



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

For: Broward County Planning Council

Applicant: City of Parkland

Amendment No.: PC 26-2

Jurisdiction: City of Parkland

Size: Approximately 34.0 acres

Existing Use: Former golf course and clubhouse

Current Land Use Designation: 25.3 acres of Low (3) Residential
8.7 acres of Irregular (4.2) Residential within a
Dashed-Line Area*

Proposed Land Use Designation: Commerce

Estimated Net Effect: Reduction of 111 dwelling units
Addition of 34.0 acres of commerce uses

Location: In Section 5, Township 48 South, Range 41 East; generally located west of Nob Hill Road/Coral Ridge Drive, north of Heron Bay Boulevard.

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

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

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

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There is **one (1)** listed contaminated sites found on or in proximity (0.25 miles) to the proposed amendment location:

- NF-2202, Saltgrass at Heron Bay; 11500 Trails End, Parkland; Arsenic contamination.

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

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

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

EPD has no records indicating that this is a current or former landfill, dump, or other regulated waste facility.

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

An Environmental Resource License, No. DF96-1054, was issued on 9/18/1996 and expired on 9/18/2001 and authorized the filling of wetlands during the development of the Heron Bay Golf Course Mitigation Bank. It is unknown at this time, if the development of this site will impact two small littoral areas of mitigation bank wetlands adjacent to the upland parcel. Please refer to the drawing attached to the wetland delineation report dated 5/2/2024 for the location of the wetlands. If impacts are proposed, a new Environmental Resource License is necessary. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

This proposed development contains or abuts water bodies or will be creating the same. Excavation or filling of lakes or canals, or installation of headwalls, end walls, or outfalls is regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require

an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

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

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

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

Surface Water Management Licensing does not have jurisdiction on this portion of the County. The customer should contact North Springs Improvement District (NSID).

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

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

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

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are four (4) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the four (4) facilities, three (3) are hazardous material facilities, one (1) is a storage tank facility, and there are zero (0) facilities that have both hazardous materials and storage tanks. *(PD 09/23/2025)*

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

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. *(PD 09/23/2025)*

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

The list of known SARA Title III Facilities in Broward County has been reviewed. There are zero (0) known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. *(PD 09/23/2025)*

NATURAL RESOURCES DIVISION

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

The preliminary traffic analysis provided by the Broward County Planning Council indicates that the proposed amendment would result in an **increase of 1,333 peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated and potential development at this point in time, an amendment to the current land use designation can be assumed to have a **major impact** based on all current information provided at this stage in the process.

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

There **are no (0)** air permitted facilities located within half a mile of the proposed amendment site. As such, there have been no air quality-related complaints in the last 10 years, and there are no facilities in the area with existing or potential odor or noise problems. *(AR 10/2/2025)*

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

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

[Check map at:

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

Protected Natural Lands –

Project site contains a portion of the Heron Bay Golf Course Mitigation Area which is a wetland managed by North Springs Improvement District. The Heron Bay Golf Course Mitigation Area is a protected natural land based on a review of the Protected Natural Lands Inventory map. Please review comments provided by Wetlands Section for potential requirements under Chapter 27, Article XI of the Natural Resource Protection Code.

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

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

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

The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 27, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife as it relates

to Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed amendment site is not located along the coast.

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

See Attached Memorandum

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

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

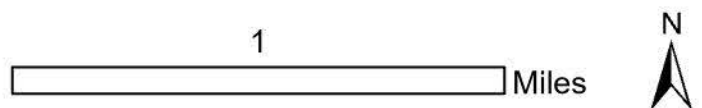
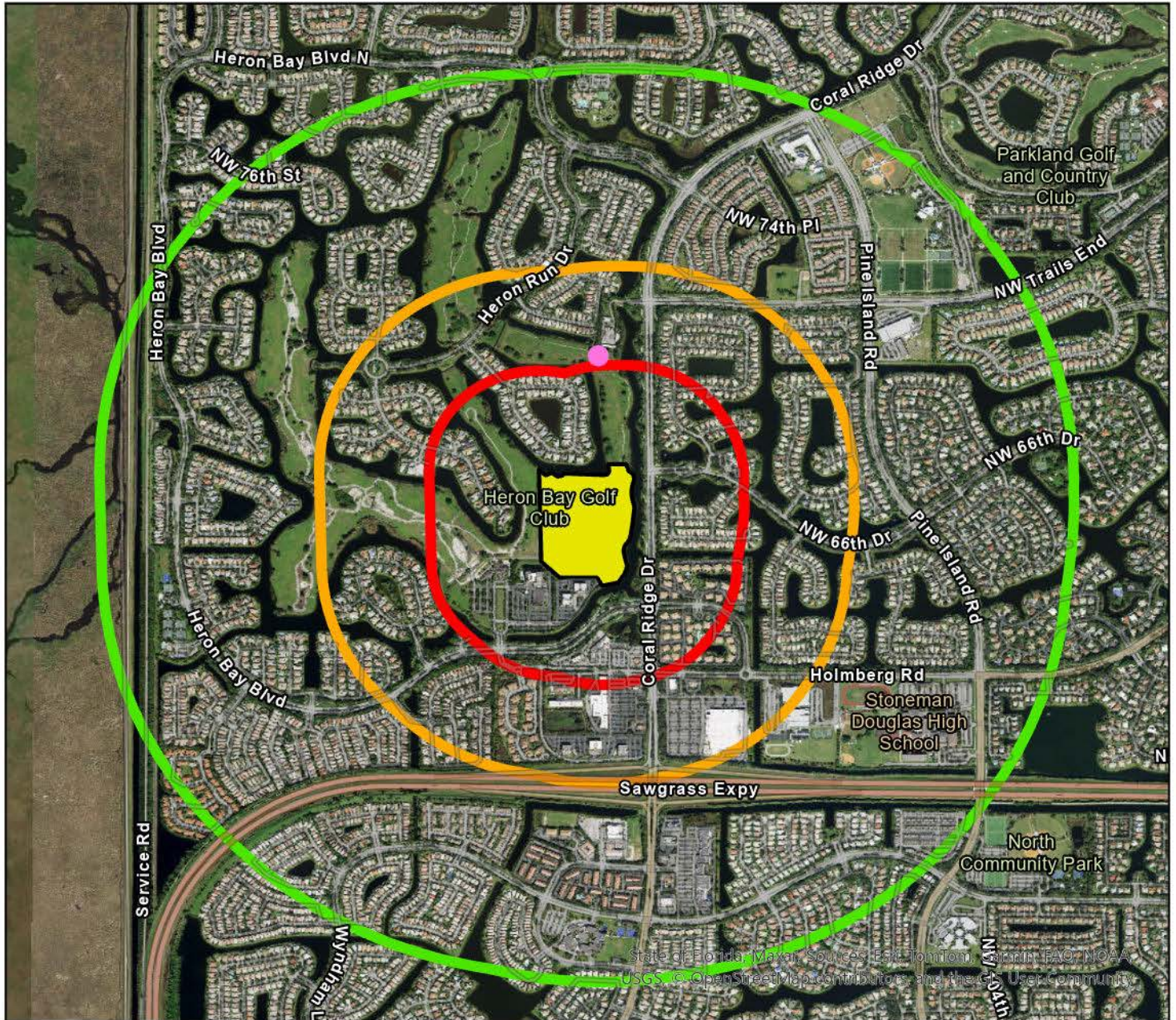
Water Recharge - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

The proposed land use designation allows 85 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 34.7 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

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

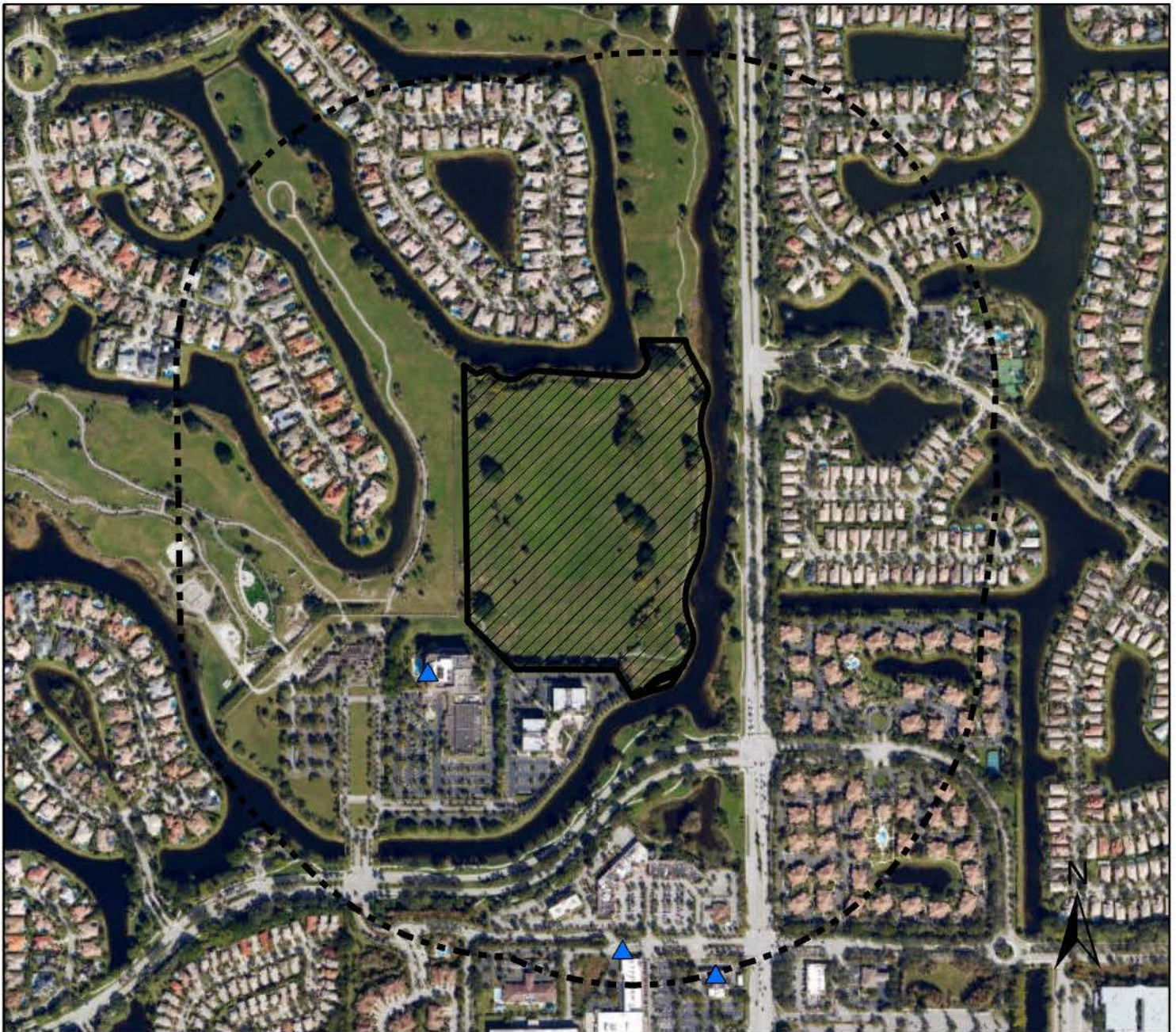
Broward County Land Use Plan Proposed Amendment 26-2



Generated for location purposes only.
Marker size is a visual aid, and neither
represents exact location nor area of
designated facility.
Prepared by: Ashley R. on 9/22/25
Natural Resources Division

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Coral Springs Marriott Hotel	11775 HERON BAY BLVD, Coral Springs, FL 33076	6512 - Operators of Nonresidential Buildings	Hazardous Material Facility
T-Mobile USA Inc FB1127	11775 HERON BAY BLVD, Coral Springs, FL 33076	4812 - Radiotelephone Communications	Hazardous Material Facility
Heron Bay Elite Dry Cleaners	6240 CORAL RIDGE DR, Coral Springs, FL 33076-3391	7216 - Drycleaning Plants, Except Rug Cleaning	Hazardous Material Facility
Lakeview Gas, Ltd.	5966 CORAL RIDGE DR, Coral S prings, FL 33076	5541 - Gasoline Service Stations	Storage Tank Facility

PC 26-2 (Village in the Park) City of Parkland



0 0.1 0.2 Miles

Prepared on: 9/22/2025 3:20 PM

Prepared by: Pdurius

Land Use Amendment Legend

- Proposed Amendment Site
- 0.25 Mile Buffer
- Hazardous Material Facilities

ZONE

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- Boundary

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

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

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

I. Description of the Site and Proposed Amendment

For: Broward County Planning Council

Applicant: City of Parkland

Amendment No.: PC 26-2

Jurisdiction: City of Parkland

Size: Approximately 34.0 acres

Existing Use: Former golf course and clubhouse

Current Land Use Designation: 25.3 acres of Low (3) Residential
8.7 acres of Irregular (4.2) Residential within a Dashed-Line Area*

Proposed Land Use Designation: Commerce

Estimated Net Effect: Reduction of 111 dwelling units
Addition of 34.0 acres of commerce uses

Location: In Section 5, Township 48 South, Range 41 East; generally located west of Nob Hill Road/Coral Ridge Drive, north of Heron Bay Boulevard.

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

II. Wetland Review

- A. Are wetlands present on subject property?*** Adjacent to the property.
- B. Describe extent (i.e. percent) of wetlands present on subject property.*** None on site.
- C. Describe the characteristics and quality of wetlands present on subject property.***
Mitigation is adjacent to parcels.
- D. Is the property under review for an Environmental Resource License?*** No.
- E. Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?*** If impacts are proposed to the adjacent mitigation areas, for example, by a bridge or roadway for access, an Environmental Resource License is required.

III. Comments:

An Environmental Resource License, No. DF96-1054, was issued on 9/18/1996 and expired on 9/18/2001 and authorized the filling of wetlands during the development of the Heron Bay Golf Course Mitigation Bank. It is unknown at this time, if the development of this site will impact two small littoral areas of mitigation bank wetlands adjacent to the upland parcel. Please refer to the drawing attached to the wetland delineation report dated 5/2/2024 for the location of the wetlands. If impacts are proposed, a new Environmental Resource License is necessary. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

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

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Completed by: Linda Sunderland, PWS
Environmental Permitting Division



Resilient Environment Department

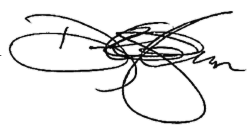
ENVIRONMENTAL PERMITTING DIVISION

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

MEMORANDUM

DATE: September 15, 2025

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

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

EC: Lenny Vialpando, P.E., Director, Resilient Environment Department
Huda Ashwas, Planner, Broward County Planning Council

RE: **PC 26-2 Village in the Park, Parkland – Land Use Plan Amendment
(A Portion of Former Heron Bay Golf Course)**

The Environmental Permitting Division (EPD) has reviewed the *Phase II Environmental Site Assessment (ESA) Report*, dated November 4, 2022, and prepared by Environmental Risk Management, submitted as Exhibit I to the *Application for Amendment to the Land Use Plan* (hereinafter “LUPA Application”), to the Broward County Planning Council for Village in the Park. The proposed development is a portion of the former Heron Bay Golf Course. The *Phase II ESA* examines the presence of contaminants in soil and groundwater throughout the site, which is being proposed for a land use change from Low or Irregular Residential to Commerce.

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

- The *Phase II ESA* documents the presence of Total Arsenic in soils at concentrations greater than the applicable Residential Direct Exposure Soil Cleanup Target Level (CTL) and in groundwater at concentrations greater than the applicable Groundwater CTL. The contaminant concentrations are consistent with what is typically found at properties that have been subjected to past golf course uses. EPD considers this to be a contaminated site which requires reporting under Section 27-355, Broward County Code (BCC). EPD considers the *Phase II ESA* to be sufficient for screening purposes only.
- EPD is currently aware of contamination on another portion of Heron Bay Golf Course, which is being managed as EPD Site EPD NF-2202 and under an Environmental Assessment and Remediation (EAR) License held by Toll Southeast LP Company. EPD will require that a Responsible Party as defined by Section 27-352, BCC, also obtain an EAR License for the portion related to this LUPA Application and perform assessment and cleanup as required by Chapter 62-780, Florida Administrative Code (FAC). That assessment must be predicated upon data quality objectives, which include future land use.
- It does not appear that dieldrin and other organochlorine pesticides were included in the *Phase II ESA* analysis. Such testing would be required to satisfy assessment and cleanup requirements of Chapter 62-780, FAC. These contaminants were identified during assessment of the former golf course related to Site EPD NF-2202.
- Per Section 27-66(h), BCC, EPD will not grant Environmental Review Approval of any construction plans effectively changing the site land use until such time that EPD is satisfied that the site has been properly assessed and that applicable exposure-based Cleanup Target Levels have been met or will be met through an approved Remedial Action Plan as described in Section 62-780.700, FAC.

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

Broward County Board of County Commissioners

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



RESILIENT ENVIRONMENT DEPARTMENT

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

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

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

Date: 09/29/2025

Re: Initial Resilience Review of PC 26-2, Village in the Park

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

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

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

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

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

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

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

Broward County Board of County Commissioners

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

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



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

I. Information about the Proposed Amendment

For: Broward County Planning Council

Applicant: City of Parkland

Amendment No.: PC 26-2

Jurisdiction: City of Parkland

Size: Approximately 34.0 acres

Existing Use: Former golf course and clubhouse

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Location: In Section 5, Township 48 South, Range 41 East; generally located west of Nob Hill Road/Coral Ridge Drive, north of Heron Bay Boulevard.

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

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

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

A typical value for an impervious area produced by this type of development is approximately 50.3 percent or equal to 17.1 acres

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

A typical value for an impervious area produced by this type of development is approximately 85 percent or equal to 28.9 acres

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

The change in land use (current to proposed) could potentially result in an increase of 34.7 percent impervious surface on the property, which is the equivalent of an increase of 11.8 acres of impervious area and a loss of recharge capacity.

III. Analysis of Impact of Change in Land Use Designation

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

The proposed land use designation allows 85 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 34.7 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

IV. Comments

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

Prepared by: M.Pognon, Broward County Natural Resources Division (10/02/2025).



TRANSIT

Transportation Department

Service and Strategic Planning Division

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



VIA EMAIL

October 7, 2025

Huda Ashwas, Planner

Broward County Planning Council

115 South Andrews Avenue, Room 307

Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – PC 26-2 (Village in the Park) in the City of Parkland

Dear Hudas Ashwas,

Broward County Transit (BCT) has reviewed your correspondence dated September 9, 2025 regarding the proposed LUPA for the Village in the Park, located in Section 5, Township 48 South, Range 41 East, Parkland FL, for current and planned transit service. There is no transit service provided within a quarter mile walking distance of the amendment site and no planned expansion at this time.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of the subject property will be considered for its support in the utilization of public transit services by increasing the employment opportunities along Heron Bay Boulevard and Nob Hill Road in the City of Parkland. BCT is in the process of conducting a Comprehensive Operational Analysis (COA). The subject property will be noted as a key area of development for possible service expansion and/or new service once it is completed in conjunction with a transit service market analysis.

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

Sincerely,

Daniel Cohen

Daniel Cohen

Service Planner

Service and Strategic Planning – Broward County Transit

Broward County Board of County Commissioners

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

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

LAND USE NON-RESIDENTIAL

SBBC-4161-2025

County No: PC 26-2

Folio #: 484105010134, 484105010072, 484106010092

Village in the Park

October 15, 2025



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

SBBC



**SCHOOL CONSISTENCY REVIEW REPORT
LAND USE**

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION																				
Date: October 15, 2025	Units Permitted Units Proposed	Existing Land Use: City of Parkland R-3																				
Name: Village in the Park	NET CHANGE (UNITS): <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 15%;"><u>Students</u></th><th style="width: 15%;">Perm</th><th style="width: 15%;">Proposed</th><th style="width: 15%;">NET CHANGE</th></tr></thead><tbody><tr><td>Elem</td><td> </td><td> </td><td style="background-color: #fce4ec;"> </td></tr><tr><td>Mid</td><td> </td><td> </td><td style="background-color: #fce4ec;"> </td></tr><tr><td>High</td><td> </td><td> </td><td style="background-color: #fce4ec;"> </td></tr><tr><td>Total</td><td> </td><td> </td><td style="background-color: #fce4ec;"> </td></tr></tbody></table>	<u>Students</u>	Perm	Proposed	NET CHANGE	Elem				Mid				High				Total				Proposed Land Use: Commercial/Commerce
<u>Students</u>		Perm	Proposed	NET CHANGE																		
Elem																						
Mid																						
High																						
Total																						
SBBC Project Number: SBBC-4161-2025	Current Zoning City of Parkland A-1 and																					
County Project Number:	Proposed Zoning: City of Parkland Village																					
Municipality Project Number:	Section: 5																					
Owner/Developer: City of Parkland	Township: 48 S																					
Jurisdiction: Parkland	Range: 41 E																					

Comments

This land use plan amendment does not include residential use and as such, is not anticipated to generate additional students into Broward County Public Schools. Additionally, the site is not located directly adjacent to existing public schools and as proposed, is not anticipated to have any direct physical impact on Broward County Public Schools.

10/15/2025

Date

Reviewed By:

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title



UPD



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

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

DATE: October 2, 2025

TO: Barbara Boy, Executive Director
Broward County Planning County

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

Digitally signed by
DARBY DELSALLE
Date: 2025.10.03
08:23:35 -04'00'

SUBJECT: PC 26-2 Parkland

The Broward County Urban Planning Division staff reviewed proposed amendment **PC 26-2**. The subject site is in the City of Parkland involving approximately 34 acres. The amendment proposes:

Current Designation: 25.3 acres of Low (3) Residential
8.7 acres of Irregular (4.2) Residential within a Dashed Line Area

Proposed Designation: Commerce

Estimated Net Effect: Reduction of 111 dwelling units
Addition of 34 acres of Commerce

Analysis of Natural and Historic Resources

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

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

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

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

Affordable Housing

The Urban Planning Division (UPD) staff has reviewed this application and has determined that it meets the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed development will not add residential dwelling units to the existing densities of the BCLUP.

UPD staff notes that in accordance with BCLUP Policy 2.16.4, properties with Commerce designated land use, with direct access to a State Road, County arterial or other qualified road, may have mixed uses including affordable multifamily housing with unlimited residential density. The subject property is adjacent to the west side of Coral Ridge Drive/Pine Island Road, a 120-foot arterial road per the Broward County Trafficways Plan; however, it is not identified as a qualified parcel on the corresponding map for Policy 2.16.4. Further, this request represents a decrease in residential units.

Redevelopment Analysis

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

Intergovernmental Coordination

The amendment site is located with both the City of Coral Springs and the City of Parkland. The application states the two cities have coordinated extensively throughout the visioning and annexation process.

Complete Streets

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

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

- **POLICY 2.29.2** Broward County's greenways and trails shall link neighborhoods with park and recreation facilities, beaches, conservation areas, schools and other public buildings, cultural

and historic sites, business areas and multi-modal transportation facilities, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

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

Accessibility to Surrounding Destinations and Multimodal Infrastructure

Project Description: The applicant proposes to provide access to the site from Nob Hill Road in alignment with NE 66th Drive.

Bicycle lanes/Sidewalks: There are not bicycle lanes or sidewalks on Nob Hill Road; however, the Heron Bay Community Association, Inc. maintains a multiuse path on the west side on the Nob Hill Road right-of-way.

Broward County Staff Complete Streets Comments

The application states the development is intended to be a village center, with significant open space and an emphasis on smaller scale retail and entertainment, including food and beverage. Staff suggests the following features be considered in the site design:

- A safe, continuous sidewalk or similar direct connection between the proposed buildings.
- Connecting parking areas to buildings with covered sidewalks/breezeways.
- Non-glare pedestrian-scale lighting, shade elements (including landscaping), and strategic cover from the elements along all sidewalks to make them more comfortable for the users.
- Electric vehicle charging stations.
- Bicycle “end-of-trip” facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike/scooter parking and lockers.



PARKS



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

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

MEMORANDUM

October 1, 2025

To: Huda Ashwas, Planner
Broward County Planning Council

Thru: Dan West, Director
Parks and Recreation Division

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

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 26-2 – Village in the Park (Parkland)

Broward County Parks and Recreation Division has reviewed the land use plan amendment PC 26-2 – Village in the Park (Parkland). Our comments are as follows:

PC 26-2 The details of the development standards for the site and the commitment to leave 30% of the property as open space and 35% as pervious surface are acknowledged and welcomed. Identifying and planning these areas for passive recreation will add to the overall benefits of the site.

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

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

WMD



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

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

September 25, 2025

Huda Ashwas
Planner
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

via email to: hashwas@broward.org

FROM: Vilma Melendez, PE
Broward County Water Management Division

SUBJECT: PC 26-2 Village in the Park, City of Parkland / Land Use Plan Amendment

Dear Huda Ashwas:

On behalf of the Water Management Division, I have reviewed the documents related to the Land Use Plan Amendment No. PC 26-2 and have no comments or objections.

Sincerely,

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

Digitally signed by Vilma
Melendez
Date: 2025.09.25
16:27:07 -04'00'

ATTACHMENT 2
TRAFFIC ANALYSIS - Peak
PC 26-2

Prepared: September 24, 2025

INTRODUCTORY INFORMATION

Jurisdiction: City of Parkland

Size: Approximately 34.0 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designations:	25.3 acres of Low (3) Residential 8.7 acres of Irregular (4.2) Residential within a Dashed-Line Area*
Potential Development:	111 dwelling units
Trip Generation Rate:	ITE Equation (210) Single-Family Detached Housing**
Total P.M. Peak Hour Trips:	114 peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation:	Commerce
Potential Development:	340,000 square feet of commerce use
Trip Generation Rate:	ITE Equation (820) Shopping Center
Total P.M. Peak Hour Trips:	1,447 peak hour trips

<u>Net P.M. Peak Hour Trips</u>	<u>+1,333 peak hour trips</u>
--	--------------------------------------

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 1,333 p.m. peak hour trips at the long-range planning horizon.

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

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