	ST
Everglades	Rostrhamus	Long hydroperiod	Pedestrian and	M	FE

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Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status**
Snail Kite	sociabilis plumbeus	wetlands/aquatic systems with Pomacea snails	vehicular transects		
Gopher Tortoise	Gopherus polyphemus	Sandhills, oak scrub, sand pine scrub, scrubby flatwoods	Burrow survey ≥ 50% of suitable habitat	L	ST
Little Blue Heron	Egretta caerulea	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	O1	ST
Red-cockaded Woodpecker	Picoides borealis	Mature pine woodlands	Pedestrian and vehicular transects	L	FE
Roseate Spoonbill	Ajaia ajaja	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	М	ST
Southeastern American Kestrel	Falco sparverius paulus	Sandhill and open rangeland nest in cavities of dead trees and abandoned woodpecker nests	Pedestrian and vehicular transects	М	ST
Tricolored Heron	Egretta tricolor	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and trees	Pedestrian and vehicular transects	$O_1$	ST

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Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status**
Wood Stork	Mycteria americana	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	Pedestrian and vehicular transects	М	FT
Florida Scrub-jay	Aphelocoma coerulescens	Sand pine and xeric oak scrub, and scrubby flatwoods	Pedestrian and vehicular transects	L	ST
Florida Bonneted Bat	Eumops floridanus	A diversity of forested habitats	Acoustic and roost surveys	М	FE

<sup>&</sup>lt;sup>1</sup> Observed transient

Florida sandhill cranes were not directly observed, however, foraging activity is likely to occur on site. There are no naturally occurring wetlands on site and none of the lakes or swales provide typical nesting habitat for this species (deep freshwater marsh) and no nesting activity was observed. Presence of this species would likely be transient in nature for foraging opportunities.

The wood stork is listed as a Federally designated Threatened species. The property does not provide suitable nesting habitat due to the absence of naturally forested wetlands and no wood storks have been observed utilizing the site. Presence of this species would likely be transient in nature as the site provides foraging opportunities. The site is, however, within the 18.6 mile core foraging area of known wood stork rookeries as per USFWS, thus forage maintenance measures will be taken to support this species.

Several species of wading birds listed as state threatened by the FFWCC were observed on site foraging on site including the little blue heron and tricolored heron. The roseate spoonbill also has to potential to forage within the swales and lake littoral zones on site. The occurrence of these species is transient in nature due to the lack of suitable nesting habitat. No indicators of nesting activity by these species were observed.

Several other listed avian species that were not observed but could potentially occur on the site warrant discussion. The endangered Everglade snail kite is known to forage and nest within the region. The snail kite relies almost exclusively on apple snails for food, and habitats without apple snails are unlikely to attract this species, unless there are

<sup>&</sup>lt;sup>2</sup> Observed nesting and/or resident

<sup>\*</sup>O= Observed; H= High probability; M= Medium; L= Low; \*\*USFWS (prefix F); FFWCC (prefix S) E = Endangered; T = Threatened; T/SA = Threatened due to similarity of appearance;

Natural Resource Management, Wetland, and Environmental Permitting Services otherwise acceptable roosting or nesting opportunities. The Everglade snail kite is known to occur further west in association with the Loxahatchee Wildlife Refuge. This species was not observed foraging on site during site reconnaissance.

Several other potentially occurring listed avian species were not observed during field studies. Red-cockaded woodpeckers are extremely habitat specific, and occur only in mature pinelands with suitable cavity trees and adjacent pine foraging area. There is no potential habitat for this species present on the site.

The southeastern American kestrel is a resident, non-migratory subspecies which prefers open prairie, grasslands, and fire-maintained savannah pine habitats, however, it will also utilize alternative habitats including pastures and open fields located in residential areas. This state-threatened falcon subspecies was not confirmed during the studies. Although an American kestrel was observed onsite, species specific identification was not confirmed due to the time of the field observation. Northern American kestrels are another subspecies of American kestrel that winters in this area between September and April. Observations of the kestrel on site occurred during the October site visit did not enable confirmation that it may be the Southeastern subspecies. Further observations for the presence of the southeastern American kestrel would be required outside of the migratory season of the northern subspecies.

Although the bald eagle has been removed from the Endangered Species Act, it remains protected under the Bald and Golden Eagle Protection Act (Eagle Act). The Eagle Act prohibits the taking of bald eagles unless pursuant to regulations (under a permit). The subject property contains mature trees with some dead trees that could provide nesting opportunities for bald eagles and is located within proximity of potential foraging areas, such as the numerous lakes on site as well as the local and regional waterways. No bald eagles or bald eagle nests were observed during the 2024 wildlife assessments. According to the Audubon Eagle Watch database, the closest documented bald eagle nest is located approximately 6.5 miles southeast of the site and was inactive during the 2024 nesting season.

The American alligator was not observed, but is relatively common throughout the region in wetland and open water systems. Although not directly observed during filed reconnaissance, this species is certain to occur in the waterways within and adjacent to the site.

A listed reptile species that was not observed but has potential to occur on the site is the threatened eastern indigo snake. The eastern indigo snake ranges widely over a diversity of upland and wetland habitats and is known to occur in the region. They are not likely to reside on site due to the altered conditions and isolated nature of the site. Regardless, standardized and specific construction awareness and notification procedures should be implemented for the protection of this species during site development.

The Florida scrub-jay is a federally listed threatened species. The suitable habitat for the Florida scrub-jay includes xeric oak scrub, scrubby pine flatwoods, scrubby coastal strand, and sand pine scrub. Due to lack of suitable habitat on this project site, there is minimal to no likelihood that this species will utilize this project area. No Florida scrub-

Natural Resource Management, Wetland, and Environmental Permitting Services jays, suitable scrub-jay habitat, or indication of their presence was observed during field reconnaissance.

The Florida bonneted bat is listed as endangered by the U.S. Fish and Wildlife Service (USFWS) and the subject property is located within the designated consultation area for this species. The preferred habitat for roosting and nesting by this species includes a variety of forested habitats and man-made structures. Although there are no native habitats on the project site, there are a large number of canopy trees and derelict manmade structure that provide potential habitat for roosting and/or nesting for the Florida bonneted bat. No roosting or nesting was observed on the subject property, and no Florida bonneted bats were observed. Confirmation of absence or presence can only be verified by a site-specific acoustic survey, which was not included in these wildlife survey efforts.

Florida burrowing owls are listed as Threatened by the State of Florida. Site reconnaissance indicated that the open herbaceous portions of the site (golf course fairways) offer potential habitat for burrowing owls. There was one burrowing owl observed in an active burrow in the northeastern portion of the project site during the August 2024 field observations. Due to the mobility of this species and documented occurrence of burrowing owl populations on other properties in the area, the site was fully re-surveyed during October 2024. A total of five burrowing owls and four burrow clusters were observed and documented in this survey. The site conditions are highly favorable for this species and ongoing burrowing owl population assessment will be necessary prior to the commencement of any construction activity.

The subject site is outside the U.S. Fish and Wildlife Service (USFWS) designated consultation area for Audubon's crested caracara. The lack of open prairie and rangeland on the site, as well as lack of typical nest tree opportunities indicates little if any potential habitat for foraging or nesting by Audubon's crested caracara. No crested caracara or caracara nests were observed on site and none are expected.

A representative gopher tortoise survey of the subject property was conducted in accordance with the Florida Fish and Wildlife Conservation Commission (FFWCC) *Gopher Tortoise Permitting Guidelines* (revised April 2023) to assess the potential presence, and if present, the quantity of gopher tortoises present. Gopher tortoises are listed as a threatened species by the Florida Fish and Wildlife Conservation Commission (FFWCC) and thus are protected by law from "taking" due to the impacts of development. The preliminary gopher tortoise survey, conducted by Peter Fastuca (Licensed Gopher Tortoise Agent #GTA-21-00060) during August and October 2024 did not reveal the presence of any potentially occupied gopher tortoise burrows on the site or show any signs of their presence. The lack of intact upland habitat, isolation from adjacent natural upland habitat and long-term golf course use of the property makes the likelihood of utilization by this species low.

Three listed species of air-plants were observed growing on other vegetation within the subject property during the site reconnaissance including the cardinal air plant (*Tillandsia fasciculata*), the giant wild-pine (*Tillandsia urticulata*), and the reflexed wild-pine (*Tillandsia balbisiana*). Cardinal air plant, giant wild-pine, and reflexed wild-pine are

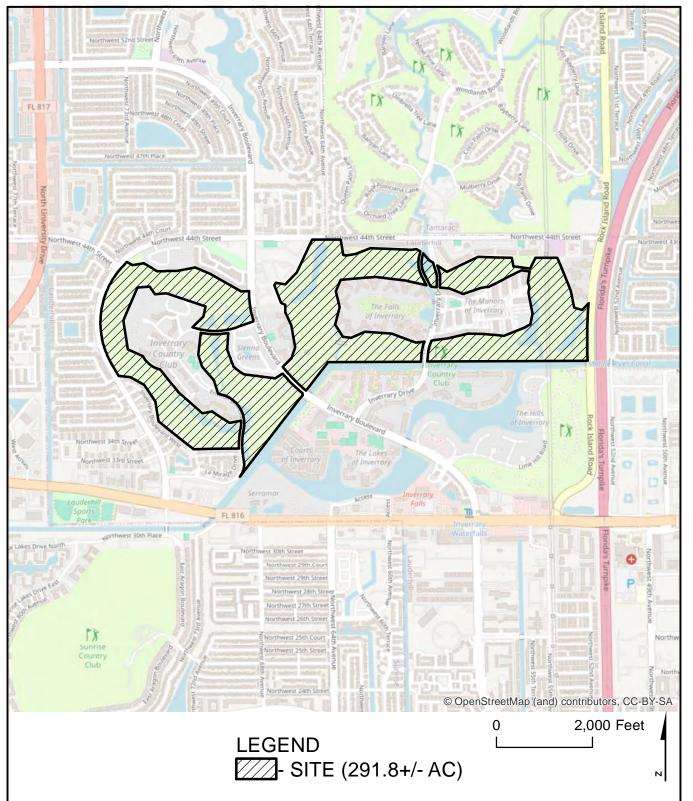
Natural Resource Management, Wetland, and Environmental Permitting Services included on lists maintained by the Florida Department of Agriculture and Consumer Services (FDACS), which leaves owners free to manage these species as they see fit.

#### Summary -

The long-term golf course modifications and uses of the property have significantly reduced the habitat value and opportunities on the site for most pertinent listed species of wildlife. The conversion and current condition as an inactive golf course has resulted in suitable habitat for the Florida burrowing owl which is documented to occur on the site. There are no natural upland or wetland habitats on the subject property. The only listed species confirmed to be present on the site besides the Florida burrowing owl were wading birds. Among these wading birds, only flyovers or transient foraging was observed.

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# **APPENDIX**



# **INVERRARY GOLF COURSE**

# **LOCATION MAP**



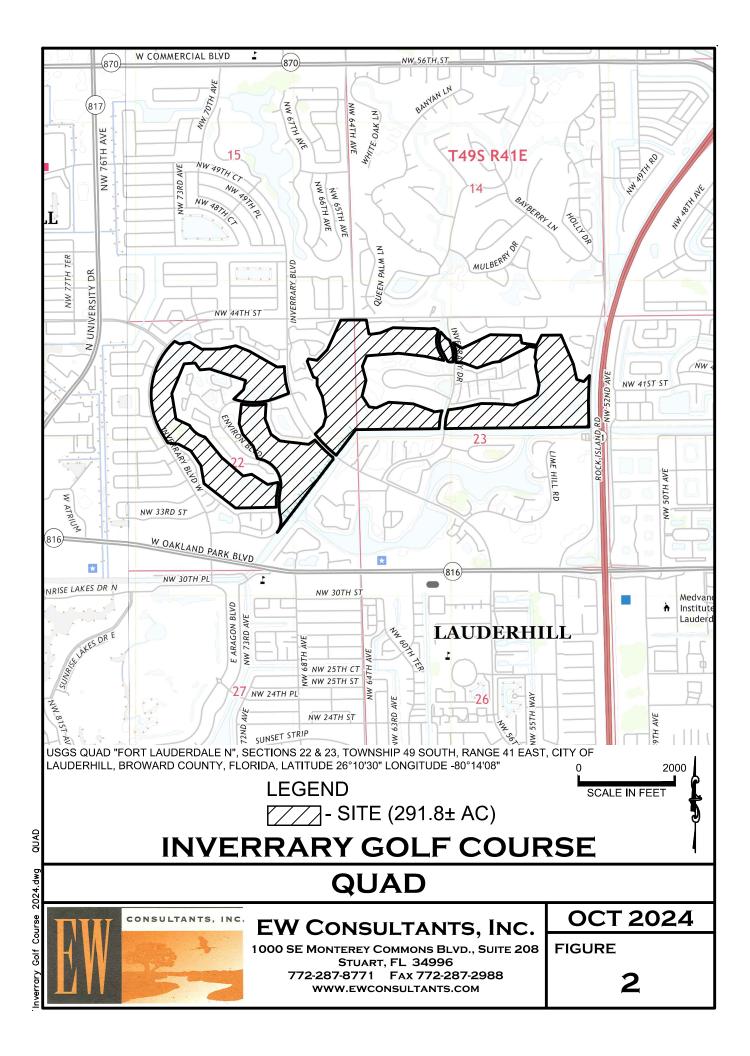
## EW Consultants, Inc.

1000 SE MONTEREY COMMONS BLVD., SUITE 208 STUART, FL 34996 772-287-8771 FAX 772-287-2988 WWW.EWCONSULTANTS.COM

### **OCT 2024**

**FIGURE** 

1







# INVERRARY GOLF COURSE AERIAL



### EW Consultants, Inc.

1000 SE MONTEREY COMMONS BLVD., SUITE 208 STUART, FL 34996 772-287-8771 FAX 772-287-2988 WWW.EWCONSULTANTS.COM

## **OCT 2024**

**FIGURE** 

3

Course 2024.dwg AERIAL

