Application for Amendment To the City of Parkland and Broward County Land Use Plans

"Village in the Park"
[Former Heron Bay Golf Course]



Prepared By:

Complete Cities Planning Group 200 S. Andrews Avenue Ste 504 Fort Lauderdale, FL 33301 Phone: 954-372-6767

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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.

Attached as Exhibit A.

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

Kaitlyn Forbes, AICP, CNU-A City of Parkland, Planning Director 6600 N. University Drive Parkland, FL 33067 954-372-6767 Kaitlyn@CompleteCities.net

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

Attached as Exhibit B.

D. Description of public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.

The city noticed its public hearings for both the Local Planning Agency and City Commission as required by Florida State Statutes Chapter 163 and the local land development regulations. Please see also a summary of public engagement that has occurred, attached as Exhibit C. The City of Parkland has held numerous workshops, meetings, discussions, and public hearings regarding the proposed Village in the Park project.

- E. Whether the amendment is one of the following:
- *Development of Regional Impact
- *Small-scale development (Per Chapter 163.3187 Florida Statutes)
- *Emergency (Please describe on separate page)

The subject application is considered a small-scale amendment per Florida State Statutes, as the property is less than 50 acres in size, does not involve changes to the adopted GOPs, and is not located within an area of critical state concern. The subject site is also not located within a DRI.

2. APPLICANT INFORMATION

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

City of Parkland c/o Nancy Morando, City Manager 6600 N. University Drive Parkland, FL 33067 957.753.5040

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

Kaitlyn Forbes, AICP, CNU-A City of Parkland, Planning Director 6600 N. University Drive Parkland, FL 33067 954-372-6767 Kaitlyn@CompleteCities.net

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

City of Parkland 6600 N. University Drive Parkland, FL 33067 957.753.5040 NMorando@CityofParkland.org (City Manager)

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.

In 2022, the City of Parkland approved the purchase from NSID of approximately 65 acres of property previously developed as the Heron Bay Golf Course. Prior to the city's purchase of the property, a solicitation for a large-scale commercial center was issued and several concept plans were received. The city's eventual purchase of the property was borne out of the concern for ensuring that future development was consistent with the city's vision and needs.

The subject property, intended for future commercial development, is approximately 34 acres and includes 25.32 acres of property in the City of Parkland and 8.68 acres of property in the City of Coral Springs. The 8.68 acres was approved for annexation and will be incorporated into the City of Parkland in the fall of 2025. As part of the annexation agreement, an interlocal agreement granted the City of Parkland land use authority of the property prior to annexation to begin the land use plan amendment process. The full extent of the development site will now be owned by, and located within, the City of Parkland. This will ensure the city can control the ultimate development plan to provide the local residents with a village center intended to fill a gap in the market in NW Broward County.

The city has undergone extensive public outreach to adopt a concept plan and regulations for the future commercial site, focused on providing spaces for gathering and entertainment. The conceptual plan and adopted Design Guidelines are included as Exhibit O. The city envisions significant open space and varied green spaces to be the heart of development with an emphasis on smaller scale retail and entertainment, including food and beverage. The development plan, which estimates approximately 170,000 square feet of commercial, will serve a need in northwest Broward County, as most city residents (and residents of adjacent cities) travel out of the area for retail and entertainment establishments. Primary access to the site is conceptually proposed to be aligned with NW 66th Drive on Nob Hill Road. A roundabout improvement and bridge across the existing canal have been contemplated. Final access design will be approved as part of the site plan process.

3. AMENDMENT SITE DESCRIPTION

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

The subject site is generally bound by Nob Hill Road to the east and Heron Bay Boulevard to the south. An existing canal separates the subject site from Nob Hill Road. Attached is an acreage determination letter issued by the Broward County Planning Council, confirming Parcel 1 measures 25.32 acres and Parcel 2 measures 8.68 acres Refer to Exhibit D. Note, the determination letter also includes reference to a third parcel that was sold to the City of Coral Springs as part of the annexation agreement for Parcel 2. This third parcel west of the Marriot Hotel is no longer included in the subject application.

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

Surveys attached as Exhibit E, including legal descriptions.

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

The subject site is generally shown below as well as the proposed land uses.



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.

	Parcel 1 (City of Parkland)	Parcel 2.A and 2.B (City of Coral Springs)	Combined Property		
	(City of 1 armana)	(City by Corui Springs)	"Amendment Site"		
Folio #	25.32 acre portion	<u>484105010072</u> and	-		
	of: <u>484105010134</u>	<u>484106010092</u>			
Gross Acreage	25.32 Acres	8.68 Acres	34 Acres		
Current City Land	City of Parkland, R-	City of Coral Springs,			
Use Designation	3 (Residential 3	Residential (Moderate,			
	du/ac)	2.00-7.99 du/acre)			

Proposed City Land City of Parkland,		City of Parkland,	
Use Designation	Commercial	Commercial	
Current County	Low (3) Residential	Irregular Residential,	
Land Use		Dashed Line Area (4.2)	
Designation		, ,	
Proposed County	Commerce	Commerce	
Designation			

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

Available records do not indicate that flexibility provisions have been applied to the amendment site or adjacent areas.

C. Existing use of amendment site and adjacent areas.

Existing	Use of Amendment S	Site
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Defunct Heron Bay Golf Course and associated clubhouse facilities (closed and scheduled for demolition).

Existing Use of Adjac	cent Areas
North	Golf course (closed) and Single Family *Site Plan for residential 3 DU/Ac approved, not yet built on remainder of 484105010134.
East	Residential (single and multi-family)
South	Hotel, Commercial, Office, Residential
West	Golf course (closed) and Single Family *This portion of the former golf course is under construction by North Springs Improvement District as a passive park.

D. Proposed use of the amendment site including proposed 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.

Development vision and adopted regulations applicable to the subject site anticipate a mix of commercial and commercial recreation uses. Estimated development calculations provided below utilize the accepted estimate of 10,000 SF of non-residential development per acre. However, the approved Design Guidelines adopted by the City of Parkland and applicable to the subject site envision significantly less floor area than the total shown below (approx. 170,000 SF). No residential allowance is currently contemplated per the proposed city land use and applicable zoning regulations.

Parcel	Parcel Size (Gross Acres)	Estimated Development
Parcel 1	25.32 Acres	253,200 SF

Parcel 2.A and 2.B	8.68 Acres	86,800 SF
TOTAL	34 Gross Acres	340,000 SF

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.

Parcel	Current Municipal Land Use Designation	Parcel Size (Gross Acre)	Permitted Density	Development Potential
Parcel 1	City of Parkland R-3	25.32 acres	3 du/ac	75 dwelling units
Parcel 2.A and 2.B	City of Coral Springs, Residential Moderate up to 7.99 du/ac	8.68 acres	7.99 du/ac	69 dwelling units
TOTAL				144 dwelling units

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.

NOTE: Analysis below is based on City of Parkland adopted LOS and standards due to the pending annexation of the 8.68 acres from City of Coral Springs into the City of Parkland. The annexation was approved by the State and will be effective in the fall of 2025. The cities of Coral Springs and Parkland entered into an Interlocal Agreement to grant land use authority over the 8.68 acres prior to annexation becoming effective. The impact to parks however, analyzes both cities separately, and demonstrates both jurisdictions remain compliant with the local and county Level of Service.

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 adopted City of Parkland comprehensive plan, the adopted level of service for the North Springs Improvement District is 105 gallons per capita daily.

The city's current water supply plan was adopted on November 18, 2020.

2. Identify the potable water 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. Identify the wellfield serving the area in which the amendment is located including the South Florida

Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.

The North Springs Improvement District Water Treatment Plant located at 9700 NW 52nd Street, Coral Springs, FL provides service to the amendment site. Per the adopted Water Supply Plan, NSID has implemented many capital improvements that will enable NSID to meet its current and future needs of water supply. NSID is currently using 1,625 Million Gallons Annually as its current demand. It is predicted that in the year 2040 the demand will be 2,100 Million Gallons Annually within its current municipal boundaries. NSID has a current allocation of 1,890 Million Gallons Annually, which leaves a deficit of 210 Million Gallons. The capital projects listed in section 4.0 will generate an additional water supply of 1,378 Million Gallons Annually, which brings the total source water ability to 3,268 Million Gallons.

Based on the analyses provided in its 2019 Work Plan, NSID will have a surplus water supply of 1,168 Million Gallons Annually or 3.2 MGD. The analysis takes into consideration reuse water supply. Without the reuse supply, NSID would have a total water supply of 2,538 Million Gallons Annually or 438 Million Gallons surplus (1.2 MGD).

North Springs Improvement District obtains all of its raw water supply from the surficial Biscayne Aquifer system via one well field. The South Florida Water Management District, under Consumptive Use Permit No. 06-00274-W, issued the well field permit. The permit was issued on November 30, 2010 with an expiration date of November 29, 2030.

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

Currently, the amendment site is vacant but could be developed with up to (144) residential units (single family).

Per Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service, the following demands are generated in the existing and proposed conditions:

Existing Demand:

144 dwelling units x 199 GPD = 28,656 GPD Demand

Proposed Demand:

340,000 SF of total commercial uses @ rate of:

Merchandise: 37 gpd/1,000 SF (50% floor area = 170,000 SF) = 6,290 GPD

Restaurant: 356 gpd/1,000 SF (35% floor area = 119,000 SF) = 42,364 GPD

Office: 42 gpd/1,000 SF (15% floor area = 51,000 SF) = 2,142 GPD

Total Proposed Demand: 50,796 GPD Demand

[NOTE: an estimated mix of "Merchandising", "Restaurant", and "Office" generation rates were used to determine potential change in impact; however, a development plan has not yet been approved]

Net Demand: 22,140 GPD additional demand.

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

Provided as Exhibit F.

B. Sanitary Sewer Analysis

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

Per the adopted City of Parkland comprehensive plan, the level of service is 3.53 MGD.

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.

NSID is part of the Large User Agreement that is a regional wastewater transmission and treatment agreement with Broward County Florida. Specifically, the amendment site is served by the Broward County North Regional Wastewater Treatment Plant. NSID currently owns and operates a wastewater collection system and transmits the wastewater to Broward County, Florida as part of the Large User Agreement. NSID has a 3.5 MGD reserve capacity with the County. The current capacity allotted to NSID through the Large User Agreement is predicted to be enough to sustain future growth within the current NISD boundaries.

The plant has a permitted treatment capacity of 95 MGD of which 87.015 MGD has been reserved by the Large Users and the County. During Fiscal Year 2020, the annual average daily flow rate at the NRWWTP was approximately 70.3 MGD, and the plant currently has sufficient capacity to meet the projected demands of all Large Users and the County to at least the year 2035.

According to the 2022 Broward County Water and Wastewater Services Annual Report system users will not exceed permitted plant capacity through at least 2035. As such, obligations to individual Large Users for wastewater flows do not currently constitute an issue from the standpoint of available plant capacity.

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.

Existing Demand:

Currently, the subject property could be developed with (144) residential units (single family).

144 units x 142 GPD = 20,448 GPD Demand

Proposed Demand:

340,000 SF of total commercial uses @ rate of:

Merchandise: 30 gpd/1,000 SF (50% floor area = 170,000 SF) = 5,100 GPD

Restaurant: 290 gpd/1,000 SF (35% floor area = 119,000 SF) = 34,510 GPD

Office: 34 gpd/1,000 SF (15% floor area = 51,000 SF) = 1,734 GPD

Total Proposed Demand: 41,344 GPD Demand

[NOTE: an estimated mix of "Merchandising", "Restaurant", and "Office" generation rates were used to determine potential change in impact; however, a development plan has not yet been approved]

Net Demand: 20,896 GPD Additional Demand

4. Correspondence from sanitary sewer provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Provided as Exhibit F.

C. Solid Waste Analysis

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

Per the adopted City of Parkland comprehensive plan, the adopted level of service is 3.8 lbs/capita/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.

Per the adopted City of Parkland comprehensive plan, The City of Parkland has an exclusive contract for solid waste collection with Waste Management, Inc (WMIF) for residential services. Commercial properties may contract with private haulers if they so choose.

Solid waste historically was processed at the north Waste to Energy facility in Pompano Beach, but the north facility stopped receiving waste in July 2015 and now operates as a transfer station. Parkland's waste is now disposed of at Monarch Hill Landfill. According to a Planning Council staff report relating to the recent land use plan amendment approved for this facility, Monarch Hill noted it has an estimated 8 to 9 years of capacity remaining and an expansion could extend the capacity by an additional 5 to 6 years.

The Landfill accepts municipal solid waste, construction and demolition debris, sludge, industrial wastes and other waste that can be disposed in a Class I landfill. Should Monarch Hill be unavailable for disposal of the City's wastes, WMIF would utilize other disposal facilities for disposal including, but not limited to, Okeechobee Landfill, Medley Landfill and others. Recycling services are also available through Waste Management.

A recently adopted land use plan amendment in in the city noted, the Monarch Hill facility is capable of processing 2,250 tons of waste per year. A second waste-to-energy facility with the same operating characteristics is located in Fort Lauderdale. Combined, these facilities have a current capacity of 1.6 million tons/year. The current demand is 1.095 million tons per year. These waste-to energy plants are expandable by 33% to accommodate future demand. A site for a third waste-to-energy facility is reserved at the Broward County Interim Contingency Landfill. Overall, Monarch Hill noted its current remaining capacity is approximately 17.5 million tons. The approved LUPA allows for an increase of 7.8 million yards.

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.

Currently, the subject property could be developed with (144) residential units (single family).

Existing Demand:

3.8 lbs per capita per day x 3.29 (average City of Parkland HH size, per US Census) x 144 units = 1,800 lbs/day, or **657,105 lbs/year**

Proposed Demand*:

340,000 SF of total commercial uses @ rate of:

Retail (single story): 1.6lbs/SF/Year (50% floor area = 170,000 SF) = 272,000 lbs/yr

Restaurant: 6.4 lbs/SF/Year (35% floor area = 119,000 SF) = 761,600 lbs/yr

Office: 0.6 lbs/SF/Year(15% floor area = 51,000 SF) = 30,600 lbs/yr

Total Proposed Demand: 1,064,200 lbs/yr

[NOTE: An estimated mix of "Merchandising", "Restaurant", and "Office" generation rates were used to determine potential change in impact; however, a development plan has not yet been approved

NOTE*: Proposed non-residential demand based on generation rates provided in Broward County 2023 Waste Generation Study Final Report]

Net Demand: 407,095 lbs/yr additional demand

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

Provided as Exhibit G.

D. Drainage Analysis

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

Roadways and Parking Lot Elevation: Above 10 Year, 24 Hour Storm Event Elevation.

Primary Drainage System: Allowable Discharge of 35 CSM (cubic ft/second/sq. mi.)

House Pads: 100 Year, 3 Day Storm Event.

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

The North Springs Improvement District serves the amendment site.

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

The City is not aware of any planned improvements that affect the amendment site at this time. The amendment site will provide drainage calculations and infrastructure upon development.

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 City of Parkland, as the current property owner, has not submitted any surface water permit applications for review or approval. The future site will be subject to permitting by all applicable agencies.

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 the natural land elevation.

The area meets the adopted level of service standards. All drainage analyses that will be required in the future by the BCEED and the City will comply with BCEED regulations.

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

Provided as Exhibit F.

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 Parkland has adopted a level of service of five (5) acres per thousand (1,000) residents.

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.

Not applicable. The proposed amendment decreases park demand by removing residential density. The former golf course was private and not calculated toward the City of Parkland open space calculations.

3. Identify the net impact on demand for "community parks" acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

No impact is proposed as a result of the amendment. No additional density will be generated. In fact, the amendment reduces impact by eliminating residential densities on the amendment site. The proposed amendment will accommodate various open spaces to be used for gathering and entertainment, supplementing the city's robust park system. The city's comprehensive plan demonstrates sufficient level of service at the county standard of 3 acres per 1,000 residents as shown below:

Table 8-3: Projected Park Needs at 3 Acres / 1,000 BCLUP LOS

Year	Population (Projected)	Park acreage needed to maintain 3 acres / 1,000 population LOS standard BCLUP Eligible Acreage (2015 inventory)		Surplus BCLUP Acreage
2010	23,962	71.87	352.65	280.75
2015	28,128	84.38	352.65	268.27
2020	30,498	91.49	352.65	261.16
2025	33,741	101.22	352.65	251.43
2030	36,909	110.73	352.65	241.92
2035	39,851	119.55	352.65	233.10
2040	42,651	127.95	352.65	224.70

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

The amendment reduces demand by eliminating residential density on the property and therefore reducing overall park demand. The adopted City of Parkland comprehensive plan demonstrates sufficient recreation and open space through the year 2040 as shown above (per Broward County LOS) and below (per City of Parkland adopted LOS – 5 acres /1,000 residents):

Table 8-2: Projected Park Needs at 5 Acres / 1,000 Parkland LOS Standard

Year	(Projected) maintain 5 acres / 1,000 and Con		City-owned Neighborhood and Community Parks Acreage (2015 inventory)	Surplus acreage of City-owned Neighborhood and Community Parks
2010	23,962	119.81	257.05	137.24
2015	28,128	140.64	257.05	116.41
2020	30,498	152.49	257.05	104.56
2025	33,741	168.71	257.05	88.34
2030	36,909	184.55	257.05	72.50
2035	39,851	199.26	257.05	57.79
2040	42,651	213.26	257.05	43.79

For the purposes of analyzing impacts on parks, the City of Parkland provides the following summary regarding Parcels 2.A and 2.B, which are being annexed from Coral Springs:

The City of Coral Springs does not include the former golf course acreage on its adopted Recreation and Open Space map. Further it does not rely on the 8.68 acres of former golf course lands to meet its own adopted 4 acres/1,000 population level of service. A 2021 version of the City of Coral Springs certified Recreation and Open Space Inventory confirmed that 0.0 acres of the Heron Bay Golf Course are contributing to the level of service. With an estimated population of 133,500 residents (US Census Bureau) the required park space is only 534 acres. As such, the existing Coral Springs inventory of 1,141 acres (806 acres eligible per BCLUP) far surpasses its own level of service as well as the county level of service and therefore the proposed amendment will not have a negative impact.

1. 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 states that 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.

The proposed amendment site was formerly a private golf course and was not available to the public for recreation use. It has been closed since 2019 and was later purchased by NSID. NSID originally intended to sell property, including the amendment site, to a commercial developer. When the solicitation process was unsuccessful, the City of Parkland purchased the property to provide more stability and certainty over the future of the site. The city, at that time, had concerns about potential development options if the property remained under private ownership. The City has since put forth significant effort in establishing a vision for a town center and gathering space for the community. The project has been appropriately named The Village in the Park. A master plan has been developed for the property and is centered around a large green space. Perimeter trails and open space areas will tie into the adjacent NSID Preserve project, which encompasses the remaining portions of the defunct Heron Bay Golf Course.

As a result of the City of Parkland purchasing the site from NSID, at a price that reflected the city's intent to develop the site as a town center, the North Springs Improvement District was able to preserve a large majority of the former golf course for drainage and recreation purposes. NSID is currently completing its Preserve at North Springs project for the purposes of a passive recreation and additional stormwater management area. Without the purchase price, based on a future commercial town center, the feasibility of preserving a vast majority of the defunct golf course for recreation space (as proposed) would be greatly decreased. As such, the existing golf course residential entitlements may have been utilized across the entirety of the course with minimal preservation of open space. This amendment would not require any action at the county level, as the golf course is designated Residential in its entirety on the county map.

NISD notes the Preserve is "nestled among Coral Springs and Parkland, the North Springs Preserve is a 150-acre stormwater preserve that beckons with its scenic beauty. A haven for wildlife and provides a safe space for native Florida birds. Walking trails weave through the preserve, inviting visitors to explore the wonders of nature at their own pace. The well-maintained paths and stopping stations ensure a safe and enjoyable journey for its visitors." This unique project is one of a kind in the South Florida area and will be a great benefit to the surrounding communities.

Link to Preserve project: <u>The North Springs Preserve - North Springs Improvement</u> District

Of note, the former golf course was not included on either the City of Parkland or City of Coral Springs Recreation and Open Space inventory. Further, both cities far surpass their own adopted level of service, which are both stricter than the county's level of service.

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.
 - a. Response: See response to Policy 2.5.4 above. The former Heron Bay Golf Course was a private golf course and not available to the public. The course has been closed for several years and the existing clubhouse facilities are scheduled for demolition. As a result of the city's purchase of the amendment site, NSID was able to preserve 150 acres of the golf course for the purposes of a now public preserve. Guests will be invited to enter the preserve for passive recreation purposes, including walking, jogging, or biking. This one-of-a-kind project to the South Florida area significantly enhances the existing conditions of the vacant course. The amendment site will have a direct pedestrian trail connection to the adjacent NSID Preserve project, encouraging visitors to the town center to utilize the adjacent recreation facilities. Within the amendment site, an adopted master plan requires the Village be centered around a central green space. It also requires perimeter trails and connections to adjacent waterways through a boardwalk system. The combination of the NSID Preserve project and the proposed development site turn a private, defunct space into a welcoming community center to be enjoyed by all ages.

- 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.
 - a. Response: See responses above. As a result of the city's purchase of the amendment site, NSID was able to preserve 150 acres of the former golf course (a large majority) for the purposes of stormwater management and passive recreation. Future development of the amendment site will account for additional stormwater management needs through the plan review and permitting process. Of note, the existing entitlements for the subject site allow for residential development across the entirety of the golf course. Development under this scenario would result in significantly more impervious space as compared to the compact town center (proposed on amendment site) and the now, preserved portions of the golf course.
- 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.
 - a. Response: As a former golf course, the natural resource qualities of the amendment site and existing vegetation are limited. However, the city has committed to tree preservation for existing specimen trees through its adopted Design Guidelines. The city's arborist has conducted field visits to determine the conditions of the existing trees and will coordinate with a future developer to ensure specimen trees remain.

The city also coordinated with the county to conduct a field visit for the purposes of wetland determination. The county determined that there are no jurisdictional wetlands on the property. See Exhibit H attached. The city also performed a Phase I and II environmental assessment, provided as Exhibit I.

- d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment.
 - **a. Response:** A Phase I and II assessment have been conducted and are attached as Exhibit I for reference.
- 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.
 - a. Response: See response above. The amendment site will have a direct pedestrian connection to the adjacent Preserve project, in accordance with the city's adopted Design Guidelines. Pedestrian connections along Nob Hill road will continue into the site (refer to master plan for amendment site) and connect users to a series of new internal trails and boardwalk. The Village overall is centered around a large green space, meant for flexible programing and community gatherings.

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.

NOTE: The analysis provided below is based upon a rate of 10,000 SF of development per acre. The city's design consultant anticipates a development plan that includes significantly less floor area than what is presented below. Estimations of 170,000 SF for the two subject parcels have been provided through concept plans approved by the city. Further, for reference only, the provided traffic analysis includes an additional parcel owned by the City of Parkland (approx. 9.3 acres in the City of Coral Springs). The 9.3-acre parcel will be subject to separate approvals and separate entitlement process to be conducted by the future developer and owner. The 9.3 acre site is intended for development as a fitness facility.

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.

Based on project location and adjacent roadway network, impacted roadways include two (2) north-south roadway (Coral Ridge Dr/Nob Hill Road, and Coral Springs Dr), and three (3) east-west roadways (Trails End Road, Holmberg Road, and Westview Dr). The study area is shown in **Figure 1.**



Figure 1. Study Area

Note: This study focuses on roadways with data made available in the Broward MPO 2020 LOS Spreadsheet.

Table 1 and Table 2 summarized number of lanes, current traffic volumes, adopted levels of service (LOS), and current operating conditions, including daily and PM peak hour LOS, of the roadway

segments located within the study area are shown in. **Table 1** documents the existing conditions on all study roadway segments for daily conditions while **Table 2** presents the existing conditions during the PM peak hour. All study roadway segments are currently operating at acceptable LOS during daily and PM peak hour time periods. Broward MPO's 2020 LOS spreadsheet is shown in **Exhibit J**.

Table 1. Existing Year 2020 Conditions - Daily

Roadway	From	То	No. of	Adopted	Capacity	Existing 2020 Daily Conditions		
Roadway	110111	10	Lanes	LOS		AADT	V/C	LOS
Coral Ridge Dr/	Wiles Rd	Sawgrass Expressway	4	D	37,810	23,000	0.61	С
Nob Hill Rd	Sawgrass Expressway	Heron Bay Blvd	4	D	35,820	24,500	0.68	С
	Heron Bay Blvd	Trails End Rd	4	D	35,820	19,400	0.54	С
	Trails End Rd	Pine Island Rd	4	D	29,160	19,400	0.67	D
	Pine Island Rd	Hillsboro Blvd	4	D	29,160	NA	NA	NA
Coral Springs Dr/	Wiles Rd	Sawgrass Expressway	4	D	37,810	11,100	0.29	С
Pine Island Rd	Sawgrass Expressway	Holmberg Rd	4	D	35,820	9,100	0.25	С
	Holmberg Rd	Trails End Rd	4	D	35,820	67,00	0.19	С
	Trails End Rd	Nob Hill Rd	4	D	N/A	N/A	N/A	N/A
Trails End Rd	Coral Ridge Dr	Pine Island Rd	4	D	29,160	1,800	0.06	С
	Pine Island Rd	University Dr	4	D	29,160	1,800	0.06	С
Holmberg Rd	Coral Ridge Dr	Coral Springs Dr	2	D	13,320	6,300	0.47	С
	Coral Springs Dr	University Dr	4	D	29,160	7,700	0.26	С
Westview Dr.	Coral Ridge Dr	Coral Springs Dr	4	D	29,160	6,700	0.23	С
	Coral Springs Dr	University Dr	4	D	29,160	10,800	0.37	С

Source: Broward MPO 2020 LOS Spreadsheet

Table 2. Existing Year 2020 Conditions - PM Peak Hour

Roadway	From	То	No. of		Capacity	Existing 2020 PM Peak Hour Conditions		
Roadway	770		Lanes			Volume	V/C	LOS
Coral Ridge Dr/	Wiles Rd	Sawgrass Expressway	4	D	3,401	2,185	0.64	С
Nob Hill Rd	Sawgrass Expressway	Heron Bay Blvd	4	D	3,222	2,328	0.72	С
	Heron Bay Blvd	Trails End Rd	4	D	3,222	1,843	0.57	С
	Trails End Rd	Pine Island Rd	4	D	2,628	1,843	0.70	D
	Pine Island Rd	Hillsboro Blvd	4	D	2,628	NA	NA	NA
Coral Springs Dr/	Wiles Rd	Sawgrass Expressway	4	D	3,401	1,055	0.31	С
Pine Island Rd	Sawgrass Expressway	Holmberg Rd	4	D	3,222	865	0.27	С
	Holmberg Rd	Trails End Rd	4	D	3,222	637	0.20	С
	Trails End Rd	Nob Hill Rd	4	D	N/A	N/A	N/A	N/A
Trails End Rd	Coral Ridge Dr	Pine Island Rd	4	D	2,628	171	0.06	С
	Pine Island Rd	University Dr	4	D	2,628	171	0.06	С
Holmberg Rd	Coral Ridge Dr	Coral Spring Dr	2	D	1,197	599	0.50	D
	Coral Spring Dr	University Dr	4	D	2,628	732	0.28	С
Westview Dr.	Coral Ridge Dr	Coral Springs Dr	4	D	2,628	637	0.24	С
	Coral Springs Dr	University Dr	4	D	2,628	1,026	0.39	С

Source: Broward MPO 2020 LOS Spreadsheet

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 Metropolitan Planning Organization (MPO) plans and projections.

Table 3 and **Table 4** show projected daily and PM peak hour levels of service (LOS) for study roadway segments. The 2045 projected daily traffic volumes (AADT) and PM peak hour volumes were obtained from Broward MPO's most recent Level of Service Spreadsheet. Most roadway segments operate at acceptable LOS during daily and PM peak hour periods except for Nob Hill Rd between Sawgrass Expressway and Heron Bay Blvd which operates at LOS F during both daily and PM peak hour periods.

Table 3. Projected Future Year 2045 Conditions - Daily

Roadway	From	То	No. of	Adopted	Capacity	Future (2045) Daily Conditions				
Roauway	FIOIII	10	Lanes	LOS	capacity	AADT	V/C	LOS		
Coral Ridge Dr/	Wiles Rd	Sawgrass Expressway	4	D	37,810	23,800	0.63	С		
Nob Hill Rd	Sawgrass Expressway	Heron Bay Blvd	4	D	35,820	37,600	1.05	F		
	Heron Bay Blvd	Trails End Rd	4	D	35,820	19,900	0.56	С		
	Trails End Rd	Pine Island Rd	4	D	29,160	14,400	0.49	D		
	Pine Island Rd	nd Rd Hillsboro Blvd		D	29,160	7,800	0.27	С		
Coral Springs Dr/	Wiles Rd Sawgrass Expressway		4	D	37,810	12,900	0.34	С		
Pine Island Rd	Sawgrass Expressway	s Expressway Holmberg Rd		D	35,820	16,700	0.47	С		
	Holmberg Rd	Trails End Rd	4	D	35,820	4,400	0.12	С		
	Trails End Rd	Nob Hill Rd	4	D	29,160	1,500	0.05	С		
Trails End Rd	Coral Ridge Dr	Pine Island Rd	4	D	29,160	6,000	0.21	С		
	Pine Island Rd	d Rd University Dr		D	29,160	6,000	0.21	С		
Holmberg Rd	Coral Ridge Dr	Coral Springs Dr	2	D	13,320	11,300	0.85	D		
	Coral Springs Dr	University Dr	4	D	29,160	8,500	0.29	С		
Westview Dr.	Coral Ridge Dr	Coral Springs Dr	4	D	29,160	2,100	0.07	C		
	Coral Springs Dr	University Dr	4	D	29,160	1,0300	0.35	С		

Source: Broward MPO 2020 LOS Spreadsheet

Table 4. Projected Future Year 2045 Conditions - PM Peak Hour

Roadway	From	То	No. of	Adopted	Capacity	Future 2045 PM Peak Hour Conditions				
Roadway	110111		Lanes	LOS	capacity	Volume	V/C	LOS		
Coral Ridge Dr/	Wiles Rd	Sawgrass Expressway	4	D	3,401	2,261	0.66	С		
Nob Hill Rd	Sawgrass Expressway	Heron Bay Blvd	4	D	3,222	3,572	1.11	F		
	Heron Bay Blvd	Trails End Rd	4	D	3,222	1,891	0.59	С		
	Trails End Rd	Pine Island Rd	4	D	2,628	1,368	0.52	D		
	Pine Island Rd	ne Island Rd Hillsboro Blvd		D	2,628	741	0.28	С		
Coral Springs Dr/	Wiles Rd Sawgrass Expressway		4	D	3,401	1,226	0.36	С		
Pine Island Rd	Sawgrass Expressway	Holmberg Rd	4	D	3,222	1,587	0.49	С		
	Holmberg Rd	Trails End Rd	4	D	3,222	418	0.13	С		
	Trails End Rd	Nob Hill Rd	4	D	2,628	143	0.05	С		
Trails End Rd	Coral Ridge Dr	Pine Island Rd	4	D	2,628	570	0.22	С		
	Pine Island Rd	University Dr		D	2,628	570	0.22	С		
Holmberg Rd	Coral Ridge Dr	Coral Springs Dr	2	D	1,197	1,074	0.90	D		
	Coral Springs Dr	University Dr	4	D	2,628	808	0.31	С		
Westview Dr.	Coral Ridge Dr	Coral Springs Dr	4	D	2,628	200	0.08	С		
	Coral Springs Dr	University Dr	4	D	2,628	979	0.37	С		

Source: Broward MPO 2020 LOS Spreadsheet

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for the 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 horizon.

A trip generation comparison analysis has been performed for the existing and for the proposed land use designation and intensity. **Table 5** summarizes existing and proposed land use and intensity. Detailed LUPA application parcel locations are provided in **Exhibit E.2**.

Table 5. Existing and Proposed Land Use Type and Intensity

Land Use Scenario	Parcel #	Size (Acres)	Land Use Type	Intensity
Existing	Parcel 1	9.33	Residential	74 SFDU
	Parcel 2	8.5	Residential	67 SFDU
	Parcel 3	25.32	Residential	74 SFDU
Proposed	Parcel 1	9.33	Commercial	93,300 sf
	Parcel 2	8.5	Commercial	85,000 sf
	Parcel 3	25.32	Commercial	253,200 sf

The trip generation analysis was based upon the Institute of Transportation Engineer's (ITE) Trip Generation Manual (11th Edition). The existing land use category (LUC) LUC 210 – Single-Family Detached Housing. The proposed LUCs are LUC 820 – Shopping Center (>150k) and LUC 821 – Shopping Plaza (40-150k) with no Supermarket due to existing Publix Supermarket, local grocery, and Walmart Supercenter nearby. The trip generation equations / rates used to determine the vehicle trips associated with this analysis are presented below.

ITE Land Use #210 - Single-Family Detached Housing

Weekday: T = 9.43 (X)
 where T = number of trips and X = number of dwelling units

AM Peak Hour: T = 0.70 (X) (25% in / 75% out)
 PM Peak Hour: T = 0.94 (X) (63% in / 37% out)

ITE Land Use #820 - Shopping Plaza (>150k)

• Weekday: T = 37.01 (X)where T = number of trips and X = number of thousand square feet

AM Peak Hour: T = 0.84 (X) (62% in / 38% out)
 PM Peak Hour: T = 3.41 (X) (48% in / 52% out)

ITE Land Use #821 - Shopping Plaza (40-150k) with no Supermarket

• Weekday: T = 67.52 (X)where T = number of trips and X = number of thousand square feet

AM Peak Hour: T = 1.73 (X) (62% in / 38% out)
 PM Peak Hour: T = 5.19 (X) (49% in / 51% out)

Net new trips from this LUPA are shown in **Table 6**.

Table 6. Net New Trips

Land Use	c:	Daily	AM	Peak Hour Ti	rips	PM Peak Hour Trips			
Lailu Ose	Size	Trips	ln	Out	Total	ln	Out	Total	
Current Land Use									
Residential									
Parcel 1 - SFDU	74 DU	698	13	39	52	44	26	70	
Parcel 2 - SFDU	67 DU	632	12	35	47	40	23	63	
Parcel 3 - SFDU	74 DU	698	13	39	52	44	26	70	
Sub-Total (Existing)	215 DU	2,028	38	113	151	128	75	203	
Proposed Future Land Use									
Commercial									
Parcel 1 (Coral Springs)	93,300 SF	6,300	100	61	161	237	247	484	
Parcel 2 (Coral Springs)	85,000 SF	5,739	91	56	147	216	225	441	
Parcel 3 (Parkland)	253,200 SF	9,371	132	81	213	413	448	861	
Sub-Total (Proposed)	431,500 SF	21,410	323	198	521	866	920	1,786	
Difference (Proposed-Existing)		19,382	285	85	370	738	845	1,583	

Source: ITE Trip Generation Manual (11th Edition).

The results of the trip generation comparison analysis indicate that the proposed LUPA will result in 19,382 additional daily vehicle trips, 370 additional AM peak hour vehicle trips, and 1,583 additional PM peak hour vehicle trips. No pass-by trip or internal captures was applied.

Further analyses have been performed by assigning the net new daily and PM peak hour vehicle trips to the roadway segments within the project study area. The assignment of traffic to the surrounding roadway network is based upon the project trip assignment as shown in **Figure 2** The resulting traffic assignment, significance test and resulting level of service (LOS) are presented in **Table 7** and **Table 8**.

Figure 2. Project Trip Assignment

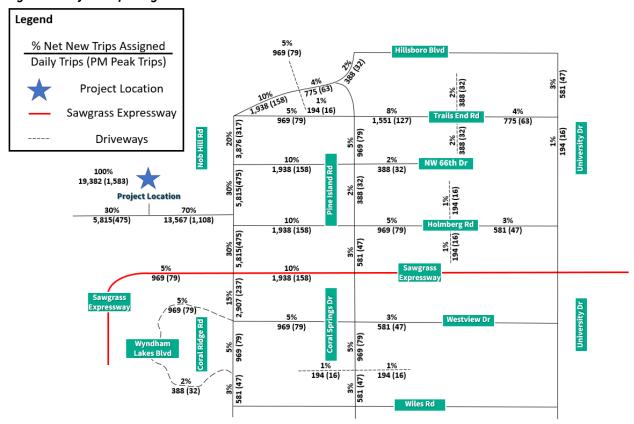


Table 7. 2045 Future Daily Conditions with LUPA

Roadway			No. of	lo. of Adopted anes LOS Capaci		D	aily Proje	Future (2045) Total Daily				
	From	То	Lanes	LOS	Capacity ¹	% Assign. ¹	Project Traffic	% of Cap.	Sig. Impact?	AADT 1	V/C	LOS
Coral Ridge Dr/	Wiles Rd	Sawgrass Expy	4	D	37,810	15.0%	2,907	8%	Yes	26,707	0.71	С
Nob Hill Rd	Sawgrass Expy	Heron Bay Blvd	4	D	35,820	30.0%	5,815	16%	Yes	43,415	1.21	F
	Heron Bay Blvd	Trails End Rd	4	D	35,820	30.0%	5,815	16%	Yes	25,715	0.72	С
	Trails End Rd	Pine Island Rd	4	D	29,160	10.0%	1,938	7%	Yes	16,338	0.56	D
	Pine Island Rd	Hillsboro Blvd	4	D	29,160	2.0%	388	1%	No	8,188	0.28	С
Coral Springs Dr/	Wiles Rd	Sawgrass Expy	4	D	37,810	5.0%	969	3%	No	13,869	0.37	С
Pine Island Rd	Sawgrass Expy	Holmberg Rd	4	D	35,820	3.0%	581	2%	No	17,281	0.48	С
	Holmberg Rd	Trails End Rd	4	D	35,820	5.0%	969	3%	No	5,369	0.15	С
	Trails End Rd	Nob Hill Rd	4	D	29,160	3.0%	581	2%	No	2,081	0.07	С
Trails End Rd	Coral Ridge Dr	Pine Island Rd	4	D	29,160	10.0%	1,938	7%	Yes	7,938	0.27	С
	Pine Island Rd	University Dr ²	4	D	29,160	8.0%	1,551	5%	Yes	7,551	0.26	С
Holmberg Rd	Coral Ridge Dr	Coral Springs Dr	2	D	13,320	10.0%	1,938	15%	Yes	13,238	0.99	D
	Coral Springs Dr	University Dr	4	D	29,160	5.0%	969	3%	No	9,469	0.32	С
Westview Dr.	Coral Ridge Dr	Coral Springs Dr	4	D	29,160	5.0%	969	3%	No	3,069	0.11	С
	Coral Springs Dr	University Dr	4	D	29,160	3.0%	581	2%	No	10,881	0.37	С

¹Capacities, 2045 volumes, and traffic assignment obtained from the Broward Metropolitan Planning Organization (MPO).

Table 8. 2045 Future PM Peak Conditions with LUPA

Roadway	_	_	No. of Adopted			roject T	raffic	Future (2045) Total PM Peak Hour				
	From	То	Lanes		Capacity ¹	% Assign. 1	Project Traffic	% of Cap.	Sig. Impact?	Volume 1	V/C	Los
Coral Ridge Dr/	Wiles Rd	Sawgrass Expy	4	D	3,401	15.0%	237	7%	Yes	2,498	0.73	С
Nob Hill Rd	Sawgrass Expy	Heron Bay Blvd	4	D	3,222	30.0%	475	15%	Yes	4,047	1.26	F
	Heron Bay Blvd	Trails End Rd	4	D	3,222	30.0%	475	15%	Yes	2,366	0.73	С
	Trails End Rd	Pine Island Rd	4	D	2,628	10.0%	158	6%	Yes	1,526	0.58	D
	Pine Island Rd	Hillsboro Blvd	4	D	2,628	2.0%	32	1%	No	773	0.29	С
Coral Springs Dr/	Wiles Rd	Sawgrass Expy	4	D	3,401	5.0%	79	2%	No	1,305	0.38	С
Pine Island Rd	Sawgrass Expy	Holmberg Rd	4	D	3,222	3.0%	47	1%	No	1,634	0.51	С
	Holmberg Rd	Trails End Rd	4	D	3,222	5.0%	79	2%	No	497	0.15	С
	Trails End Rd	Nob Hill Rd	4	D	2,628	3.0%	47	2%	No	190	0.07	С
Trails End Rd	Coral Ridge Dr	Pine Island Rd	4	D	2,628	10.0%	158	6%	Yes	728	0.28	С
	Pine Island Rd	University Dr ²	4	D	2,628	8.0%	127	5%	Yes	697	0.27	С
Holmberg Rd	Coral Ridge Dr	Coral Springs Dr	2	D	1,197	10.0%	158	13%	Yes	1,232	1.03	Е
	Coral Springs Dr	University Dr	4	D	2,628	5.0%	79	3%	No	887	0.34	С
Westview Dr.	Coral Ridge Dr	Coral Springs Dr	4	D	2,628	5.0%	79	3%	No	279	0.11	С
	Coral Springs Dr	University Dr	4	D	2,628	3.0%	47	2%	No	1,026	0.39	С

¹ Capacities, 2045 volumes, and traffic assignment obtained from the Broward Metropolitan Planning Organization (MPO).

As shown in n **Table 7** and **Table 8**, several roadway segments are significantly impacted (i.e. greater than 3% of the adopted LOS D volume). Most roadways segments will still operate with desirable LOS with exceptions of Coral Ridge Dr between Sawgrass Expressway and Heron Bay Blvd and Holmberg Rd between Coral Ridge Dr and Coral Springs Dr.

The Coral Ridge Dr segment between Sawgrass Expressway and Heron Bay Blvd is projected to be operating at LOS F during the daily and PM peak hour periods in 2045 even without this amendment. FDOT's Sawgrass Widening PD&E is likely to include widening of this segment from 4-lane to 6-lane. The segment on Holmberg Rd from Coral Ridge Dr to Coral Spring Dr is projected to be operating at LOS D and LOS E during the daily and PM peak hour periods, respectively.

²Context Classification of Trails End Rd from Pine Island Rd to University Dr is not made available on the current FDOT context classification map. Based on adjacent land use type and roadway segment's context classification, this section of Trails End Rd is defined as C3R-Suburban Residential.

²Context Classification of Trails End Rd from Pine Island Rd to University Dr is not made available on the current FDOT context classification map. Based on adjacent land use type and roadway segment's context classification, this section of Trails End Rd is defined as C3R-Suburban Residential.

Upon the development of detailed site plan, a traffic impact analysis (TIA) will be conducted and submitted to the Cities of Parkland and Coral Springs. The TIA will include traffic operations at adjacent intersections and roadways. Deficiencies and needs will be identified and analyzed. Improvement projects such as intersection geometry modification and traffic control features, if required, will be included to mitigate the project's traffic impact. An preliminary assessment identified potential roadway and intersection improvements including the following:

- Coral Ridge Dr between Sawgrass Expressway and Heron Bay Blvd
 - Widen from 4-lane to 6-lane
 - o Improve signal coordination at Sawgrass interchange and adjacent signals
- Holmberg Rd between Coral Ridge Dr and Coral Springs Dr
 - Widen from 2-lane to 4-lane
- Coral Ridge Dr at Heron Bay Blvd
 - o Convert EB through lane to shared left-thru lane
 - o Add a 2nd EBRT lane
 - o Add a 2nd NBLT lane
 - o Apply split phasing for EB and WB traffic
 - o Install SBRT to WB channelization
- Coral Ridge Dr at Holmberg Rd
 - Add a 2nd SBLT lane
 - o Extend WBRT lane
- Heron Bay Blvd at NW 118th Ave
 - o Add a traffic signal
 - Extend EBLT storage
 - Extend WBRT storage
 - Add SBLT and SBRT bays
 - o Install WBRT to NB channelization

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

There are multiple transportation studies and projects relating to roadway network adjacent to this amendment. Projects with possible capacity expansion and/or operation improvements are bolded.

North-South Roads

- Coral Ridge Dr
 - o Broward County: Improvement of bus stops from Wiles Rd to Westview Dr, associated with new bus Routes (Project ID: BI-5548)
 - From Sawgrass Expressway to Heron Bay Blvd, widen Coral Ridge Dr from 4 to 6 lanes (The proposed plan might be included in FDOT PD&E Widen Sawgrass)
- Coral Springs Dr
 - O Broward County: Bus stop improvements needed and associated with the addition of new bus routes (Project ID: BI-6186)

- Broward County: Coral Springs roadway resurfacing proposed (Project ID: CORA-2020-002)
- University Dr.
 - City of Parkland: From Old Club Rd. to Loxahatchee Rd, widen University Dr from 2 to 4 lanes with bike lanes and sidewalks
 - FDOT: From NW 40th St to Sawgrass Expressway on University Dr, add lanes and reconstruct (WPITEM SEG: 4317561)

East-West Roads

- Hillsboro Blvd and University Dr Intersection
 - Broward County: Installation of a traffic light (signal) at the intersection of Hillsboro Blvd and University Dr (Project ID: PARK-007)
- Holmberg Road
 - City of Parkland: From 441 to Heron Bay Blvd, currently repairing and replacing sidewalk, asphalt, detectable warning devices, and thermoplastic striping to a standard that meets or exceeds current ADA compliance along the corridor
 - Broward County: Bus stop improvements needed and associated with the addition of new bus routes (Project ID: BI-6185)
- Sawgrass Expressway
 - FDOT: Widen Sawgrass (SR869) Sample to University Dr (WPITEM_SEG: 4354614)
 - o FDOT: Widen Sawgrass (SR869) University Dr to SR7 (WPITEM SEG: 4354615)
 - o FDOT: PD&E Widen Sawgrass South of Sunrise to South of US441 (MP 0.5 to 18) FY2024
- Westview Dr
 - Broward County: Bus stop improvements needed and associated with the addition of new bus routes (Project ID: BI-6187)
 - Broward County: New school-zone infrastructure meeting current operational standards and safety. Including: mast-arm or ground-mount flashers, conversion of school-zone signs to flashing signs, signing and pavement marking, and refurbishing outdated equipment at Imagine Charter At Broward School Zone (Project ID: Z68)
- Wiles Rd
 - Broward County: From Sawgrass Expwy to Coral Ridge Dr, install Bike Lanes, signing and pavement marking through road resurfacing or widening to connect existing facilities (Project ID: B05)

 Broward County: From Coral Ridge Dr to University Dr, install Bike Lanes, signing and pavement marking through road resurfacing or widening to connect existing facilities (Project ID: B06)

G. Mass Transit Analysis

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.

The Coral Springs Community Bus, Green Route provides public transit service nearby as well as BCT Route 88. However, no stops are located within a ½ mile of the anticipated connections to the amendment site (to align with NW 66th Dr.). Both routes have stops in the City of Coral Springs along Coral Ridge Drive and Holmberg Road. No routes or stops are available in the City of Parkland. No new routes are planned at this time. Headways are as follows:

- Coral Springs Community Bus, Green Route: 60 minutes
- BCT Route 88: 50 minutes
- 2. Describe how the proposed amendment furthers or supports mass transit use.

The proposed amendment will accommodate commercial infill development. Accordingly, a significant number of new jobs will be generated. These new employees may rely on mass transit to get to and from work.

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

NA. No stops are located within a ¼ mile of planned access to amendment site (to align with NW 66th Dr. Information provided for reference purposes only.

H. Public Education Analysis

Please be advised that the Planning Council 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.

Not applicable. Amendment site does not propose any residential uses. Proposed amendment will reduce school impact by eliminating residential uses on the subject property.

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

Not applicable.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

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.

Amendment sites do not contain any historic sites or districts on either the national register or locally designated historic sites. Master File letter attached as Exhibit K.

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

No known archaeological sites located within amendment sites as shown on the Broward County Land Use Plan Archeological Sites Map. Master File letter attached as Exhibit K.

C. Wetlands.

None identified on 2019 Broward County Land Use Plan Natural Resource Map – Eastern Broward County Wetlands (source: Broward County Planning Council). The County also performed a field visit to determine if there were any jurisdictional wetlands. See Exhibit H attached, which confirms no jurisdictional wetlands exist on the amendment site. The city is proactively mitigating existing wetland banks that may be impacted by a future driveway connection from the subject site to Nob Hill Road. This mitigation process is being led by the city's chosen consultant who has begun coordination with the County. Note, these wetlands are not within the limits of the amendment site, but in an abundance of caution, the city is coordinating mitigation efforts ahead of time to ensure no negative impact results from future vehicular connections to Nob Hill Rd.

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

Amendment site not identified as a local area of particular concern within the County land use plan. Refer to Exhibit L.

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

Amendment site not identified as a priority planning area. Refer to Exhibit M.

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.

To date, none have been identified on amendment site. Site has previously been developed as a golf course. If identified in the future, proper protocol and permitting will be followed.

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

To date, none have been identified on amendment site, which was previously developed as a golf course. The city has performed field inventories to review existing specimen tree conditions and plans to maintain as many healthy trees as possible through future development plans. If identified in the future, proper protocol and permitting will be followed.

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.

Amendment sites not located in wellfield protection zone. Refer to Exhibit N.

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.

City will coordinate with appropriate professional consultants to finalize design for proposed amendment site. Best practices will be used to protect and mitigate any natural features. The adopted Design Guidelines, written specifically for the amendment site, requires protection of existing specimen trees. City has completed a Phase I and Phase II Environmental Review on the subject properties. Refer to Exhibit I.

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.

Not applicable, amendment site does not have 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 of this Document.

Not applicable. The proposed amendment changes the future land use designation to commerce on the county map and commercial on the city map. Residential uses are not permitted on the subject site per the corresponding zoning regulations.

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 proposed amendment site is owned by the City of Parkland, giving the city ultimate control of the final development plan. The city retained a design consultant who prepared conceptual development plans and Design Guidelines that, through robust public outreach (Exhibit C) were embraced by the residents and adopted by the city. The conceptual plans and adopted regulations (Exhibit O) intentionally buffer the commercial properties through required large setbacks and landscape design features to limit the impact on surrounding residential properties. Further, new roadway access will be limited to Nob Hill Road. No vehicular connections will be permitted to connect the commercial site to the existing residential neighborhoods.

The amendment site will accommodate pedestrian connections to the NSID Preserve project to the west, providing visitors with expanded recreation amenities in the form of miles of multi-use paths for leisure and exercise. The combined entertainment, recreation, and retail experience will be a unique destination, unlike any other in the county. Overall, the city's vision is to establish a gathering place for residents and visitors alike, mitigating the need to travel outside of NW Broward County for similar experiences.

In addition to the city's Design Guidelines, a new zoning district was established for the subject site. A future developer will be subject to plat, rezoning, master plan, site plan, and design approval by the city. This will ensure the ultimate development is consistent with the city's vision for a village-scale town center, focused on green spaces and gathering areas.

Importantly, the proposed amendment site is a continuation of the commercial development corridor to the south in Coral Springs, which includes a range of retail and office uses, including a hotel. As noted, the amendment sites will be developed as one uniform commercial property, limiting additional driveway connections to adjacent roadways. Importantly, FDOT is making improvements to the nearby interchange, including right-of-way improvements that will continue north toward the proposed access point, allowing for additional trips and capacity. Overall, the City of Parkland and City of Coral Springs have worked in partnership throughout the planning and visioning process to ensure a mutually beneficial project.

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, availability of hurricane shelter spaces, and 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.

NA. No impact on hurricane evacuation routes or facilities. Proposed land uses do not accommodate residential density.

10. REDEVELOPMENT ANALYSIS

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

Subject sites are not within an identified redevelopment area.

11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments.

Amendment site is located within both the City of Parkland and City of Coral Springs. The properties are not adjacent to any other municipalities. The two cities have worked extensively together throughout the visioning and annexation process to ensure coordination is maintained.

12. PUBLIC OUTREACH

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

Refer to Exhibit C.

13. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

The Highlighted Regional Issues include Climate Change, Targeted Redevelopment, Multimodal Vision, Natural Resource and Protection and Enhancement, Housing Affordability, Disaster Planning and Post-Disaster Redevelopment, and Intergovernmental Partnership. The proposed amendment is consistent with all regional issues and policies. The city will coordinate with the selected developer to ensure best practices are integrated and foster an environmentally sensitive development plan. While the subject site was formerly developed as a golf course, the city has put strong importance on protecting existing specimen trees on site. Further, this is an infill development that repurposes a defunct golf course, while maintaining a vast majority of the former course for passive recreation and drainage purposes. This is opposed to wide-spread infill across the entirety of the site, as is more traditional. Multi-modal pathways exist outside of the subject site and will be continued into the subject site to provide for alternative modes of transportation. Further, existing transit lines connect to near-by sites, providing for potential mass transit use when visiting the site.

14. ADDITIONAL SUPPORT DOCUMENTS

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

Refer to Exhibit O and P - Adopted City of Parkland Design Guidelines and Zoning Regulations.

B. Any proposed voluntary mitigation or draft agreements.

No additional agreements at this time. See Heron Bay Buffer Agreement that has been recorded.

15. PLAN AMENDMENT COPIES

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

Exhibit A - Letter of Transmittal



August 14, 2025

Barbara Blake Boy Executive Director Broward County Planning Council 115 South Andrews Avenue, Room 307 Fort Lauderdale, FL 33301

Dear Ms. Blake Boy:

The City of Parkland is pleased to submit the attached land use plan amendment application for a portion (approximately 34 acres) of the former Heron Bay Golf Course, generally located west of Nob Hill Road and south of NW 66th Drive ("Subject Property"). The City purchased the Subject Property in 2022 from the North Springs Improvement District ("NSID"). The City's desire to purchase the defunct golf course property was largely borne from concern regarding potential developments that would be considered incompatible with the surrounding neighborhood or the City's long-term needs and vision. As the owner of the site, the City has the most potential control over future development of the site and has undergone a significant visioning and planning effort to address these concerns.

At its July 8, 2025, meeting, the City Commission approved a local land use plan amendment on first reading. This would amend the Subject Property land use designation to Commercial on the local land use map. Included in the motion was the authority to submit a concurrent land use plan amendment request to the County. The attached application is a request to amend the Subject Property's land use plan designation on the county land use map from Low (3) Residential and Irregular Residential, Dashed Line Area (4.2) to Commerce.

Due to the city's development pattern and location in northwest Broward County, residents have long had to venture out of the city limits for entertainment and dining options. Often traveling to places like Boca Raton, Delray, Weston, and Fort Lauderdale. Through robust public outreach and strategic planning, the City Commission has developed a vision plan for the Property which will bring these entertainment and gathering opportunities to the City, at a scale and style consistent with the well-established City character.

Included in the Subject Property is approximately 8.6 acres of land that was annexed from the City of Coral Springs in 2025. Through an interlocal agreement, the City of Parkland now has land use planning authority over the entirety of the 34 acres of Subject Property. While the State has approved the annexation, it will officially be effective September 2025.

Through the review process, the Planning Council will note the Subject Property is the extension of an existing commercial corridor to the south, in Coral Springs. Adjacent to the Subject Property is a large Marriot Hotel and conference center as well as office and a range of commercial uses. Of note, as part of

the annexation approval, the City of Parkland sold approximately 9.3 acres of property to the City of Coral Springs, to the west of the Marriot Hotel. This site is to be developed as a Lifetime Fitness Center, a well-regarded lifestyle center that offers a range of personal services and indoor and outdoor exercise activities. Also of note, the Florida Department of Transportation is slated to make improvements at the Sawgrass Expressway interchange to the south. Part of the improvement plans will carry north, along Nob Hill Road, toward the Subject Property. These plans include widening Nob Hill Road to be three-lanes in each direction, expanding capacity and improving circulation and access in the immediate area.

As part of its planning process, the City of Parkland established and adopted a new zoning district and design guidelines for future development of the site. The project has been named the Village in the Park, emphasizing the intended scale and character. In working with a project-specific architectural consultant, as well as the City's own designated design review professional, the City has spent significant time and effort to curate a compatible vision that satisfies a need in the local community – a space to spend time together and create memories as a family and community.

The Village will be centered around large green open spaces, with significant buffering around the perimeter. In fact, the City has entered into agreements with the adjacent homeowners' association to establish and record buffer design requirements. This buffer design has been recorded and is on file at the County as Instrument No. 118621008. Importantly, no vehicular connections will be established into the existing residential neighborhoods. At 34 acres in size, the subject site could accommodate a significant amount of development. However, the City's primary goal is not one of profit, but one of long-term placemaking. As such, the adopted Design Guidelines, which includes a conceptual master plan, only anticipates approximately 175,000 square feet of development. While the exact development plan has not been determined, it is clear the city remains committed to ensuring compatibility with the surrounding community.

Concurrently with the county amendment process, the city is working with a broker to select the ultimate development team, who will be responsible for the remainder of the entitlement process, including platting. Should the Planning Council have any questions regarding the application or proposed development plans, please contact the City at your convenience. The Planning Department contact information is provided below.

Sincerely,

Nancy Morando City Manager

Planning Department Contact:

Kaitlyn Forbes, AICP, CNU-A Complete Cities Planning Group, Planning Consultant for the City Kaitlyn@CompleteCities.net 954.372.6767

Exhibit B - Summary Minutes from LPA and Commission





REGULAR CITY COMMISSION MEETING CITY OF PARKLAND MINUTES

Tuesday, July 8, 2025

at 7:00 PM

Commission Chamber 6600 University Drive Parkland, FL 33067

1. Call to Order

Mayor Rich Walker called the Regular City Commission Meeting of July 8, 2025, being held in Commission Chambers, to order at 07:00 PM.

2. Pledge of Allegiance

Mayor Rich Walker led the Pledge of Allegiance.

3. Roll Call

Commission members present were: Rich Walker, Mayor Jordan Isrow, Vice Mayor Simeon Brier, Commissioner (via Microsoft Teams) Neil Kanterman, Commissioner Cindy Murphy Salomone, Commissioner

Others Present were: Alyson Morales, City Clerk Nancy Morando, City Manager Debra A. Reese, Acting City Attorney

4. Approval of Minutes

A. City Commission Regular Meeting - June 18, 2025, 7:00 PM

RESULT: UNANIMOUS

MOVER: Vice Mayor Isrow

SECONDER: Commissioner Kanterman

AYES: Brier, Isrow, Kanterman, Murphy Salomone, Walker

5. Comments from the Public on Non-Agenda Items

A. Comments from the Public

There were no comments.

B. Comments by the Mayor and Commissioners

-Commissioner Murphy Salomone expressed that it's great to see everyone, and it's been an interesting few weeks. One of the things she would really like to touch on is the amazing boards we have, Planning and Zoning, Parks and Rec, etc., and that there has been a lot of awesome stuff going on in the City which we couldn't do without all these different boards. She had an opportunity to serve on the Charter Review Board, which is not something that happens every year, but she gives so much credit to all that serve and who provide their knowledge, experience, time, support, and patience. She does try to attend the meetings where she can, and if not, she listens afterward or reads the minutes to catch up on everything going on. She noted that there have been some pretty tragic occurrences across the country and world lately, and we continue to unite, and focus on kindness, love, and community.

-Commissioner Brier thanked everyone for accommodating him to appear virtually. He first wanted to send his condolences and love to the Reyes family. We lost a Parklander and a friend of his, Jorge Reyes, who passed way too early, far too young. He relayed that our hearts and prayers are with his wife and children. He noted that he had the honor of attending the celebration of life for Joy Milligan and was humbled to be asked to say a few words about Joy and the amazing legacy she leaves behind. He extended prayers and love to her family, including her husband, her children, who are neighbors of his, her sister and extended family. On a much lighter note, he very much looks forward to making it out this Saturday to the next Parkland Fishing Derby, and the following Saturday is our Movies in the Park; two great family events that bring us together as a community.

-Commissioner Kanterman echoed Commissioner Murphy Salomone's comments regarding our wonderful boards. He relayed that it seemed like Parks and Rec had been knocking it out of the "park" and thanked them. There are so many summer activities, like Movies in the Park, that as a Long Island kid who played piano his whole life, he thought that seeing Turnstiles at the Amphitheater was great. He reminded all that the last Eats n Beats of the year would be August 2nd, featuring the Shane Duncan Band. He wanted to send some heartfelt condolences to the Nogueira family. They lost their 27-year-old son, Christian, on the weekend of July 4th. Marco owns the Tae Kwon Do studio at Riverstone Shoppes. They are a wonderful family that has cared for their kids and taught them to be better humans through the martial arts. Christian was a former USA national champion in Tae Kwon Do and a coach to children and was particularly fond of teaching kids with special needs. Just last week he was accepted to serve in the United States Army, and unfortunately the family is going through an unimaginable tragedy right now. The commissioner wants them to know that his thoughts are with them.

-Vice Mayor Isrow echoed the previous comments, noting that it's a very tragic situation. He spoke about the Texas flash flooding and how these tragedies and events that happen are unfathomable or unimaginable, but seem to happen more and more often, whether it is natural, man-made or otherwise. There are no words to put into perspective or context, and he can only imagine the pain that these families are dealing with; loss of people, property, life, just normalcy. He is thinking about them and sending thoughts and prayers. He asked those in Parkland that have the opportunity to consider when people are in need, to step up. He wanted to thank Senator Polsky and Representative Hunschofsky for being here tonight and presenting. He spoke about the groundbreaking for 36-Acre Park. He thought that this was an opportunity that few people get to participate in, whether its City involvement, Commission, City staff, residents, or anyone, to participate in the birth of a park in a city, and it's pretty cool.

Last but not least, just with everything going on, he'd like to appreciate, and take a moment, just to say thank you to our Coral Springs-Parkland Fire Department. He said that they talk a lot about safety and well-being, health and community, but it's rare when you have to see them in action; you kind of hope you never have to. Unfortunately, last week, his mother-in-law had some issues with her heart and breathing, requiring a call to 911. He can say now from personal experience, this is probably the second time, not only the speed and professionalism of our Fire and EMS, but the humanity they brought was special. He thought that these people

are amazing at what they do, and it takes a special type of person to act under high-pressure, high-stress situations. They still give an endearing, reassuring and reaffirming kind of energy and that's something that he's so grateful for. That is what gives people comfort and confidence in times of emergency. He asked Deputy Chief Jason Gonzalez to please send love and appreciation from his family. When these things happen, it makes you realize that you hope you never need them, but when they are there, you want to know they are the right team, and Parkland has the right team.

-Mayor Walker extended the City's condolences to all. He added that former City Commissioner Bob White had passed. He served from 1982 to 1984 under former Mayor Becky Gerren, and he extended condolences to his family as well.

He then wanted to clarify some of his comments regarding what he brought up at the last meeting as far as feasibility studies for a conversion to charter schools. It's a feasibility study, and he thinks it is incumbent on this commission to make sure they are looking at not just today, not tomorrow, but five or ten years from now. That's where he was going with that. He explained that Marjory Stoneman Douglas High School (MSD) was overcrowded, and they went to the Broward County School Board (School Board) asking for some relief and what that entailed was taking out a zone from Coral Springs to provide some relief. That action had garnered some open seats, and Coral Springs and others went back to the School Board and asked them to rezone back to the way it was before. Part of his concern about that is that it was just two years ago when our communities, Coral Springs and Parkland, who have had an amazing relationship, that this caused strife between the two communities, which he thinks was unnecessary and unfortunate. He feels that we got through it, and we are getting better, but now the School Board is looking to redo that re-boundary they did two years ago because there are some open seats. The mayor met with both City Managers and Coral Springs Commissioner Shawn Cerra and spoke about what we could do to give opportunities to those who were reassigned and potentially get those students back into MSD. They all agreed to find an opportunity to get the students back and not necessarily have to rezone, but that is not easy for our communities to go through. They are looking at several options with the School Board to ensure that those students who were displaced can return to MSD and to ensure that all future students residing in Parkland have the opportunity to attend schools located in the City. The School Board had proposed a feeder pattern which was troubling to him. He explained that this policy could potentially displace a future Parkland resident and feed them into another high school and that concerns him. His ultimate goal is to keep our communities together. He believes a feasibility study would provide all our options, especially since more new home development in both cities is

likely. It is important to have all the information we can and, with Broward Schools talking about redefining, it is very concerning for all students. He noted that all the Coral Springs high schools are now A-rated. He can understand why someone would have hesitation to send their child to a school that may be a B, C, or D, when he believes that MSD has always maintained an A rating. He would like to see the feeder patterns kept as they are so that students can stay with their friends throughout. Things are going to change, and he wants to make sure that we have all the options, and we know everything that is going on.

6. Proclamations and Recognitions

A. Park and Recreation Month Proclamation

The City Commission issued a Park and Recreation Month proclamation to the City's Parks and Recreation department.

7. Approval of the Agenda

A motion was made to approve the agenda with the tabling of Item 10O - Resolution 2025-024: Shoppes of Parkland Trash Compactor.

RESULT: UNANIMOUS

MOVER: Vice mayor Isrow

SECONDER: Commissioner Murphy Salomone

AYES: Brier, Isrow, Kanterman, Murphy Salomone, Walker

8. Presentation

A. Legislative Update from Representative Christine Hunschofsky and Senator Tina Polsky

Representative Christine Hunschofsky and Senator Tina Polsky provided the City with a legislative update after the close of the 2025 State legislative session.

9. Consent Agenda

A. Resolution 2025-031: Nature Play Area Replacement at Covered Bridge Park

A Resolution of the City Commission of the City of Parkland, Florida, approving the piggyback of the School District of Manatee County Contract No. 21-0053-MR for Park and Playground Equipment, with Playmore West, Inc., for the replacement equipment in the nature play area at Covered Bridge Park in an amount of \$92,000; providing for execution; providing for an effective date.

B. Resolution 2025-043: Purchases of Goods and Services from The Home Depot, Inc.

A Resolution of the City Commission of the City of Parkland, Florida, approving purchases of goods and services from The Home Depot, Inc., in the aggregate amount of \$80,000 until the end of the current fiscal year; providing for execution; providing for an effective date.

There was no public comment.

RESULT: UNANIMOUS

MOVER: Commissioner Kanterman

SECONDER: Vice Mayor Isrow

AYES: Brier, Isrow, Kanterman, Murphy Salomone, Walker

10. Regular Agenda

A. Resolution 2025-049: FY 2026 Proposed Millage Rate

A Resolution of the City Commission of the City of Parkland, Florida, authorizing the City Manager to send a proposed millage rate of 4.2979 mills to the Property Appraiser for Fiscal Year 2026 and setting September 12, 2025 at 5:01 P.M. at Parkland Commission Chambers, 6600 University Drive, Parkland, Florida as the date, time and place for the first public hearing; setting September 24, 2025 at 6:00 P.M. at Parkland Commission Chambers, 6600 University Drive, Parkland, Florida as the date, time and place for the second public hearing; providing for conflicts; providing for severability; providing for an effective date.

Acting City Attorney Debra A. Reese read the titles of the next four items:

Items 10A through 10D. The four items were presented together by Finance Director Kelly Schwartz.

This item had no public comment.

RESULT: UNANIMOUS

MOVER: Vice Mayor Isrow

SECONDER: Commissioner Kanterman

AYES: Brier, Isrow, Kanterman, Murphy Salomone, Walker

B. Resolution 2025-050: FY 2026 Preliminary Fire Assessment

A Resolution of the City Commission of the City of Parkland, Florida, relating to the provision of fire rescue services, facilities and programs in the City of Parkland, Florida; describing the method of assessing fire rescue assessed costs against assessed property located within the City of Parkland; directing the preparation of an assessment roll; authorizing a public hearing and directing the provision notice thereof; and providing for an effective date.

Bob Mayersohn, 6742 NW 80 Manor, spoke about utilizing a tiered system for the City's fire assessment and then asked if the Commission was interested in creating a fire district.

C. Resolution 2025-051: FY 2026 Preliminary Solid Waste Assessment

A Resolution of the City Commission of the City of Parkland, Florida, relating to the collection and disposal of solid waste and recyclable materials in the incorporated areas of the City of Parkland, Florida; describing the method of assessing the solid waste cost against residential property located within the City; directing the preparation of a solid waste assessment roll; authorizing a public hearing and directing the provision of notice thereof; and providing for an effective date.

There was no public comment.

RESULT: UNANIMOUS

MOVER: Vice Mayor Isrow

SECONDER: Commissioner Murphy Salomone

AYES: Brier, Isrow, Kanterman, Murphy Salomone, Walker

D. Resolution 2025-052: FY 2026 Preliminary Stormwater Management Assessment

A Resolution of the City Commission of the City of Parkland, Florida, relating to the provision of stormwater management services provided by the City's stormwater utility; describing the method of assessing the stormwater service cost against assessed located within the stormwater service areas within the City of Parkland; directing the preparation of an updated stormwater service assessment roll; authorizing a public hearing and directing the provision of notice thereof; and providing for an effective date.

There was no public comment.

RESULT: UNANIMOUS

MOVER: Commissioner Kanterman

SECONDER: Vice Mayor Isrow

AYES: Brier, Isrow, Kanterman, Murphy Salomone, Walker

E. Resolution 2025-042: Real Estate Brokerage Services

A Resolution of the City Commission of the City of Parkland, Florida, approving the Evaluation Committee's ranking and authorizing the Purchasing Director to negotiate a contract with the responsible proposer determined to be the most qualified to the City, taking into consideration the evaluation factors set forth in the Request For Proposal (RFP), Jones Lang Lasalle Americas, Inc., for real estate brokerage services; providing for execution; providing for an effective date.

Acting City Attorney Reese read the title. City Manager Morando explained the item. There was no public comment.

RESULT: UNANIMOUS

MOVER: Vice Mayor Isrow

SECONDER: Commissioner Kanterman

AYES: Brier, Isrow, Kanterman, Murphy Salomone, Walker

F. Resolution 2025-045: Parkland Royale Phase II Sales Center, Models and Temporary Signage

A Resolution of the City Commission of the City of Parkland, Florida, approving a Site Plan Amendment and Community Appearance Board application to construct a sales center and associated model row,

including approval of all model home design options and temporary signage, and revisions to the landscape plan, street names, and interior lot lines for lots 29,60,135, and 147 to meet minimum lot standards, and approving the vacation of restrictive plat dedication language specific to lots 29, 60, 135, and 147, to allow for the increase in lot size for such lots to meet minimum site plan standards, for the property generally located within the Parkland Royale Phase II community, south of Loxahatchee Road and west of Bishop Pit Road, as more particularly described in Exhibit "A" (Case numbers SPA24-003, 2024-003-CAB, and 2025-20-AB); providing for conflicts, severability, and an effective date.

Acting City Attorney Reese read the title. Planning Director Kaitlyn Forbes introduced Dennis Mele, of Greenspoon Marder LLP, who presented a PowerPoint on behalf of Lennar. There was no public comment.

RESULT: (4-1)

MOVER: Vice Mayor Isrow

SECONDER: Commissioner Murphy Salomone

AYES: Kanterman, Isrow, Murphy Salomone, Walker

NOES: Brier

G. Resolution 2025-041: Pine Trails Park Playground

A Resolution of the City of Parkland, Florida, approving the piggyback of the School District of Manatee County Contract No. 21-0053-MR for Park and Playground Equipment, with Playmore West, Inc., for playground replacement equipment at Pine Trails Park in an amount of \$106,367 and approving the piggyback of The Interlocal Purchasing System Contract RCPS 240702 for Playground Equipment and Installation Services with Essential Constructs LLC, for installation of the playground replacement equipment at Pine Trails Park in an amount of \$70,000; providing for execution; providing for an effective date.

Acting City Attorney Reese read the title. Parks and Recreation Assistant Director Felicia Trainor presented. There was no public comment.

RESULT: UNANIMOUS

MOVER: Vice Mayor Isrow

SECONDER: Commissioner Kanterman

AYES: Brier, Isrow, Kanterman, Murphy Salomone, Walker

H. Resolution 2025-046: Purchases of Goods and Services from Lowe's Companies, Inc.

A Resolution of the City Commission of the City of Parkland, Florida, approving and ratifying purchases of goods and services from Lowe's Companies, Inc., in the aggregate amount of \$110,000 through the end of the current fiscal year; providing for execution; providing for an effective date.

Acting City Attorney Reese read the title. Purchasing Director Jeff Napier presented. There was no public comment.

RESULT: UNANIMOUS

MOVER: Commissioner Murphy Salomone

SECONDER: Vice Mayor Isrow

AYES: Brier, Isrow, Kanterman, Murphy Salomone, Walker

I. Resolution 2025-047: Purchases of Goods and Services from Amazon Online Marketplace

A Resolution of the City Commission of Parkland, Florida, approving and ratifying purchases of goods and services from the Amazon Online Marketplace, Amazon, LLC., in the aggregate amount of \$175,000 through the end of the current fiscal year; providing for execution; providing for an effective date.

Acting City Attorney Reese read the title. Purchasing Director Jeff Napier presented. There was no public comment.

RESULT: UNANIMOUS

MOVER: Vice Mayor Isrow

SECONDER: Commissioner Kanterman

AYES: Brier, Isrow, Kanterman, Murphy Salomone, Walker

J. <u>Ordinance 2025-006: Capital Project and Related Services</u> <u>Assessment Ordinance (Second Reading)</u>

An Ordinance of the City Commission of the City of Parkland, Florida, relating to capital improvements and related services providing a special benefit to local areas within the City; authorizing the imposition and collection of special assessments to fund the cost of capital improvements and related services providing a special benefit to properties within the

City; providing certain definitions and findings; providing for the creation of assessment areas; providing a procedure to impose special assessments; establishing procedures for notice and adoption of assessment rolls and for correction of errors and omissions; providing that assessments constitute a lien on assessed property upon adoption of the assessment rolls; authorizing hardship assistance and certain exemptions; providing a procedure for collection of special assessments; providing a mechanism for the imposition of assessments on government property; providing applicability; providing that the procedures herein are an alternative means; providing for codification and severability; and providing an effective date.

Acting City Attorney Reese read the title. There was no public comment.

RESULT: UNANIMOUS

MOVER: Vice Mayor Isrow

SECONDER: Commissioner Brier

AYES: Brier, Isrow, Kanterman, Murphy Salomone, Walker

K. Ordinance 2025-003: Amending the Comprehensive Plan to Clarify the Intended Non-residential Intensity and to Amend Platting Requirements (Second Reading)

An Ordinance of the City Commission of the City of Parkland, Florida, amending the City's adopted Comprehensive Plan by amending the Future Land Use Element to clarify the Intended Intensity Amendments adopted by Ordinance 2023-08 on June 21, 2023; Repealing and replacing the Ordinance version adopted on March 6, 2024; Revising Platting requirements for consistency with the Broward County Administrative Rules Document; providing for conflicts, severability, transmittal, and an effective date.

Acting City Attorney Reese read the title. There was no public comment.

RESULT: UNANIMOUS

MOVER: Vice Mayor Isrow

SECONDER: Commissioner Kanterman

AYES: Brier, Isrow, Kanterman, Murphy Salomone, Walker

L. <u>Ordinance 2025-004: Amending the Land Development Code to</u> Revise Article 45 "Platting and Subdivisions" (Second Reading)

An Ordinance of the City Commission of the City of Parkland, Florida, amending the City's Land Development Code to revise Article 45, "Platting and Subdivisions" for consistency with the Broward County Administrative Rules document; providing for conflicts, severability, and an effective date.

Acting City Attorney Reese read the title. There was no public comment.

RESULT: UNANIMOUS

MOVER: Commissioner Kanterman

SECONDER: Commissioner Murphy Salomone

AYES: Brier, Isrow, Kanterman, Murphy Salomone, Walker

M. <u>Ordinance 2025-005: Amending Future Land Use Map to Commercial</u> (First Reading)

Consideration of an Ordinance of the City Commission of the City of Parkland, Florida, amending the Future Land Use Map of the City of Parkland Comprehensive Plan to change the designation of approximately 34 acres of land generally located on the former Heron Bay Golf Course, west of Nob Hill Road and south of NW 66th Drive, as more particularly described in Exhibit "A" from City of Parkland R-3 (approximately 25.32 acres) and City of Coral Springs Residential Moderate (approximately 8.68 acres) to City of Parkland Commercial; providing for transmittal of a corresponding Land Use Plan Amendment to the Broward County Land Use Map; providing for recertification; providing for conflicts, severability and an effective date. (Case number 2025-21-LUPA).

Acting City Attorney Reese read the title. Planning Director Forbes presented.

- -Peter Hegedus, 6761 NW 117 Avenue, expressed his concerns about the potential effects a zoning change may have on his property, which abuts the subject property. (Mayor Walker and Acting Attorney Reese assured Mr. Hegedus that this item solely addresses a land use amendment and not zoning.)
- -Robert Tankoos, 6771 NW 117 Avenue, was concerned about the lifestyle and property value impact this land use amendment could have on his home.

RESULT: UNANIMOUS

MOVER: Vice Mayor Isrow

SECONDER: Commissioner Kanterman

AYES: Brier, Isrow, Kanterman, Murphy Salomone, Walker

N. <u>Ordinance 2025-007: Community Automated External Defibrillator</u> (AED) and Bleeding Control Kit Program (Second Reading)

An Ordinance of the City Commission of the City of Parkland, Florida, amending Section 14-3 "Community Automated External Defibrillator (AED) and Bleeding Control Kit Program" of Article I "In General" of Chapter 14 "Public Safety" of the City Code of Ordinances to provide for consistency with the Florida Building and Fire Prevention Codes; providing for conflicts, severability, codification and an effective date.

Acting City Attorney Reese read the title. There was no public comment.

RESULT: UNANIMOUS

MOVER: Commissioner Murphy Salomone

SECONDER: Commissioner Kanterman

AYES: Brier, Isrow, Kanterman, Murphy Salomone, Walker

O. Resolution 2025-024: Shoppes of Parkland Trash Compactor (Deferred from June 18, 2025 City Commission Meeting)

A Resolution of the City Commission of the City of Parkland, Florida, approving a Site Plan Amendment and Community Appearance Board application to locate and install a trash compactor within the Shoppes of Parkland, generally located west of State Road 7 and north of Hillsboro Boulevard, as more particularly described in Exhibit "A" (Case number 2025-13-SPA and 2025-17-CAB); providing for conflicts, severability, and an effective date.

This item was deferred upon approval of the agenda.

11. Comments by the Broward Sheriff's Office

Lieutenant Michael Gelske hoped everyone had a nice Fourth of July. He wanted to discuss the ongoing issue with kids riding electric bikes within the parks. They have had an operational plan in place since the start of the summer to address the unsafe behavior. They have had success, but there is still a small group of juveniles who are intentionally still riding at this point. He's working with City staff

to identify these kids and try to prevent that from occurring again. Riders wearing masks has been another issue, and he said that they are looking for alternative means to identify them and address them after the fact when it is safe.

12. Comments by the Coral Springs-Parkland Fire Department

Deputy Fire Chief Jason Gonzalez thanked Vice Mayor Isrow for his comments. The department appreciates the sentiments and hopes that it is an experience for anyone who needs their service. He confirmed that it is helpful to know when you are appreciated and valued. They feel fortunate that they hear it from both cities wherever they go. He spoke about Parkland Night Out, which will be held on August 4th. His department will be there, and they will have inspectors and a couple of different units. As he always says, they are not here to save your life, they are here to be a part of it. Tomorrow night is Hometown Hero Night and an opportunity to come out and meet his department at 5:00 p.m. at the Police and Fire Station. He reported that unfortunately, a couple of weeks ago, their beloved chaplain passed on. They were able to just finalize the information this afternoon, and he will send the details over. The services will be on Thursday and Friday at various times if anyone would like to attend. They will send an honor guard contingent and are partnering with the City of Fort Lauderdale.

13. Comments by the City Manager

City Manager Morando announced that our next meetings will be a budget workshop meeting at 6:00 pm and a regular meeting at 7:00 pm on Wednesday, August 13, 2025.

14. Comments by the City Attorney

Acting City Attorney Reese expressed that it was a pleasure to see everyone again. Anthony is looking forward to coming back, and he apologized for the conflict.

15. Adjournment

There being nothing further to discuss, the meeting adjourned at 09:20 PM.

Transcribed and submitted by City Clerk - Alyson Morales

REGULAR CITY COMMISSION MEETING MINUTES July 8, 2025 Page 15

ATTEST:	
MAYOR - Richard W Walker	

The above signatures are of the City Clerk and Mayor of the City of Parkland, Florida, and the information provided herein are the Minutes of the Regular City Commission Meeting held Tuesday, July 8, 2025, which were formally approved and adopted by the City Commission on Wednesday, August 13, 2025.

Note to Reader: If the Minutes you have received are not signed, or completed as indicated above, this means they are not the official minutes of the City Commission. They will become official Minutes only after review and approval, which may involve amendments, additions or deletions as set forth above.

PLEASE BE ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTERS CONSIDERED AT SUCH HEARING OR MEETING HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE HE WILL NEED TO ENSURE THAT A VERBATIM RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. (FLORIDA STATUTE 286.0105)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITY ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK NO LATER THAN 48 HOURS PRIOR TO THE MEETING AT (954) 757-4132 FOR ASSISTANCE.



PLANNING AND ZONING BOARD CITY OF PARKLAND MINUTES

Thursday, April 11, 2024

at 6:00 PM

Commission Chambers 6600 University Drive Parkland, FL 33067

1. Call to Order

ChairZweig called the Planning & Zoning Board meeting of April 11, 2024, being held in Commission Chambers, to order at 6:00 pm.

2. Pledge of Allegiance

Chair Zweig led the Pledge of Allegiance.

3. Roll Call

Murray Zweig, Chair Derek Bixby Joel Kaplan Alex Lazowick Todd Rogers Alex Sajovits Nathaniel Klitsberg

Absent were:

Anthony Avello, Vice-Chair

Others Present were:
Anthony Soroka, City Attorney
Kaitlyn Forbes, Planning Director
Jean Panebianco, Associate Planner
Sowande Johnson, Assistant City Manager
Dennis Mele, Attorney representing Applicant

4. Approval of Minutes

A. February 8, 2024 PZB Draft Minutes RESULT: UNANIMOUSLY

MOVER: Derek Bixby, Board Member SECONDER: Alex Lazowick, Board Member

AYES: Zweig, Kaplan, Sajovits, Klitsberg, Rogers, Lazowick,

Bixby

5. Comments from the Public on Non-Agenda Items

There were no public comments.

6. Comments by the Chair

Chair Murray Zweig welcomed the Board and inquired if there were any changes to the Agenda, which were none.

7. Approval of the Agenda

The Board voted unanimously to approve the Agenda.

8. Public Hearing

The minutes from the Planning and Zoning Board meeting are a summary. Recording and transcript of this meeting ca be found at: https://parklandfl.new.swagit.com/videos/302533

A. Ordinance 2024-004 - Amending Future Land Use Map to Commercial Consideration of an Ordinance of the City Commission of the City of Parkland, Florida, amending the Future Land Use Map of the City of Parkland Comprehensive Plan, to change the designation of approximately 25.3 acres of land generally located on the former Heron Bay golf course, west of Nob Hill Road and south of NW 66th Drive, as more particularly described in Exhibit "A" from City of Parkland R-3 to City of Parkland Commercial; providing for recertification; providing for conflicts, severability and an effective date. (Case Number LUPA24-002)

Chair Zweig read the title into the record. Director Forbes greeted the Board and presented a PowerPoint presentation. Forbes presented a map depicting the 25.3 acre subject which was the former Heron Bay Golf Course. Forbes states the City is proposing to amend the current land use designation of R-3 (3 units/acre) to Commercial on our Future Land Use Map and local maps. Forbes also gave some history on the property, dating back to 1997, when it was developed as a golf course. The golf course closed in 2019 and was purchased by North Springs Improvement District (NSID). The City purchased this land from NSID in September, 2022, and conducted numerous workshops with the residents, staff and the team from 505 Design, planning for future growth.

The following residents spoke on behalf of the proposed Heron Bay commercial site:

Daniel Poliseo, 12399 NW 80th Pl Tony Stampone, 6870 NW 116 Ave. Robert Tankoos, 6771 NW 117 Ave Jamie Ankari, 6800 NW 116 Ave Elliott Rothberg, 11372 NW 79 Manor

They were concerned about the buffer to adjancent residents living in Heron Bay, the traffic impact of a commercial development, and what will happen to their property values. They also wanted to know if the City will make more money building homes instead of commercial.

RESULT: APPROVED UNANIMOUSLY

MOVER: Joel Kaplan, Board Member SECONDER: Derek Bixby, Board Member

AYES: Zweig, Klitsberg, Lazowick, Kaplan, Bixby, Sajovits,

Rogers

B. Ordinance 2024-005 - Amending Future Land Use Map to City of Parkland R-3

Consideration of an Ordinance of the City Commission of the City of Parkland, Florida, amending the Future Land Use Map of the City of Parkland Comprehensive Plan to change the designation of approximately 6.17 acres of land generally located south of Loxahatchee Road and approximately 0.6 miles west of Parkside Drive at the west terminus of Hillsboro Boulevard, as more particularly described in Exhibit "A" from Broward County E-1 to City of Parkland R-3; providing for recertification; providing for conflicts, severability and an effective date. (Case Number LUPA24-001)

Chair Zweig read the title into the record. Director Forbes presented the Board with a PowerPoint presentation. Dennis Mele, attorney for the applicant, also presented a PowerPoint presentation and was available for questions.

Mele states there is a discrepancy with the City Map stating County E-1, yet his research shows it has been 3 units per acre since 1989.

The Board initially made a motion to deny (6-1). After further discussion, the Board changed the original motion. The Board motioned to defer to a date certain of May 9th, and directed staff to research the County Land Use issue.

RESULT: DEFER TO A DATE CERTAIN OF MAY 9, 2024

MOVER: Nathaniel Klitsberg, Board Member

SECONDER: Derek Bixby, Board Member

AYES: Zweig, Klitsberg, Lazowick, Sajovits, Rogers, Bixby,

Kaplan

9. Comments from the Planning & Zoning Manager

Forbes states our next Planning and Zoning Board meeting is May 9th.

10. Comments from the Board

Chair Zweig addressed Klitsberg departure from the Board. Klitsberg stated it has been an amazing nine years serving on this Board. Mayor Walker thanked Klitsberg for his service to the City.

11. Adjournment

There being nothing further to discuss, the meeting adjourned at 7:35 PM.

Transcribed and submitted by Associate Planner - Jean Panebianco

ATTEST

CHAIR - Murray Zweig

The above signatures are of the Planning and Zoning Board Chair and Liaison of the City of Parkland, Florida, and the information provided herein are the Minutes of the Planning and Zoning Board Meeting held Thursday, April 11, 2024, which were formally approved and adopted by the Planning and Zoning Board on May 9, 2024...

Note to Reader: If the Minutes you have received are not signed, or completed as indicated above, this means they are not the official minutes of the Planning and Zoning Board. They will become official Minutes only after review and approval, which may involve amendments, additions or deletions as set forth above.

PLEASE BE ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTERS CONSIDERED AT SUCH HEARING OR MEETING HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE HE WILL NEED TO ENSURE THAT A VERBATIM RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. (FLORIDA STATUTE 286.0105)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITY ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL

PLANNING AND ZONING BOARD MINUTES April 11, 2024 Page 5

ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK NO LATER THAN 48 HOURS PRIOR TO THE MEETING AT (954) 757-4132 FOR ASSISTANCE.

Exhibit C - Public Engagement Summary

Exhibit C

Heron Bay Commercial Plaza: Public Discussion and Outreach

Following is a list of key City meetings where the Heron Bay golf course parcel was publicly scheduled, noticed and discussed. In addition, many unscheduled discussions on this topic occurred spontaneously at City Commission meetings. This list is not exhaustive.

Wednesday, June 16, 2021: City Commission Meeting.
On the agenda: Presentation, "NSID – RFP Process for Heron Bay Golf Course."

Thursday, June 30, 2022: City Commission Special Meeting.

On the agenda: "Discussion to provide Staff with the potential action to submit an offer for the purchase of a portion of the Heron Bay golf course."

Thursday, August 4, 2022: City Commission Special Meeting. On the agenda: "Discussion regarding the purchase of a portion of Heron Bay golf course."

Monday, August 22, 2022: City Commission Special Workshop Meeting. On the agenda: "Discussion regarding the purchase of a portion of Heron Bay golf course."

Monday, August 29, 2022: Special City Commission Meeting. On the agenda: "Ordinance 2022-012: Approving a Purchase and Sale agreement with the North Springs Improvement District (First Reading)."

Wednesday, September 21, 2022: City Commission Meeting. On the agenda: "Ordinance 2022-012: Approving a Purchase and Sale agreement with the North Springs Improvement District (Second Reading)."

Wednesday, October 19, 2022: City Commission Workshop Meeting. On the agenda: "Planning for Future Growth City Workshop Series – Discussion 1."

Wednesday, November 16, 2022: City Commission Workshop Meeting. On the agenda: "Planning for Future Growth City Workshop Series – Discussion 2."

Wednesday, December 14, 2022: City Commission Workshop Meeting. On the agenda: "Planning for Future Growth City Workshop Series – Discussion 3."

Wednesday, January 18, 2023: City Commission Workshop Meeting. On the agenda: "Planning for Future Growth City Workshop Series – Discussion 4."

Wednesday, May 17, 2023: City Commission Special Meeting. On the agenda: "Heron Bay Golf Course Residential Property – Developer's Proposals and Potential Action." Wednesday, June 7, 2023: City Commission Workshop Meeting. On the agenda: "Heron Bay Golf Course Residential Property – Developer's Best and Final Proposals."

Wednesday, October 4, 2023: City Commission Workshop Meeting. On the agenda: "505 Design – Town Center Conceptual Design."

Wednesday, January 24, 2024: City Commission Workshop Meeting. On the agenda: "505 Design – Town Center Conceptual Design."

On Thursday, January 25, 2024, the Communications Department hosted two Public Outreach Meetings, one at 9:00 AM and one at 6:30 PM. These two meetings were broadly publicized throughout the City of Parkland on various social media platforms, the City website, the biweekly Library Newsletter, and Parkland On Tap. The two sessions were well-attended, with one meeting drawing approximately 60 attendees and the other 40. For weeks prior to the two outreach meetings, the City spread public awareness via professionally printed "RSVP" cards with QR codes. These cards were placed strategically at all publicly-visited City buildings and were also stuffed in totes at the weekly Farmer's market, which is highly attended. To encourage residents to provide feedback, an online fillable form was published on the City website asking for advance input on the proposed development. That form remains open on the website, now asking residents to submit follow-up comments.

On Monday, April 8, 2024 – The City held its annual strategic planning event where residents were invited to listen to the Commission discuss its vision and priorities. The Village in the Park project was a key topic. Initial discussion of potential annexation of lands from Coral Springs was discussed.

On Thursday, April 11, 2024 – The Planning and Zoning Board considered a Land Use Plan Amendment for 25.3 acres from City of Parkland RS-3 to City of Parkland Commercial.

On Wednesday, May 1, 2024 – The City Commission considered a Land Use Plan Amendment for 25.3 acres from City of Parkland RS-3 to City of Parkland Commercial.

On Tuesday September 10, 2024 – Joint workshop held with the City of Coral Springs and City of Parkland Commissioners to discuss the annexation and sale of subject properties to accommodate Village in the Park project.

On Thursday, December 12, 2024, the Planning and Zoning Board considered the Design Guidelines and Zoning regulations for the Village in the Park.

On Wednesday, January 15, 2025, the City Commission considered the Design Guidelines and Zoning regulations for the Village in the Park on first reading.

On Wednesday, February 19, 2025, the Commission held a workshop and discussed strategic planning initiatives which included the Village in the Park project.

On Wednesday, February 19, 2025, the City Commission considered the Design Guidelines and Zoning regulations for the Village in the Park on first reading.

On Monday, April 7, 2025 – The City held its annual strategic planning event where residents were invited to listen to the Commission discuss its vision and priorities. The Village in the Park project was a key topic.

Exhibit D - Acreage Determination Letter



November 29, 2023

Kaitlyn Forbes, AICP, CNU-A TranSystems 3230 Commercial Boulevard, Suite 450 Fort Lauderdale, Florida 33309 Via Email Only

Dear Ms. Forbes:

Subject: Parkland and Coral Springs - Acreage Determination

This letter updates Planning Council staff correspondence dated November 21, 2023, to verify the gross acreage and BrowardNext - Broward County Land Use Plan (BCLUP) designation for three (3) parcels of land generally located north of Heron Bay Boulevard, and west of Nob Hill Road, in the Cities of Parkland and Coral Springs.

The BCLUP utilizes the following definition to calculate gross acreage:

 "Gross Acre" – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

Based on the additional information you have provided, Planning Council staff calculations indicate that the total area encompasses approximately 43.4 gross acres (25.3 gross acres in Parkland and 18.1 gross acres in Coral Springs), which are designated by the BCLUP as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel 1	25.3	Low (3) Residential
Parcel 2	8.5	Irregular (4.2) Residential within a Dashed-Line Area
Parcel 3	9.3	Irregular (4.2) Residential within a Dashed Line Area
NET ACRES	43.1	
Parcel 3 Right-of-Way	0.3	Irregular (4.2) Residential within a Dashed-Line Area
TOTAL GROSS ACRES	43.4	

Planning Council staff notes that this calculation is based on the information that you provided and should not be utilized for official purposes unless independently accepted by the respective local governments.

Kaitlyn Forbes November 29, 2023 Page Two

Please note that the \$398.00 fee submitted for this acreage determination request may be deducted from the application fee for a corresponding BCLUP amendment, if filed within 18 months of the date of this letter.

The contents of this correspondence are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact Deanne Von Stetina of Planning Council staff.

Respectfully,

Barbara Blake Boy Executive Director

BBB:DDV Attachment

cc/email/att: Nancy Morando, City Manager

City of Parkland

Gayle Easterling, Planning and Zoning Manager, Planning and Zoning Division

City of Parkland

Frank Babinec, City Manager

City of Coral Springs

Julie Krolak, Director, Development Services

City of Coral Springs



Exhibit E - Surveys and Legal Descriptions

A PARCEL OF LAND LYING AND BEING A PORTION OF SECTION 5, TOWNSHIP 48 SOUTH, RANGE 41 EAST, OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

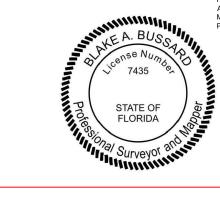
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SAID SECTION 5, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00°51'43" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, A DISTANCE OF 1021.61 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 54°24'07" EAST, A DISTANCE OF 68.69 FEET; THENCE NORTH 69°38'55" EAST, A DISTANCE OF 72.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 101°35'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°24'51" EAST 147.23 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 168.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY A DISTANCE OF 73.11 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 41°53'12"; THENCE SOUTH 86°19'34" EAST, A DISTANCE OF 425.60 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE EASTERLY A DISTANCE OF 186.59 FEET ALONG THE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 78.00 FEET AND A CENTRAL ANGLE OF 137°03'43"; THENCE NORTH 08°39'56" WEST, A DISTANCE OF 34.20 FEET; THENCE NORTH 89°53'02" WEST, A DISTANCE OF 201.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 185.50 FEET AND A CENTRAL ANGLE OF 18°58'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 19°01'35" EAST 61.17 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 61.45 FEET; THENCE SOUTH 29°06'05" EAST, A DISTANCE OF 143.58 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHEASTERLY A DISTANCE OF 93.11 FEET ALONG THE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 53°20'59" TO A POINT OF REVERSE CURVATURE THENCE SOUTHWESTERLY A DISTANCE OF 215.64 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 286.00 FEET AND A CENTRAL ANGLE OF 43°12'00" TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY A DISTANCE OF 258.73 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 452.00 FEET AND A CENTRAL ANGLE OF 32°47'46" TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 487.00 FEET AND A CENTRAL ANGLE OF 13°58'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 06°51'26" WEST 118.48 FEET; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 118.78 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 27°52'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 13°48'29" WEST 204.74 FEET; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 206.77 FEET TO A POINT OF REVERSE CURVATURE: THENCE SOUTHWESTERLY A DISTANCE OF 85.75 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 290.00 FEET AND A CENTRAL ANGLE OF 16°56'27" TO SAID NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 5; THENCE NORTH 89°53'02" WEST, ALONG SAID NORTH LINE A DISTANCE OF 1006.86 FEET TO THE POINT OF BEGINNING

SAID LANDS LYING IN BROWARD COUNTY, FLORIDA, CONTAINING 25.32 ACRES MORE OR LESS.

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF PARKLAND LOCATED IN BROWARD COUNTY, FLORIDA



I HEREBY CERTIFY THAT THE ATTACHED SURVEY OF THE HEREON DESCRIBED LANDS IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY RESPONSIBLE CHARGE ON AUGUST 25, 2023. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



BLAKE A. BUSSARD
FLORIDA REGISTRATION NO: LS 7435
DIGITALLY SIGNED & SEALED IN ACCORDANCE WITH
CHAPTER 472.025, FLORIDA STATUES

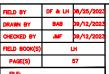
SURVEYOR'S NOTES:

- TRACT SHOWN HEREON IS DERIVED FROM A PREVIOUS SURVEY
 CONDUCTED BY DRMP INC. FOR THE CITY OF PARKLAND, BROWARD
 COUNTY ELOPIDA
- 2.) THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY OF SAID PARCEL AND COLLECT ALL TOPOGRAPHIC FEATURES AT A SPECIFICALLY MARKED LOCATION WITHIN SAID BOUNDARY. ALL UNITS ARE IN SURVEY FEET. AERIAL PHOTOGRAPHY IS FOR INFORMATIONAL PURPOSES ONLY AND NOT PART OF THIS SURVEY.
- 3.) SURVEY DATA COLLECTED AND RESULTING CAD FILES WERE PERFORMED AND PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE STATE OF FLORIDA, AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5,1-17, FLORIDA ADMINISTRATIVE CODE, PER SECTION 472.027, FLORIDA STATLIES
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5.) COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OR THE VERIFIED DIGITAL SIGNATURE OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.
- 6.) THIS SURVEY WAS PERFORMED BY USING BOTH GPS AND CONVENTIONAL SURVEYING PRACTICES, GPS DATA WAS COLLECTED WITH CORRECTIONS FROM THE FDOT'S FPRN NETWORK, AND VERIFIED WITH REDUNDANT CHECKS.
- 7.) COORDINATES REFER TO STATE PLANE COORDINATES, FLORIDA EAST ZONE 0901 PER THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990.
- 8.) THIS PROPERTY IS SUBJECT TO ENCUMBRANCES, EASEMENTS, AND RESTRICTIONS, OF ANY OF RECORD
- 9.) INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED BY A TITLE AGENCY AND ARE NOTED AS SO BELOW, NO EFFORT WAS MADE TO OBTAIN OR VALIDATE TITLE OTHER THAN BY THE CLIENT.
- 10.)NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, BURIED CABLES, SUB-SURFACE UTILITIES, FOUNDATIONS/FOOTERS OR BURIAL SITES WERE LOCATED, EXCEPT AS SHOWN. ANY UTILITIES SHOWN HEREON ARE BASED ONLY ON VISIBLE SUBFACE EVIDENCE LINI ESS NOTED OTHERWISE
- 11.)REFERENCE DOCUMENTS USED IN THE COURSE OF THIS SURVEY HAVE BEEN NOTED HEREON:
- A. WARRANTY DEED O.R.B. 23058, P.G. 941
- B. RECORDED EASEMENT O.R.B. 23563, P.G. 668
- C. WARRANTY DEED O.R.B. 27435, P.G. 538
- D. FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 P.B. 1, P.G. 102 B.C.R.
- E. HERON BAY ONE P.B. 159, P.G. 34 B.C.R.
- F. WARRANTY DEED O.R.B.21116, P.G. 542
- G. DRMP SURVEY PERFORMED ON 01/10/23 FOR AN ALTA SURVEY OF SAME PROPERTY AND ADJOINING PROPERTIES *NOT RECORDED*

12.) DATE OF LAST FIELD SURVEY: 08/25/23

DATE REVISIONS REVISED BY CHECKED BY DATE REVISIONS REVISED BY CHECKED BY







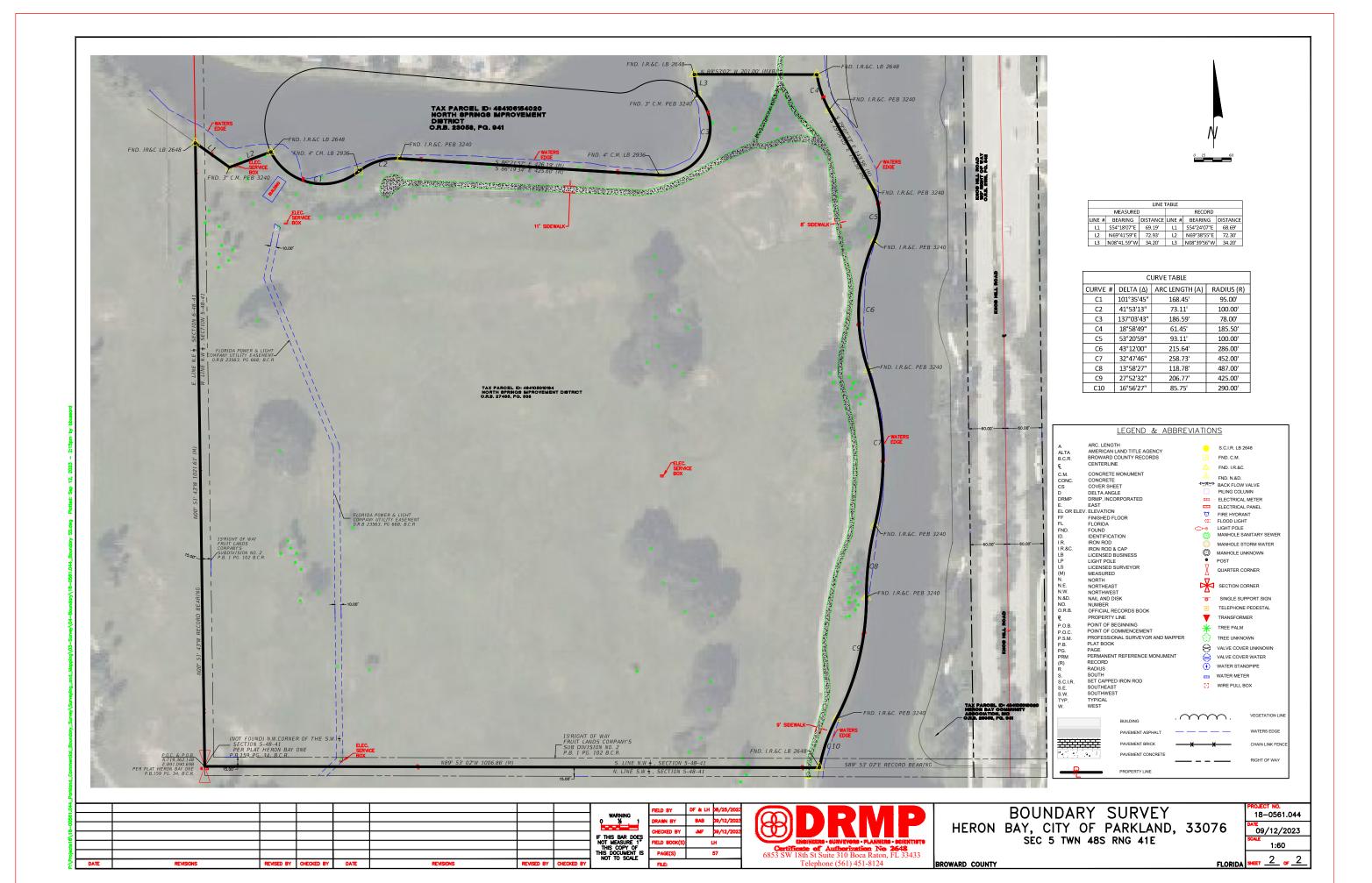
COVER SHEET
HERON BAY, CITY OF PARKLAND, 33076
SEC 5 TWN 48S RNG 41E

18-0561.044 DATE 09/12/2023 SCALE N.T.S.

BROWARD COUNTY

FLORIDA





COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER(S.W. 1/4) OF SAID SECTION, 5 SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89°53'02" EAST, ALONG THE SOUTH LINE OF THE NORTH WEST QUARTER (N.W. 1/4) OF SECTION 5, A DISTANCE OF 1006.86 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF SOUTH 06°30'12" EAST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 290.00 FEET, THROUGH A CENTRAL ANGLE OF 34°35'18", AN ARC DISTANCE OF 175.07 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY, HAVING A CHORD BEARING OF SOUTH 02°47'44" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 147.00 FEET, THROUGH A CENTRAL ANGLE OF 53°09'52", AN ARC DISTANCE OF 136.40 FEET TO THE END OF SAID CURVE; THENCE SOUTH 29°22'53" WEST, A DISTANCE OF 43.06 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF SOUTH 56°27'14" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 54°08'02", AN ARC DISTANCE OF 70.86 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHEASTERLY. HAVING A CHORD BEARING OF SOUTH 60°18'02" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 46°26'25", AN ARC DISTANCE OF 162.11 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF SOUTH 55°05'02" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 36°00'25", AN ARC DISTANCE OF 62.84 FEET TO THE END OF SAID CURVE; THENCE NORTH 30°59'10 WEST, A DISTANCE OF 136.65 FEET; THENCE NORTH 89°53'02" WEST, A DISTANCE OF 464.50 FEET; THENCE NORTH 44°48'18" WEST, A DISTANCE OF 308.15 FEET TO A POINT ON THE WEST LINE OF THE SOUTH WEST QUARTER (S.W. 1/4) OF SAID SECTION 5; THENCE NORTH 00°49'39" WEST, ALONG THE WEST LINE OF THE SOUTH WEST QUARTER (S.W. 1/4) OF SAID SECTION 5, A DISTANCE OF 156.83 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 8.494 ACRES (370,000 SQUARE FEET) MORE OR LESS.

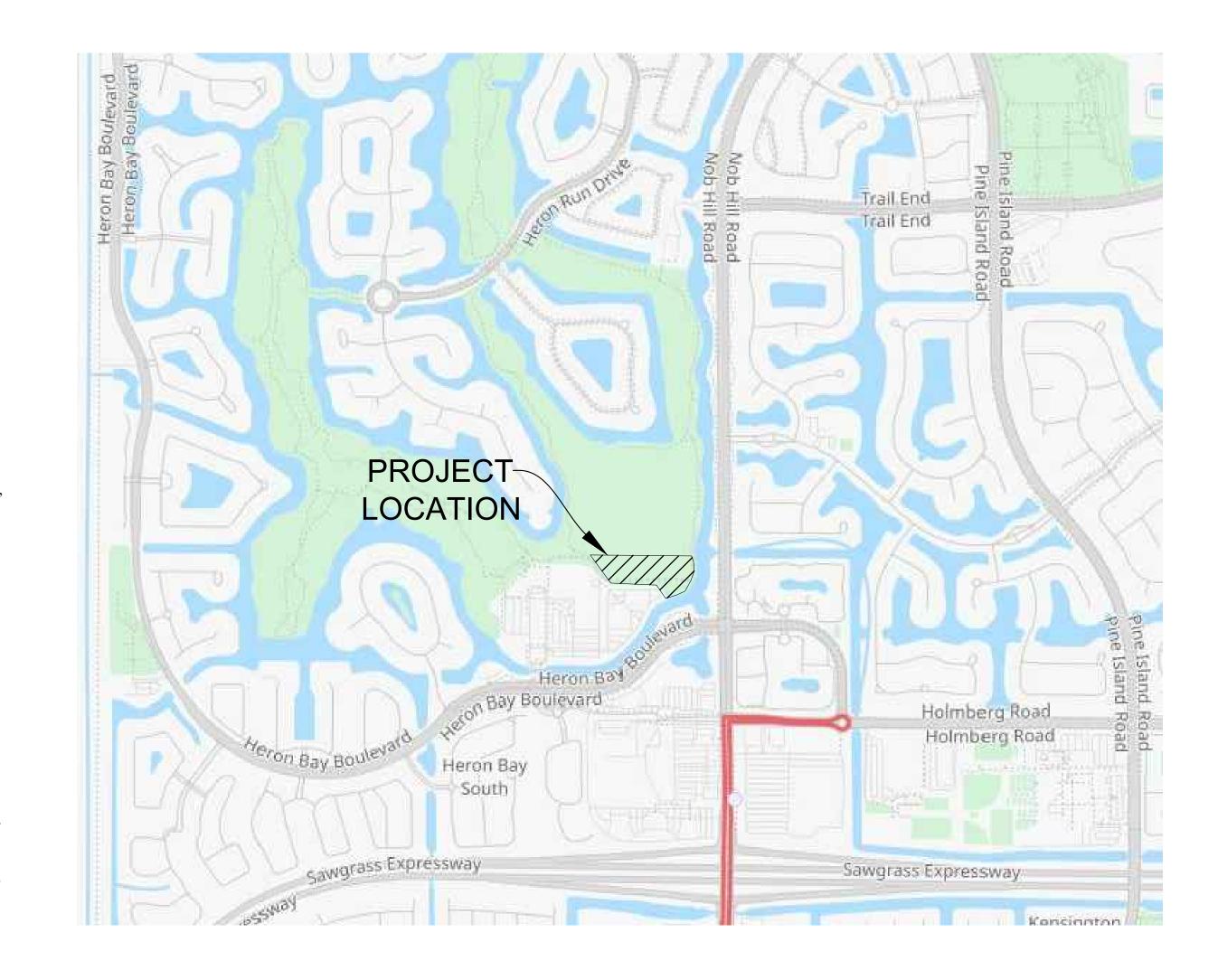
ΔΝΩ

A PARCEL OF LAND LYING AND BEING A PORTION OF SECTION 5, TOWNSHIP 48 SOUTH, RANGE 41 EAST, OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER(S.W. 1/4) OF SAID SECTION, 5; THENCE SOUTH 00°49'39" EAST ALONG THE WEST LINE OF THE SOUTH WEST QUARTER (S.W. 1/4) OF SAID SECTION 5, A DISTANCE OF 156.83 FEET; THENCE SOUTH 44°48'18" EAST, A DISTANCE OF 308.15 FEET; THENCE SOUTH 89°53'02" EAST, A DISTANCE OF 464.50 FEET; THENCE SOUTH 30°59'10" EAST, A DISTANCE OF 136.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30°59'10" EAST, A DISTANCE OF 13.83 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A CHORD BEARING OF NORTH 72°16'00" EAST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 930.00 FEET, THROUGH A CENTRAL ANGLE OF 08°52'10", AN ARC DISTANCE OF 143.96 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF NORTH 53°02'29" EAST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 90.00 FEET, THROUGH A CENTRAL ANGLE OF 47°19'14", AN ARC DISTANCE OF 74.33 FEET TO THE END OF SAID CURVE: THENCE NORTH 29°22'53" EAST, A DISTANCE OF 37.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 24°59'46" EAST AND CHORD BEARING OF SOUTH 58°04'15" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 177.72 FEET, THROUGH A CENTRAL ANGLE OF 13°51'58", AN ARC DISTANCE OF 43.01 FEET TO THE END OF SAID CURVE; THENCE SOUTH 70°36'09" WEST, A DISTANCE OF 41.82 FEET; THENCE SOUTH 58°27'42" WEST, A DISTANCE OF 42.42 FEET; THENCE SOUTH 46°10'27" WEST, A DISTANCE OF 27.73 FEET; THENCE NORTH 49°49'35" WEST, A DISTANCE OF 12.17 FEET; THENCE NORTH 46°10'18" EAST, A DISTANCE OF 35.98 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A CHORD BEARING OF NORTH 59°37'45" EAST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 26°54'49", AN ARC LENGTH OF 70.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 73°05'10 EAST, A DISTANCE OF 51.91 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF NORTH 61°49'32" EAST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 70.00 FEET. THROUGH A CENTRAL ANGLE OF 22°31'26", AN ARC DISTANCE OF 27.52 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°22'41" EAST A DISTANCE OF 32.65 FEET, TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A CORD BEARING OF SOUTH 56°27'14" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 54°08'02", AN ARC DISTANCE OF 70.86 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING OF SOUTH 60°18'02" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 46°26'25", AN ARC DISTANCE OF 162.11 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF SOUTH 55°05'02" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 36°00'25", AN ARC DISTANCE OF 62.84 FEET TO THE END OF SAID CURVE, AND THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 0.187 ACRES (8,150 SQUARE FEET) MORE OR LESS.

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CITY OF PARKLAND LOCATED IN BROWARD COUNTY, FLORIDA



I HEREBY CERTIFY THAT THE ATTACHED SURVEY OF THE HEREON DESCRIBED LANDS IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY RESPONSIBLE CHARGE ON AUGUST 27 2024 I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



BLAKE A. BUSSARD
FLORIDA REGISTRATION NO: LS 7435
DIGITALLY SIGNED & SEALED IN ACCORDANCE WITH
CHAPTER 472.025, FLORIDA STATUES

SURVEYOR'S NOTES

- 1.) TRACT SHOWN HEREON IS DERIVED FROM A PREVIOUS SURVEY CONDUCTED BY DRMP INC. FOR THE CITY OF PARKLAND, BROWARD COUNTY, FLORIDA
- 2.) THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY OF SAID PARCEL AND COLLECT ALL TOPOGRAPHIC FEATURES AT A SPECIFICALLY MARKED LOCATION WITHIN SAID BOUNDARY. ALL UNITS ARE IN SURVEY FEET. AERIAL PHOTOGRAPHY IS FOR INFORMATIONAL PURPOSES ONLY AND NOT PART OF THIS SURVEY.
- 3.) SURVEY DATA COLLECTED AND RESULTING CAD FILES WERE PERFORMED AND PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE STATE OF FLORIDA, AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PER SECTION 472.027, FLORIDA STATUES.
- 4.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5.) COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OR THE VERIFIED DIGITAL SIGNATURE OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.
- 6.) THIS SURVEY WAS PERFORMED BY USING BOTH GPS AND CONVENTIONAL SURVEYING PRACTICES. GPS DATA WAS COLLECTED WITH CORRECTIONS FROM THE FDOT'S FPRN NETWORK, AND VERIFIED WITH REDUNDANT CHECKS.
- 7.) COORDINATES REFER TO STATE PLANE COORDINATES, FLORIDA EAST ZONE 0901 PER THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990.
- 8.) THIS PROPERTY IS SUBJECT TO ENCUMBRANCES, EASEMENTS, AND RESTRICTIONS. OF ANY OF RECORD
- 9.) INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED BY A TITLE AGENCY AND ARE NOTED AS SO BELOW, NO EFFORT WAS MADE TO OBTAIN OR VALIDATE TITLE OTHER THAN BY THE CLIENT.
- 10.)NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, BURIED CABLES, SUB-SURFACE UTILITIES, FOUNDATIONS/FOOTERS OR BURIAL SITES WERE LOCATED, EXCEPT AS SHOWN. ANY UTILITIES SHOWN HEREON ARE BASED ONLY ON VISIBLE SURFACE EVIDENCE, UNLESS NOTED OTHERWISE.
- 11.)REFERENCE DOCUMENTS USED IN THE COURSE OF THIS SURVEY HAVE BEEN NOTED HEREON:
- A. WARRANTY DEED O.R.B. 23058, P.G. 941
- B. RECORDED EASMENT O.R.B. 27435, P.G. 685
- C. WARRANTY DEED O.R.B. 27435, P.G. 538
- D. FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 P.B. 1, P.G. 102 B.C.R. E. HERON BAY ONE P.B. 159, P.G. 34 B.C.R.
- F DRMP SURVEY PERFORMED ON 01/10/23 FOR AN ALTA SURVEY OF
- F. DRMP SURVEY PERFORMED ON 01/10/23 FOR AN ALTA SURVEY OF SAME PROPERTY AND ADJOINING PROPERTIES *NOT RECORDED*

12.) DATE OF LAST FIELD SURVEY: <u>08/30/24</u>

DATE REVISIONS REVISED BY CHECKED BY DATE REVISIONS REVISED BY CHECKED BY

WARNING
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IF THIS BAR DOES
NOT MEASURE 1"
THIS COPY OF
THIS DOCUMENT IS
NOT TO SCALE

 FIELD BY
 DF & LH
 D8/25/2024

 DRAWN BY
 BAB
 D8/27/2024

 CHECKED BY
 JMF
 D8/28/2024

 FIELD BOOK(S)
 LH & DF

 PAGE(S)
 N/A

 FILE: 23-0017.008_Boundary.DWG



COVER SHEET
HERON BAY, CITY OF PARKLAND, 33076
SEC 5 & 6 TWN 485 RNG 41F

SEC 5 & 6 TWN 48S RNG 41E

08/27/2024 SCALE N.T.S.

23-0017.008

BROWARD COUNTY

FLORIDA SHEET 1 OF 2

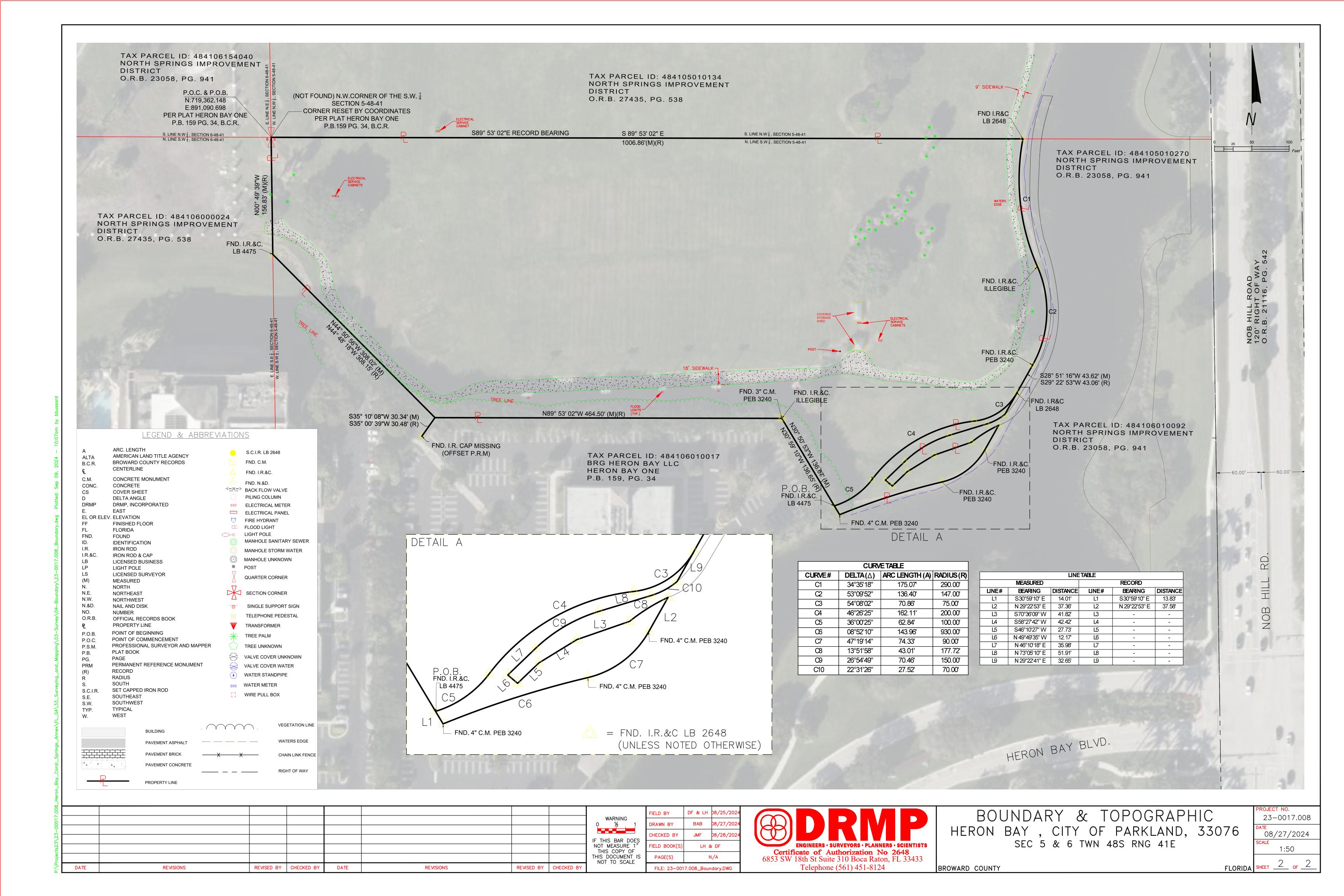


Exhibit F - Water, Wastewater, Drainage Utility Service Provider Letter



NORTH SPRINGS IMPROVEMENT DISTRICT

Kaitlyn Forbes, AICP, CNU-A TranSystems 3230 Commercial Blvd., Suite 450 Fort Lauderdale, FL 33309 Tel (954) 653 4700

December 11, 2023

Re: Service Capacity-City of Parkland Future Land Use Plan

Dear Ms. Forbes:

North Springs Improvement District (NSID) is in receipt of your letter dated November 3, 2023 requesting a letter from NSID stating that we have sufficient capacity to service your proposed project totaling 43.09 acres of commercial development. The referenced property does fall within the NSID jurisdictional boundaries. NSID currently charges connection fees of \$11,949 per single family home and \$13,503 per ERC for Commercial Development, which will ensure the reserved capacity needed for your project.

Furthermore, in regards to wastewater collection services NSID uses the Broward County's Regional 2A wastewater facility for wastewater treatment for your development and will require impact fees.

In summary NSID will have the ability to service your project with potable water, wastewater collection and drainage services provided the required impact and connection fees are paid, as required by NSID.

Should you have any questions regarding this correspondence please contact my office at (954) 796-5096.

Sincerely,

Jane C. Early, P.E. District Engineer

North Springs Improvement District

Jone Clarky

9700 NW 52 Street

Coral Springs, Florida 33076 Email: rodc@fladistricts.com Tele: (954) 796-5096 Direct Fax: (954) 755-7237

Distribution: Rod Colon, District Manager

9700 NW 52n				

Exhibit G - Solid Waste Provider Letter



Barbara Herrera Government Affairs Manager Waste Management Inc. of Florida

> 2300 College Avenue Davie, FL 33317 <u>bherrera@wm.com</u>

M: 954-856-7192

April 1, 2025

Via E-Mail

Kaitlyn Forbes
Principal
Complete Cities Planning Group
200 S. Andrews Avenue
Suite 504
Fort Lauderdale, FL 33301
Kaitlyn@CompleteCities.net

Re: City of Parkland Parcel 484105010134, Proposed Land Use Plan Amendment / WM Confirmation of Capacity to Accommodate Increased Solid Waste

Dear Ms. Forbes,

By way of this letter, WM confirms that the solid waste proposal of the above-referenced project as presented in your e-mail dated March 21, 2025, meets our ability as the City's hauler to accommodate the increased solid waste generated for both collection and post-collection services.

Additionally, we are modifying our previous capacity letter dated January 25, 2024 to include confirmation that the project now consists of a combined 35 acres of commercial property within the City of Parkland due to the City's recent annexation of 8.5 acres from the City of Coral Springs.

Should you have any questions or require additional information, please feel free to contact me at bherrera@wm.com or at 954-856-7192.

Best of luck with the project!

Sincerely,

Barbara Herrera

Government Affairs Manager Waste Management Inc. of Florida

M: 954-856-7192 bherrera@wm.com

Encls.

Cc: Jean Desilus, District Manager, Southern Sanitation, WMIF

Felipe Carvalho, Area Manager Disposal Operations, WMIF

From: <u>Kaitlyn Forbes</u>
To: <u>Herrera, Barbara</u>

Subject: [EXTERNAL] RE: WM / Waste Capacity Confirmation Letter

Date: Friday, March 21, 2025 8:23:08 PM

Attachments: image001.png

image002.png

WM Letter to Transystems - Parkland Project- Waste Capacity Confirmation - 012524.pdf

Hi Barbara,

The City of Parkland recently annexed 8.5 acres from the City of Coral Springs into its jurisdiction. The annexation will be effective this fall and ahead of any development on the site. The City is applying to the county to amend the land use from a residential allowance to commercial, as noted in the attached letter. This will result in a combined 34 acres of commercial property within Parkland.

A previous determination of capacity you helped us with notes that since the 8.5 acres was in Coral Springs at the time, the determination only applied to the 25 acres in the City of Parkland.

Can you please confirm via email, or an updated letter, that WM has capacity to serve the additional 8.5 acres, for a total of approximately 34 acres of future commercial development in Parkland?

Thank you,

Kaitlyn Forbes, AICP, CNU-A Complete Cities Planning Group Principal

Phone: 954.372.6767

Email: Kaitlyn@CompleteCities.net

200 S. Andrews Avenue Suite 504

Fort Lauderdale, FL 33301

From: Herrera, Barbara < bherrera@wm.com Sent: Thursday, January 25, 2024 3:47 PM

To: Kaitlyn Forbes kforbes@transystems.com Subject: WM / Waste Capacity Confirmation Letter

Good Afternoon, Ms. Forbes,

Thank you so much for your patience. We have reviewed this application for both collections and post-collections and are attaching a letter herein confirming capacity. Please note that this letter only pertains to the Parkland parcel as we are not the hauler for the Coral Springs parcel.

Sincerely,

Barbara Herrera

Barbara Herrera

Government Affairs Manager Waste Management Inc. of Florida bherrera@wm.com

C: 954-856-7192 2380 College Avenue Davie, FL 33317



Access WM 24/7 with My WM





Barbara Herrera Government Affairs Manager Waste Management Inc. of Florida

> 2300 College Avenue Davie, FL 33317 bherrera@wm.com

> > M: 954-856-7192

January 25, 2024

Via E-Mail

Kaitlyn Forbes Planning Practice Leader TranSystems 3230 W. Commercial Blvd. Suite 450 Fort Lauderdale, FL 33309 kforbes@transystems.com

Re: City of Parkland Parcel 484105010134, Proposed Land Use Plan Amendment / WM Confirmation of Capacity to Accommodate Increased Solid Waste

Dear Ms. Forbes,

By way of this letter, WM confirms that the solid waste proposal of the above-referenced project as presented in your letter dated November 6, 2023, meets our ability as the City's hauler to accommodate the increased solid waste generated with both collection and post-collection services.

Additionally, please note that WM is the hauler for the City of Parkland and not the City of Coral Springs (as stated in Exhibit B, #2). Therefore, this confirmation of capacity is only for the Parkland parcel as referenced above.

Should you have any questions or require additional information, please feel free to contact me at bherrera@wm.com or at 954-856-7192.

Sincerely,

Barbara Herrera

Barbara Herrera Government Affairs Manager Waste Management Inc. of Florida M: 954-856-7192 bherrera@wm.com

Encl.

Cc: Jean Desilus, District Manager, Southern Sanitation, WMIF

Joe Gagne, Sr. District Manager, Monarch Hill Landfill, WMIF

TranSystems

3230 Commercial Blvd., Suite 450 Fort Lauderdale, FL 33309 Tel (954) 653 4700

www.transystems.com

November 6, 2023

Barbara Herrera Government Affairs Manager Waste Management inc. Florida 2380 College Avenue Davie, FL 33317

SUBJECT: Proposed Amendment to Future Land Use Maps – City of Parkland, City of Coral Springs, and Broward County

Dear Ms. Herrera:

On behalf of the City of Parkland, TranSystems is preparing a Land Use Plan Amendment (LUPA) for approximately 43 acres of land generally located within the defunct Heron Bay Golf Course. The subject property is generally considered to be portions of the following three parcels:

City of Coral Springs East Parcel: 484105010072, City of Coral Springs West Parcel: 484106010010, City of Parkland Parcel: 484105010134.

A location map is attached (Exhibit A). The City of Parkland currently owns the subject property and will partner with a commercial developer through an RFP process to redevelop the site as a commercial center. The proposed application is seeking to amend the existing residential land use designations to a commercial designation for all three subject properties. This will accommodate approximately 430,900 square feet of commercial development, site wide, using the accepted calculation assumption of 10,000 square feet of development potential per acre.

Existing Conditions [Residential land use designations. However, site currently developed as golf course and associated clubhouse. Golf course is closed and non-operational.]:

- 1. Coral Springs east parcel 8.47 acres x 7.99 du/ac = 68 single family dwelling units
- 2. Coral Springs west parcel -9.3 acres x 7.99 du/ac = 75 single family dwelling units
- 3. Parkland parcel -25.32 acres x 3 du/ac = 76 dwelling units
- EXISTING TOTAL DEVLOPMENT POTENTIAL: 219 residential units

Proposed Condition [Commercial land use designations, using 10,000 SF/acre assumption]:

- 1. Coral Springs east parcel -8.47 acres x 10,000 SF =84,700 SF of commercial
- 2. Coral Springs west parcel -9.3 acres x 10,000 SF = 93,000 SF of commercial
- 3. Parkland parcel 25.32 acres x 10,000 SF = 253,200 SF commercial *PROPSED TOTAL DEVELOPMENT POTENTIAL: 430,900 SF of commercial*

As the service provider in this area solid waste please verify or correct the information provided in Exhibit B.

Thank you in advance for your time. Should you require additional information, I can be reached

Email: KForbes@TranSystems.com Phone: 518.527.7548

Sincerely,

Kaitlyn Forbes, AICP, CNU-A Planning Practice Leader

Exhibit A Location Map

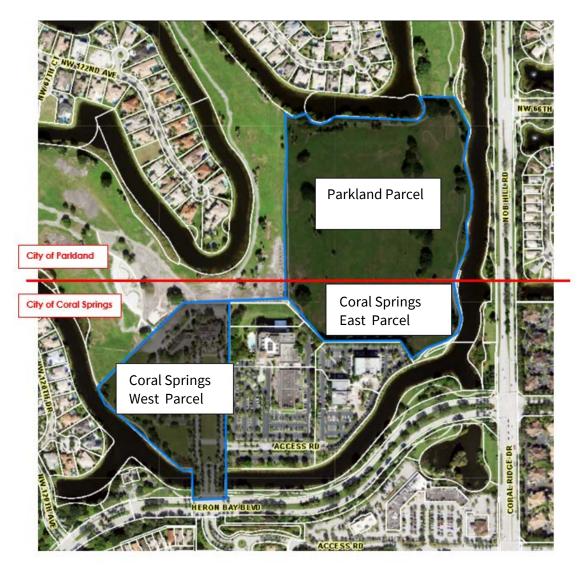




Exhibit B - Land Use Plan Amendment Application Responses

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

City of Coral Springs:

Residential	8.9 lbs / unit /day
Industrial and Commercial	
Factory/Warehouse	2 lbs. per 100 sq. ft. per day
Office Building	1 lb. per 100 sq. ft. per day
Department Store	4 lbs. per 100 sq. ft. per day
Supermarket	9 lbs. per 100 sq. ft. per day
Restaurant	2 lbs. per meal per day
Drug Store	5 lbs. per 100 sq. ft. per day

City of Parkland: 3.8 lbs Per Capital 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.

Waste Management is the collector of solid waste for all three subject parcels and serves both the City of Parkland and City of Coral Springs. Waste Innovations is the waste processor for the development, which has an annual capacity of 825,000 tons of solid waste. Please current and committed demand as well as any planned plant expansions.

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.

Land Use	LOS	Proposed Demand
Current – Residential	CS - 8.9 lbs/unit per day	1,272.7 lbs/day
	x 143 units	
	Parkland – 3.8	950.15 lbs/day
	lbs/capita per day	
	[average HH size = 3.29	TOTAL: 2,222.85
	x 76 units]	
Proposed – Commercial	4 lbs/100 SF per day	17,236 lbs/day
	[using Coral Springs	
	Dept. Store LOS as	

	average – Parkland does not include a commercial LOS, actual mix of uses will include variety]	
NET DIFFERENCE		Increase of 15,013.15 lbs /day

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

Waste Management to provide.

Exhibit H - Wetland Determination Letter - Broward County



ENVIRONMENTAL PERMITTING DIVISION

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

May 2, 2024

City of Parkland c/o Kaitlyn Forbes 6600 N University Drive Parkland, Fl 33067

Via E-mail to agent: Kaitlyn@CompleteCities.net

Re: Wetland Jurisdictional Determination — HERON BAY ONE 159-34 B ALL THAT POR OF PARCEL "A" DESC AS PARCEL NO 1 IN INSTR # 119168134, FLA FRUIT LANDS CO SUB NO 2 1-102 PB 5-48-41 PART OF TRACTS 13,14,15 & 16 INC'D IN OR 27435/538 ON PAGES 539 THRU 551 AKA:, FLA FRUIT LANDS CO SUB NO 2 1-102 PB 5-48-41 THAT PART OF TRACT 24 INC'D IN OR 27435/538,LESS PT OF TR LYING WITHIN "HERON BAY ONE" & LESS PT DESC'D IN OR 24547/494

11801 Heron Bay Blvd, Coral Springs

Folio No. 484106010016, 484105010134, & 484105010072

File No. WD2404-009, -011, & -012

Dear Applicant:

The referenced site, outlined in teal on the attached aerial photograph, was visited by the Broward County Resilient Environment Department (RED) on Wednesday, April 24, 2024. During that visit it was determined that there are **no County jurisdictional wetlands** on the site.

Based upon present conditions within the site, filling within the existing uplands will not require a license from this Department. However, other activities such as filling of the existing surface waters, or excavation of a new lake or canal may require a county license as regulated under Article XI of the Natural Resource Protection Code. The applicant is encouraged to contact RED as early as possible to determine applicable license requirements prior to undertaking activities which may affect the existing surface water system. Additionally, this letter does not constitute a waiver of review by the Development Management Division of the Urban Planning and Redevelopment Department prior to clearing and grubbing.

This determination was made according to the Natural Resource Protection Code definition of **Regulated Aquatic and Wetland Resources** and Section 27-334(e) which utilizes the State approved wetland delineation methodology outlined in chapter 62-340 F.A.C. and ratified by the State Legislature pursuant to Section 373.421 Florida Statutes. In the event of a conflict with a formal delineation conducted by the Florida Department of Environmental Protection or the South Florida Water Management District pursuant to 62-340 F.A.C. the determination of said Agency will be the controlling delineation. This determination is valid for a period of no more than two (2) years from the date of this letter. The issuance of this letter is a **final agency determination**. A person with a substantial interest may file a petition to request review of, or to intervene in a review of, a final

Page 2 of 2 11801 Heron Bay Blvd, Coral Springs WD2404-009, -011, & -012

administrative determination, subject to the provisions of Section 27-14, Broward County Code of Ordinances.

Please be advised that this determination is specific to Broward County's Natural Resource Protection Code and is conducted pursuant to the State-approved delineation methodology. The identified wetland area may also be jurisdictional to other Federal and/or State regulatory agencies [i.e. US Army Corps of Engineers (USACOE), and South Florida Water Management District (SFWMD) or Florida Department of Environmental Protection (FDEP)] and additional approval[s] may be necessary. For more information you may contact the local regulatory office[s] for each entity via the contact information below:

USACOE via email at <u>Application-sp@usace.army.mil</u> or telephone at (561) 472-3504 FDEP via email at <u>Southeast.District@dep.state.fl.us</u> or telephone at (561) 681-6600 SFWMD via email at <u>mreins@sfwmd.gov</u> or telephone at (561) 682-6736

Please feel free to contact me by e-mail at <u>kscheffer@broward.org</u> or by phone at (954) 519-1228 if you have any questions.

Sincerely,
KRISTEN SCHEFFER, M.S.
ENVIRONMENTAL SPECIALIST
Resilient Environment Department
ENVIRONMENTAL PERMITTING DIVISION

Enc: Wetland Map

27-14 Variance and Administrative Review Procedures

cc: Linda Sunderland (via e-mail)

Danielle Sattelberger, FDEP (via e-mail) Morgan Reins, SFWMD (via e-mail) Alisa Zarbo, USACOE (via e-mail)







11801 Heron Bay Blvd, Coral Springs Heron Bay WD2404-009, -011, -012 Folio #: 484105010072, 484105010134, 484106010016

Sec. 27-14. Administrative review of EPGMD determinations.

- (a) A person with a substantial interest may file a petition to request review of or to intervene in a review of a final administrative determination made pursuant to this chapter concerning:
 - (1) The requirement that a facility or activity obtain a license or environmental review approval.
 - (2) Interpretations of license or environmental review approval conditions.
 - (3) Interpretations of variance conditions.
 - (4) The decision to suspend or revoke a license or environmental review approval.
 - (5) The requirement of certain license conditions.
 - (6) The issuance of a license or environmental review approval.
 - (7) The denial of a license or environmental review approval.
 - (8) The scope of a license or environmental review approval, geographic or otherwise.
 - (9) The scope of a variance, geographic or otherwise.
 - (10) The issuance of a stop work order.
 - (11) Similar final administrative determinations.

This administrative review procedure shall be the only means of review available for the above final administrative determinations by either the petitioner or the intervenor (the parties).

- (b) person may not obtain review by this procedure of:
 - (1) The issuance or adjudication of or other matters involving a notice of violation or a citation.
 - (2) Internal policy decisions
- (c) A person desiring a review of a staff determination made pursuant to this Chapter shall first bring the determination to the attention of the appropriate section supervisor to attempt to resolve the matter. If a resolution cannot be reached, then the decision shall be reviewed by successive supervisory levels until the issue is resolved or reaches the level of the director or his or her designee for the final determination.
- (d) A person desiring administrative review of a final determination made by the director or the designee shall file a petition with the director for review by the hearing examiner. The petition shall be filed within ten (10) days from the rendition of the action taken or of the decision made by the director. An entity whose license or approval is being challenged shall be a party to the action.
- (e) The review shall not be heard until the provisions of subsection (f) are met. Upon motion to the hearing examiner, an insufficient petition shall be dismissed with or without leave to refile. If a petition is determined to be insufficient by the hearing examiner and the petitioner has been given leave to refile by the hearing examiner, unless otherwise ordered by the hearing examiner, the petitioner must refile within ten (10) days of the rendition of the order of dismissal or the petition will be dismissed with prejudice.

- (f) A sufficient petition for review or petition for intervention in the review shall, at a minimum, contain the following information:
 - (1) The nature of the determination sought to be reviewed.
 - (2) A short, plain statement of the facts which form the subject matter upon which the determination was made as asserted by all parties of record at the time that the petition is filed; a statement of the material facts in dispute, if any. If any party is unable to state the matters in sufficient detail at the time initial petition is filed, the petition may be limited to a statement of the issues involved; and thereafter, upon timely written motion, a more definite and detailed statement shall be furnished not less than seven (7) days prior to the date set for the hearing.
 - (3) The specific determination for which the review is sought.
 - (4) The specific legal grounds upon which the parties seek review of the determination.
 - (5) A short statement of the petitioner's or the intervenor's substantial interest in the matter to be reviewed.
 - (6) The specific section of this chapter on which the decision is based, if known, and the specific section that the parties allege should control the decision, if known.
 - (7) A copy of the director's or the designee's written final determination.
 - (8) A statement of the relief requested stating precisely the action that the petitioner wants EPGMD to take with respect to the final determination.
- (g) All pleadings or other documents filed in the proceeding must be signed by a party, the party's attorney, or the party's qualified representative. The signature of a party, the party's attorney or a party's qualified representative constitutes a certificate that he or she has read the pleading or other document and that to the best of his or her knowledge, information, and belief formed after reasonable inquiry, it is not brought for any improper purposes, such as to harass or to cause unnecessary delay or for frivolous purpose or needless increase in the cost of litigation. If a pleading or other document is signed in violation of these requirements, the hearing examiner, upon motion or his or her own initiative, shall dismiss the matter.
- (h) A petitioner or intervenor may request an emergency hearing to stay all activities or work conducted pursuant to the challenged license or approval. Such petitioner or intervenor has the burden of proof to show by a preponderance of the evidence that the continued activities would cause substantial pollution or degradation to the environment. An emergency hearing shall be scheduled by EPGMD and be held within five (5) days of said request or as soon thereafter as possible subject to the availability of the hearing examiner. The petitioner or intervenor shall comply with the notice provisions of section
 - 27-14(j)(2)a. and c. and section 27-14(j)(3) and (4) of this chapter.
- (i) The petition for review will not stay environmental protection activities required for the remediation or mitigation of a site or facility, the protection of the environment or the health, safety and welfare of the citizens of Broward County, or the prevention of further environmental degradation. The person responsible for these activities must take all necessary steps to prevent environmental degradation and must conduct the remediation or mitigation activities required by this chapter. The director may allow these activities to be delayed until after the hearing examiner's decision by certifying to

the hearing examiner that, by reason of facts stated in the certificate, a delay in the initiation or completion of these activities would not cause substantial environmental degradation or peril to life or property. The delay for conducting these activities may be subject to appropriate terms to ensure protection of the environment. The person responsible for these activities shall be responsible for any environmental damage or any violation of this chapter caused by the delay.

- (j) Notice and Scheduling Requirements:
 - (1) The hearing on the review shall be scheduled within a reasonable time. It shall be the responsibility of the petitioner to request through EPGMD that the hearing date be scheduled. It shall also be the responsibility of the petitioner to give notice in accordance with this section at least ten (10) days prior to the hearing.
 - (2) The petitioner shall give notice of the hearing by:
 - a. Giving personal notice to all proper parties; and
 - b. Publishing notice on two (2) days in a newspaper of general circulation in the county; and
 - c. Posting notice at a location determined by the Broward County Administrator's Office.
 - (3) The petitioner shall bear the cost of giving notice.
 - (4) The notice shall contain, at a minimum:
 - a. A description and location of the facility or the activity to be conducted by the petitioner; and
 - b. The time and place of the hearing.
- (k) The petitioner shall bear the cost of accurately and completely preserving all testimony and providing full or partial transcripts to all parties.
- (I) The hearing shall be a quasi-judicial hearing.
 - (1) The applicant/petitioner requesting the administrative review, any intervenor/petitioner and EPGMD shall have an opportunity to respond to and to present witnesses, other evidence and argument on all issues involved, to conduct cross-examination and submit rebuttal evidence, to submit proposed findings of facts and orders, and to be represented by counsel. Members of the general public who are not intervenors as set forth in Section 27-14 of this chapter are not parties to the proceeding.
 - (2) When appropriate, the general public may be given an opportunity to present oral or written communications. If the hearing examiner proposes to consider such material, then all parties shall be given an opportunity to cross-examine, challenge or rebut it.
- (m) Denial, protest of, revocation, or suspension of a license, environmental review approval, or any other approval:
 - (1) In regard to denial or protest of approval of a license and any other review of an administrative decision, notwithstanding (2) below, the petitioner shall have the burden of showing, by a preponderance of the evidence, that the determination of the director was an arbitrary and/or capricious abuse of discretion, not supported by competent, substantial evidence or not in conformance with the

- essential requirements of this chapter. The hearing examiner shall not substitute his or her judgment for that of EPGMD on an issue of discretion even though the hearing examiner may have reached a different conclusion based on the same facts.
- (2) In an action to revoke or suspend a valid license or approval, the burden shall be upon EPGMD to prove, by a preponderance of the evidence in an administrative hearing, the grounds for revocation or suspension. The license holder or approval recipient shall be provided notice of the hearing and a copy of the petition stating the grounds for revocation or suspension as provided in section 27-63 of this chapter. The petition shall state with specificity the acts complained of in order to allow the license holder or approval recipient an opportunity to prepare a defense. The hearing shall be conducted in accordance with the provisions of Section 27-37 of this chapter.
- (n) Findings of fact shall be based exclusively on the evidence of record and on matters officially recognized.
- (o) If the hearing examiner finds that the director or his or her designee has erroneously interpreted a provision and that a correct interpretation compels a particular action, he or she shall remand the case to the director or his or her designee for further action under a correct interpretation of the provision.
- (p) The hearing examiner shall complete and submit to the director and all parties a final order consisting of his or her findings of fact and conclusions of law.
- (q) A party to the hearing may obtain appellate review of the final order as provided by section 27-42 of this chapter.
- (r) A petitioner or intervenor shall pay a filing fee at the time the application for review is filed. The amount of the filing fee shall be set by resolution of the Board.

(Ord. No. 2003-34, § 1, 9-23-03; Ord. No. 2005-08, § 2.03, 4-26-05) Secs. 27-15--27-19. Reserved.

Exhibit I - Phase I and II Environmental Analysis



Engineering & Geology • Assessment & Remediation Consultants

PHASE I ENVIRONMENTAL SITE ASSESSMENT **ALL APPROPRIATE INQUIRY**

Commercial Property Heron Bay Golf Course – Four (4) Parcels Heron Bay Boulevard, Heron Run Drive, and Nob Hill Road Coral Springs, Broward County, Florida 33076



PREPARED FOR:

Mr. Anthony J. Cariveau, MPA, CPPO, CPPB, NIGP-CPP, FCCN Purchasing Director City of Parkland 6600 North University Drive Parkland, Florida 33067

PREPARED BY:

Environmental Risk Management ERMI File No.: E4590A August 19, 2022



August 19, 2022

Mr. Anthony J. Cariveau, MPA, CPPO, CPPB, NIGP-CPP, FCCN Purchasing Director City of Parkland 6600 North University Drive Parkland, Florida 33067

RE: Phase I Environmental Site Assessment – All Appropriate Inquiry

Commercial Property

Heron Bay Golf Course – Four (4) Parcels

Heron Bay Boulevard, Heron Run Drive, and Nob Hill Road

Coral Springs, Broward County, Florida 33076

ERMI File No.: E4590A

Dear Mr. Cariveau:

Environmental Risk Management (ERMI) has completed a Phase I Environmental Site Assessment (ESA) of the referenced property according to our Contract Agreement, executed on August 5, 2022.

ERMI has investigated the land use history, site activities, and regulatory involvement of the property within the site vicinity in general accordance with the American Standard for Testing and Materials (ASTM) E1527-21, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The purpose of the investigation was to identify if evidence exists to suggest the impact or potential impact of hazardous substances and/or petroleum products to the Subject Property.

This report is presented in the ASTM International Standard E1527-21 Standard Practice format. For a summary of the findings, please refer to **Section 1.4** of this report.

Please call us at 1-888-ENV-MGMT (1-888-368-6468) or locally at 239-415-6406 if we can clarify the findings, further explain the significance of this document, or be of additional service to you.

Sincerely,

ENVIRONMENTAL RISK MANAGEMENT

Olivia Hilfiker

Environmental Scientist

Olivia Hilfiker

Jonathan Ascher, MS, LEP **Environmental Professional**

SIGNATURE OF **ENVIRONMENTAL PROFESSIONAL**

This report has been prepared by the staff of ERMI to Mr. Anthony Cariveau and the City of Parkland, under the professional supervision of the principal and/or senior staff whose signatures appear hereon. Neither ERMI, nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties or which may be responsible for environmental issues identified during this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments founded upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care.

I declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Environmental Risk Management Jonathan Ascher, MS, LEP

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1.0 EXECUTIVE SUMMARY

1.1 PURPOSE

Environmental Risk Management (ERMI) has investigated the land use history, site activities, and regulatory involvement of the property located within the site vicinity in general accordance with the American Standard for Testing and Materials (ASTM) International designation E1527-21, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment (ESA) Process," and the Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquires (AAI)(40 CFR Part 312).

The purpose of this practice is to define good and customary practices in the United States for conducting an ESA of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products.

The following definitions will be used in this assessment:

Historical Recognized Environmental Conditions (HREC):

A HREC is a defined as the previous release of hazardous substances or petroleum products affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the Subject Property to any controls.

Controlled Recognized Environmental Conditions (CREC):

A CREC is defined as a Recognized Environmental Condition affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls.

Recognized Environmental Condition (REC):

A REC is defined by ASTM as (1) the presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment.

De minimis Condition:

A de minimis condition is defined by ASTM as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. ERMI uses the term de minimis condition when a potential environmental concern is considered insignificant with no or very low potential for adverse impacts.

1.2 COMMENTS ON RISK MANAGEMENT

ERMI's consulting approach is to outline each REC, de minimis condition, and/or business environmental risk (BER) in sufficient detail so informed decisions can be made by the user of the report regarding further assessment based on their individual level of risk tolerance. The findings are summarized in **Section 1.4.**

Regarding Business Environmental Risk (BER) — An environmental business risk can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the parcel of commercial real estate. A business environmental risk does not constitute a Recognized Environmental Condition (REC).

Each classification outlined above is a subjective opinion based on data, observation, and experience. In many cases, further investigation is necessary to provide additional assurance to clients that a potential environmental risk will not lead to actual liability. ERMI generally will not include recommendations in our Phase I reports as outlined in ASTM International Designation E1527-21, "Standard Practice for ESAs". Recommendations will be provided upon request and in some cases may be presented in subsequent correspondence.

Sampling to assess subsurface environmental quality can be conducted on any site. ERMI advises all clients to exercise caution when considering further assessment for any potential environmental concern. Sampling should be done if the user of the report seeks a definitive conclusion or confirmation of any opinion.

1.3 DATA GAPS DURING THIS INVESTIGATION

The ASTM International Standard E1527-21 defines data gaps as a lack or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information.

The Polk's City Directories for Broward County, Florida listings for the Subject Property were not available for review. ERMI considers this a data gap in this investigation. Because the Subject Property has historically consisted of agricultural land and a golf course, ERMI considers this data gap insignificant to the outcome of this Phase I ESA.

1.4 OPINIONS & FINDINGS

The Subject Property consists of four (4) contiguous parcels located at Heron Bay Boulevard, Heron Run Drive, and Nob Hill Road, Coral Springs, Broward County, Florida. The four (4) parcels encompass approximately 66 acres of a former golf course known as Heron Bay Golf Course. Heron Bay Golf Course has been vacant for the last approximately three (3) years. The Subject Property is assigned Parcel ID Nos.: 4841 06 00 0080, 4841 05 01 0134, 4841 05 01 0072, and 4841 06 01 0010 by the Broward County Property Appraiser.

The first parcel of the Subject Property, Heron Run Drive (Parcel ID No. 4841 06 00 0080), consists of an approximately five (5) acre portion of former golf course land on the northeastern portion of the parcel. The remaining approximately 82 acres of this parcel are not included in this assessment.

The second parcel of the Subject Property (Parcel ID No. 4841 05 01 0134), Nob Hill Road, consists of approximately forty (40) acres of former golf course land and is developed with an approximately 1,000 square foot shed structure that was constructed in 1996.

The third parcel of the Subject Property (Parcel ID No. 4841 05 01 0072), Heron Bay Boulevard, consists of approximately nine (9) acres of former golf course land.

The fourth parcel of the Subject Property (Parcel ID No. 4841 06 01 0010), Heron Bay Boulevard, consists of approximately twelve (12) acres and is developed with an approximately 27,000 square foot, one-story vacant commercial structure. The former occupant of the structure was a clubhouse, pro shop, and restaurant for Heron Bay Golf Course. The structure has been vacant for the last approximately three (3) years. According to the Broward County Property Appraiser's Office, the commercial structure was constructed in 1996. The remaining areas of the fourth parcel of the Subject Property consist of approximately 259,400 square feet of an asphalt paved parking lot and driveways and approximately 236,600 square feet of vacant grass area.

The Environmental Data Report ordered from Environmental Data Management, Inc. (EDM) by ERMI on August 5, 2022, includes an extra parcel that is not included in the assessment of the Subject Property. The Subject Property consists of a five (5) acre portion of one (1) parcel (Parcel ID No. 4841 06 00 0080), and three (3) additional parcels (Parcel ID Nos. 4841 05 01 0134, 4841 05 01 0072, and 4841 06 01 0010). Please be advised the map in the Environmental Data Report includes the entirety of parcel 1 and an additional parcel that is not included in this assessment (Parcel ID No. 4841 06 01 0092). Additionally, ERMI's original proposal provided to the Client includes this parcel. An updated proposal with the correct parcel numbers has been provided in **Section 16.6**.

Heron Bay Golf Course – Four (4) Parcels, Coral Springs, FL

An updated hand drawn outline of the four (4) parcels on the Subject Property is included

in **Section 16.1** and a site map is provided in **Section 16.2**.

The Site and vicinity properties are located within a residential portion of Coral Springs, Florida. Development in the vicinity of the Subject Property consist of mainly residential dwellings, vacant golf course land, and commercial properties. A summary of the significant findings of this assessment is provided below:

Site History

Based on the review of the historical references, the Subject Property consisted of undeveloped land until at least the early 1950s. Agricultural land use was observed on the Subject Property and the adjoining properties from approximately the mid-1950s through the mid-1990s. Agricultural land use was no longer observed on the Subject Property in the 1995 aerial photograph. Potential environmental concerns, including petroleum, pesticide, herbicide, and metals impacts have been associated with agricultural land uses throughout Florida. Agricultural structures which may include fuel storage, equipment maintenance, and chemical mixing operations are the most likely sources of impact associated with historical agricultural operations. Agricultural structures were not observed on the Subject Property according to aerial photograph research and observations made during the site reconnaissance. There is no evidence to document a specific source area on the Subject Property.

No discharges have been reported to the Florida Department of Environmental Protection (FDEP) associated with the Subject Property and no evidence of a discharge as defined by Florida Statutes 376 or Florida Administrative Code (FAC) 62-150 was identified in this assessment. Customary applications of agricultural chemicals occurred on the formerly cultivated fields, and such applications can leave residual soil and groundwater impacts on property. To conclusively state that the Subject Property has not been impacted by the former agricultural land uses, or to quantify subsurface conditions, soil and groundwater sampling would be necessary. Historical impacts associated with routine maintenance of crops on agricultural land uses are typically low-level and have generally been considered anthropogenic background. While typically not regulated, the potential for impacts from former use of agricultural chemicals can cause Business Environmental Risk (BER) as defined by ASTM E1527-21, Section 3.2.11. For example, any impacted soil removed or disturbed during development activity may need to be mixed, blended, and/or reused as part of a soil management plan, or properly disposed of off-site.

ERMI considers customary agricultural product applications to crops, when conducted in appropriate "legal label" concentrations per manufacturer instructions, to be a low risk for economically significant regulatory action. It is possible for residual soil and/or groundwater impact to exist from historical pesticide and herbicide applications, but the

customary spraying of cultivated fields does not meet the definition for a "discharge" per FAC Chapter 62-780.200(16).

A golf course and commercial structure known as Heron Bay Golf Course were developed on the Subject Property by approximately 1996. Additionally, a shed structure was developed at this time. The application of herbicides and pesticides to the golf course are potential environmental concerns. Even proper "legal label" product application of pesticides and herbicides can result in residual arsenic or other chemical buildup in onsite soil and groundwater. The golf course has operated on the Subject Property from approximately 1996 through 2019, approximately twenty-three (23) years. Golf course operations ceased on the Subject Property approximately three (3) years ago. The maintenance activities may have resulted in impacts to soil and groundwater at the Subject Property. The maintenance area adjoins the Subject Property to the northeast and is not included in the Subject Property boundary. The adjoining maintenance area, and the greens and fairways on the Subject Property are potential areas of concern. No exterior equipment wash-down area was observed on-site during the site reconnaissance.

Soil and groundwater sampling would be necessary to gain additional information regarding the potential for environmental impacts from the chemicals that have been stored and utilized as part of the golf course maintenance operations, but such investigation is a choice that can be made by the user of this report based on their risk tolerance and future plans for the site. ERMI considers the potential for impacts from use of pesticides, herbicides, and fertilizing chemicals a **BER** as defined by ASTM E1527-21. For example, any impacted soil removed or disturbed during development activity may need to be reused as part of a soil management plan or properly disposed of off-site.

Agricultural land use was observed on the Subject Property and the adjoining properties from approximately the late 1950s through the late 1990s. Agricultural land use continued on the north adjoining property until approximately 2008. Land clearing was observed on the Subject Property and the adjoining properties beginning in the mid-1990s in preparation for future development of Heron Bay Golf Course and residential dwellings. Retention ponds were developed on the adjoining properties in the mid-1990s. Commercial development was observed on the south adjoining property by approximately 1999 and continued through the early 2000s. Residential development was observed on the west and east adjoining properties beginning in the late 1990s and continued through the mid-2000s. Residential development was observed on the north adjoining property by approximately 2008. No changes were observed in the study area of the Subject Property since approximately 2008. No observable or documented industrial facilities were identified in the reviewed historical references or regulatory databases in the vicinity of the Subject Property, therefore no evidence of wastewater generation via industrial processes was noted.

Site Reconnaissance

ERMI performed a site reconnaissance on August 9, 2022, of the Subject Property. ERMI did not observe evidence of underground storage tanks (USTs), odors, pools of liquid, stains, or corrosion. Drums and containers storing potentially hazardous substances or petroleum products were not observed on the Site. No staining or stressed vegetation was observed onsite which may indicate inappropriate waste disposal.

One (1) approximately 1,000-gallon high-density polyethylene (HDPE) aboveground storage tank (AST) was observed on the Subject Property during the site reconnaissance. The AST was located on the second parcel of the Subject Property near a shed structure. According to Ms. Jane Early, a representative of the current owner of the Subject Property, the contents of the AST included liquid fertilizer hooked up to the irrigation well in the shed structure and were utilized for the former golf course on the Subject Property. The irrigation well is reportedly no longer in use. The AST was not properly labeled with its contents and was not stored in proper secondary containment. The AST was stored over an unpaved, pervious surface with no surrounding staining. Because the AST is no longer utilized for the golf course on the Subject Property, ERMI recommends properly disposing of the AST at a permitted facility. Due to the lack of visible staining in the soil surrounding the AST, the AST is not considered to represent an environmental concern to the Subject Property.

One (1) irrigation well was observed on the Subject Property. An additional irrigation well is identified on the Environmental Database Report (EDR) that was included in the original boundary of the Subject Property; however, the boundaries of the Subject Property changed after the EDR was ordered. The second irrigation well is not included on the Subject Property. The one (1) irrigation well was observed in a shed structure on the second parcel of the Subject Property during the site reconnaissance. According to Ms. Jane Early, a representative of the owner of the Subject Property, the irrigation well is no longer in use and was previously utilized to provide fertilizer to the former golf course on the Subject Property. The fertilizer was stored in an approximately 1,000-gallon HDPE AST that is located outside of the shed structure. The irrigation well appeared to be in poor condition during the site reconnaissance. Ms. Early stated that the North Springs Improvement District (property owner) has plans to remove the irrigation well from the Subject Property.

No pits, ponds, or lagoons were observed on the Subject Property during the site reconnaissance. Several retention ponds were observed on the adjoining properties during the site reconnaissance. No oily sheen was observed on the surface of the adjoining retention ponds that would indicate the presence of hazardous substances or petroleum products. The retention ponds collect rainwater and runoff and are not considered to represent an environmental concern to the Subject Property.

ERMI File No.: E4590A

Stormwater drains were observed on the paved parking lot of the fourth parcel of the Subject Property during the site reconnaissance. Stormwater drains collect rainwater and runoff and are not considered to represent an environmental concern to the Subject Property.

Environmental Records

ERMI reviewed Local, State, and Federal regulatory agency records and databases to identify registered hazardous waste generators, waste storage disposal facilities, registered ASTs and USTs, and complaint files concerning the Subject Property and surrounding properties within the radius defined in ASTM-1527-21. The Subject Property was not found listed on any of the reviewed records or databases. None of the adjoining and vicinity properties identified on the databases within the specified radius are considered an environmental concern to the Subject Property based on distance and/or regulatory status.

1.5 CONCLUSIONS

ERMI has performed this Phase I ESA in conformance with the scope and limitations of the ASTM International Standard E1527-21 of the Subject Property, which consists of five (5) parcels located at Heron Bay Boulevard, Heron Run Drive, and Nob Hill Road, Coral Springs, Broward County, Florida. Any exceptions to, or deletions from, this practice are described in **Section 2.4** of this report.

Based on the results of this investigation, no Recognized Environmental Conditions (RECs), HRECs, or CRECs were identified in relation to the Subject Property. Two (2) Business Environmental Risks (BERs) were identified in this assessment.

An important distinction is made in State and Federal regulatory enforcement and remedial policies regarding the application of agricultural chemicals to cultivated fields, groves, and crops. The distinction pertains to how the chemicals are applied or misapplied.

Chapter 62-150.200(2) Florida Administrative Code (FAC) defines a "Release" as any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment of any hazardous substance or pollutant or contaminant. Chapter 62-150.200(3)(d) FAC, excludes the normal application of fertilizer or pesticide.

A normal, conventional application is generally defined as an application of agricultural chemicals that has been properly mixed in accordance with the legal manufacturer specifications on the label of a properly registered product and distributed uniformly in appropriate concentrations on the cultivated field. Based on the definitions above, such applications are not considered releases or discharges.

It is unlawful to exceed the mixing specifications on the label of a registered pesticide according to <u>Best Management Practices for Agrichemical Handling and Farm Equipment Maintenance</u>, Third Printing, February 2000, (the DACSBMP Manual). §487.031(10), F.S. makes it unlawful for any person to use any pesticide in a manner other than as stated in the labeling, or on the label, or as specified by DACS, or by the EPA. Each pesticide that is distributed, sold, or offered for sale in Florida must be registered by DACS and must meet the requirements of both federal and State law. Therefore, in our professional judgment, it is reasonable to presume legal label use unless a specific source to indicate a discharge has been identified.

Properties with long-term agricultural cultivation may have residual soil and groundwater impacts from normal and customary application of fertilizers, pesticides, and herbicides that can exceed regulatory cleanup target levels.

The possibility for such impacts exists on current and former agricultural properties throughout the Unites States, including the Subject Property. This is acknowledged by the EPA and FDEP and is the basis for several regulatory exemptions, such as in FAC Rule 62-150.200(3)(d) as described above.

In our professional judgment, based on the information presented above, the legal application of agricultural products does not meet the definition for a "discharge" as defined in Florida Statutes, Section 376.301.

The former agricultural land use and historical golf course land use on the Subject Property is considered a **BER**, as defined in ASTM International Standard E1527-21, Section 3.2.11. A BER can have an impact on the business or future development activities associated with the current or planned use of the parcel of commercial real estate. Site development, soil management, and stormwater management plans should consider the historical use if the site proceeds toward further development.

2.0 INTRODUCTION

2.1 Purpose and Objective

The purpose of the ASTM International Standard E1527-21 practice is to define good and customary practices in the United States for conducting an ESA of a parcel of commercial real estate with respect to the range of contaminants within the scope of CERCLA (42 USC paragraph 9601) and petroleum products. This practice is intended to permit the user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability, collectively known as Landowner Liability Protections (LLPs).

Exhibit J - Traffic Analysis

Exhibit J

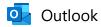
East/West Roadways Capacity and Level of Service 2020 & 2045

			2020					2020						20	45	2045				
			Design		Daily Co	nditions		Pe	Peak Hour Conditions					Daily Co	onditions		Peak Hour Conditions			
ID	E/W Roadway	Segment	Code	AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Code	Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS
960	Trailsend Rd	E of Coral Ridge Dr	464	1800	29160	0.06	С	171	2628	0.06	С	464	6000	29160	0.21	С	570	2628	0.22	С
962	Trailsend Rd	E of Coral Sprgs Dr	464	1800	29160	0.06	С	171	2628	0.06	С	464	6000	29160	0.21	С	570	2628	0.22	С
1042	Holmberg Rd	E of Coral Ridge Dr	264	6300	13320	0.47	С	599	1197	0.50	D	264	11300	13320	0.85	D	1074	1197	0.90	D
934	Holmberg Rd	E of Coral Springs Dr	464	7700	29160	0.26	С	732	2628	0.28	С	464	8500	29160	0.29	С	808	2628	0.31	С
1038	Westview Dr	E of Coral Ridge Dr	464	6700	29160	0.23	С	637	2628	0.24	С	464	2100	29160	0.07	С	200	2628	0.08	С
918	Westview Dr	E of Coral Sprgs Dr	464	10800	29160	0.37	С	1026	2628	0.39	С	464	10300	29160	0.35	С	979	2628	0.37	С
920	Westview Dr	E of University Dr	464	7900	29160	0.27	С	751	2628	0.29	С	464	14500	29160	0.50	D	1378	2628	0.52	D
890	Wiles Rd	E of Coral Ridge Dr	422	18600	37810	0.49	С	1767	3401	0.52	С	422	22100	39500	0.56	С	2100	3401	0.62	С
892	Wiles Rd	E of Coral Sprgs Dr	422	18600	37810	0.49	С	1767	3401	0.52	С	422	33600	39500	0.85	С	3192	3401	0.94	С

North/South Roadways Capacity and Level of Service 2020 & 2045

				2020 2020										20	45		2045			
			Design		Daily Cor	nditions		P	eak Hour	Condition	S	Design		Daily Co	nditions		Peak Hour Conditions			
ID	N/SRoadway	Segment	Code	AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Code	Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS
267	Coral Ridge Dr	N of Wiles Rd	422	23000	37810	0.61	С	2185	3401	0.64	С	422	23800	37810	0.63	С	2261	3401	0.66	С
269	Coral Ridge Dr	N of Sawgrass Xway	474	24500	35820	0.68	С	2328	3222	0.72	С	474	37600	35820	1.05	F	3572	3222	1.11	F
1039	Nob Hill Rd	N of Heron Bay Blvd	474	19400	35820	0.54	С	1843	3222	0.57	С	474	19900	35820	0.56	С	1891	3222	0.59	С
1121	Nob Hill Rd	N of Trails End	464	19400	29160	0.67	D	1843	2628	0.70	D	464	14400	29160	0.49	D	1368	2628	0.52	D
1123	Nob Hill Rd	N OF Pine Island Rd	464	N/A	29160	N/A	N/A	N/A	2628	N/A	N/A	464	7800	29160	0.27	С	741	2628	0.28	С
325	Coral Sprgs Dr	N of Wiles Rd	422	11100	37810	0.29	С	1055	3401	0.31	С	422	12900	37810	0.34	С	1226	3401	0.36	С
327	Pine Island Rd	N of Sawgrass Xway	474	9100	35820	0.25	С	865	3222	0.27	С	474	16700	35820	0.47	С	1587	3222	0.49	С
329	Pine Island Rd	N of Holmberg Rd	474	6700	35820	0.19	С	637	3222	0.20	С	474	4400	35820	0.12	С	418	3222	0.13	С
1047	Pine Island Rd	N of Trails End	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	464	1500	29160	0.05	С	143	2628	0.05	С

Exhibit K - Master File Letter



RE: Development Site Confirmation

From Halvorsen, Alyssa <Alyssa.Halvorsen@dos.fl.gov>

Date Thu 6/5/2025 2:56 PM

To Kaitlyn Forbes <kaitlyn@completecities.net>

1 attachment (527 KB)

Parcel Search Map.pdf;

Good afternoon,

I have completed a search of the area that you specified. There are no previously recorded resources within the search area. I have attached a map for your reference. Please let me know if you have any questions. Have a wonderful day!

This record search is for informational purposes only and does <u>NOT</u> constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does <u>NOT</u> provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

Alyssa Halvorsen

Historical Data Analyst, Florida Master Site File

Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State 850.245.6315 | Fax: 850.245.6439 | <u>Alyssa.Halvorsen@dos.fl.gov</u> | <u>dos.fl.gov/historical</u>



From: Kaitlyn Forbes <kaitlyn@completecities.net>

Sent: Thursday, June 5, 2025 1:56 PM **To:** FMSFILE < FMSFILE@dos.fl.gov> **Subject:** Development Site Confirmation

EMAIL RECEIVED FROM EXTERNAL SOURCE

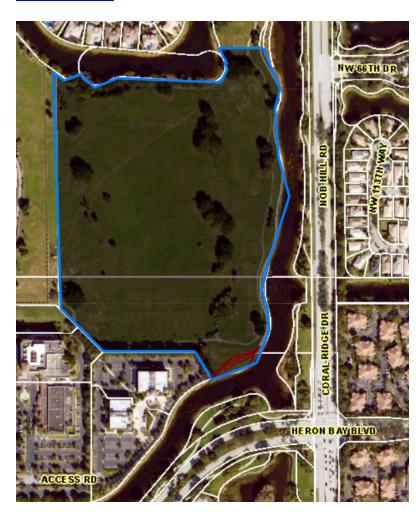
The attachments/links in this message have been scanned by Proofpoint.

Good afternoon,

The City of Parkland is the property owner for the subject site noted below. On behalf of the city, we are requesting confirmation that the property does not include any historic sites or districts, nor any archeological sites.

Portions of : <u>484105010134</u>

<u>484105010072</u> 484106010092



Thank you,

Kaitlyn Forbes, AICP, CNU-A

Complete Cities Planning Group Principal

Phone: 954.372.6767

Email: Kaitlyn@CompleteCities.net

200 S. Andrews Avenue

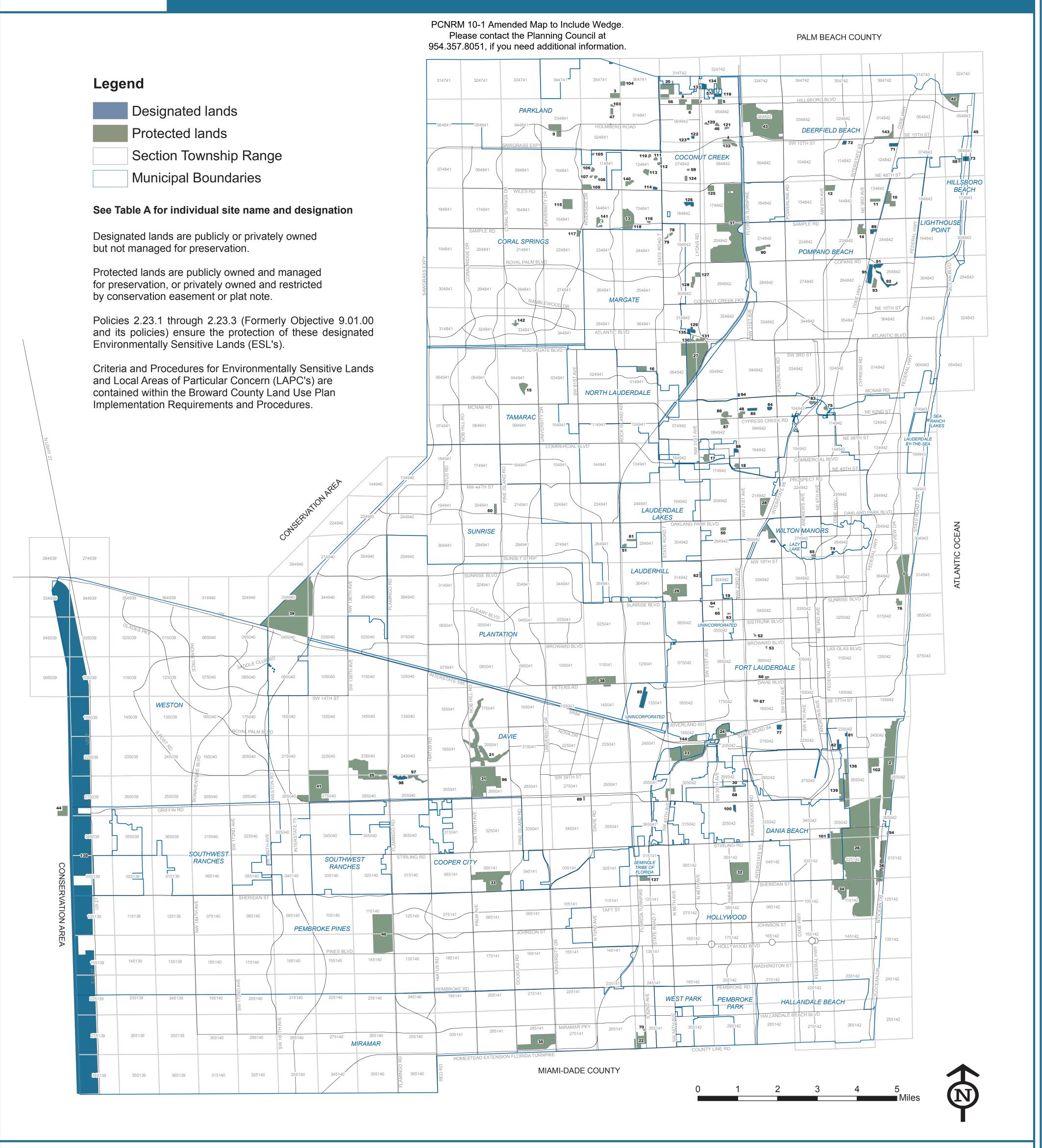
Suite 504

Fort Lauderdale, FL 33301

Exhibit L - Local Area of Particular Concern Map



Broward County Land Use Plan: Environmentally Sensitive Lands





Source:
Broward County Natural Resources Planning and Management Division
Prepared By
Land Preservation Program
954-519-0305
Adopted: January 28, 2020

This map is for conceptual purposes only and should not be used for legal boundary determinations. Please contact the Broward County Planning Council office regarding questions pertaining to parcel boundaries or limits.

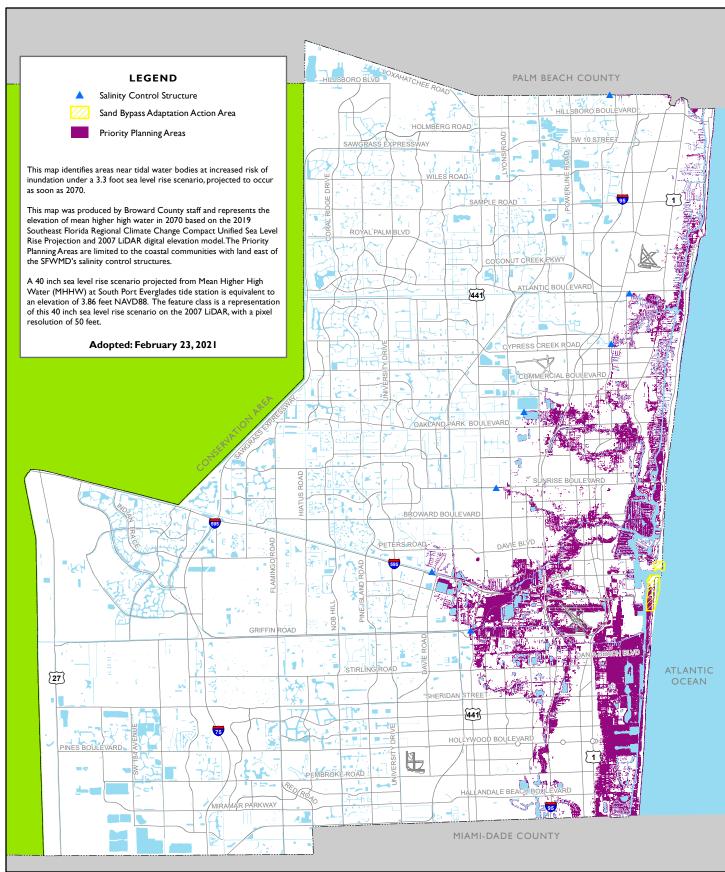
Exhibit M - Priority Planning Area Map

BROWARD COUNTY LAND USE PLAN NATURAL RESOURCE MAP SERIES



Eastern Broward County: Priority Planning Areas for Sea Level Rise





SOURCES

Broward County Environmental Planning and Community Resilience Division, Broward County Planning Council



Exhibit N - Wellfield Protection Zone Map



Broward County Wellfield Protection Zones

